

This detached country cottage has been extensively renovated since it was bought by present owners in 2013. The property sits in approximately 1/3 acres and is surrounded by wildlife and vegetable yielding garden grounds. A poly tunnel provides an excellent opportunity to take advantage of assisted growing and a garden pond makes an ideal habitat for a wide array of creatures and insect life. Heating is supplied by 2 wood burning stoves, an open fire and Esse multi-fuel range with cooking top and oven cooking, which also heats the hot water and bathroom radiator. Wood framed "e-coated" double glazing add to the environmental appeal of this house.

The accommodation comprises open plan dining sitting room with wood burning stove and views over open countryside to the Isle of May through triple windows, opening on to the well equipped kitchen fitted with Ikea units, induction hob, electric oven and Esse Ironheart Multifuel range- as seen on and recommended by River Cottage. Breakfast bar situated under a picture window with sea views. There is also an immersion meter and new boiler which has been equipped to work with solar panels if and when they are added in the future. There are three double bedrooms one of which has an open fire, one with adjoining sitting area housing a wood burning stove, french doors to the garden and an ensuite shower room with large shower. The family bathroom features a turquoise Japanese sit down bath by Cabuchon, built from Ficore composite material - insulating properties which saves on water and keeps water hot.

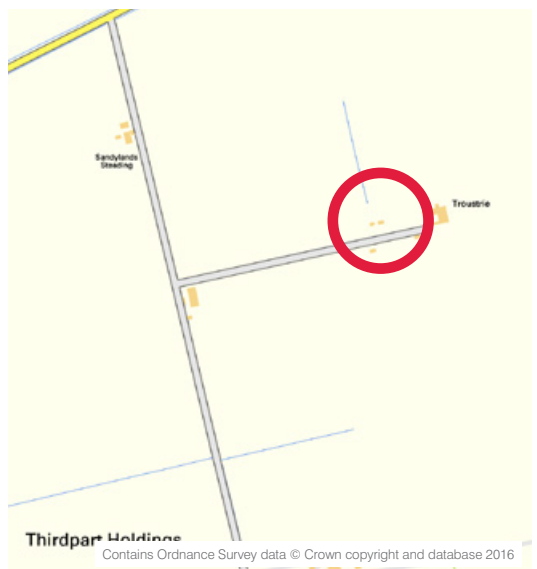
This property gives the benefits of modern living along with being eco friendly. Eco information: Double the recommended under floor and roof insulation with new roof and wall vents.

Located approximately 1 1/2 miles from Crail, which is one of the most sought after locations in Fife's East Neuk and offers excellent local amenities which include a primary school in the village with secondary schooling in nearby Anstruther. The area is renowned for its coastal walks, quiet beaches and numerous golf courses, St Andrews "the home of golf" is a fifteen minute drive away. North East Fife has a wide range of facilities and attractions including award winning restaurants, beaches and historic buildings. Its beautiful coastline provides the ideal setting for a variety of water sports and outdoor activities. Crail is also well placed for access to major towns of East Central Scotland and Edinburgh Airport is approximately one hour's drive away.

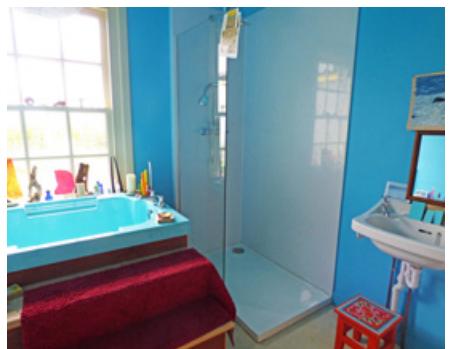
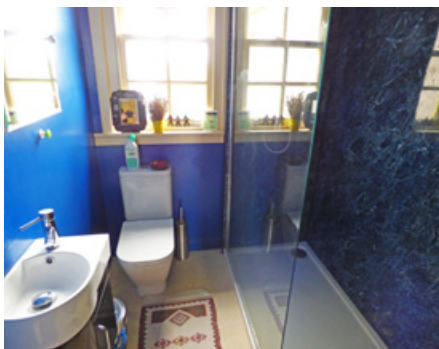
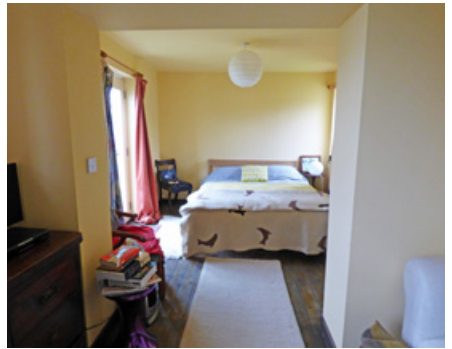
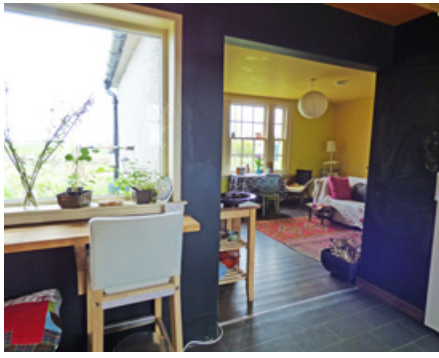
Garage: Large Development potential as a replacement garage, granny flat/home office or future plot (subject to necessary planning permissions being granted).

Garden- Wildlife garden with 3 organic veg plots and professionally built organically gardened 24 foot 'Northern Polytunnel' with raised beds.

Garden well stocked with Willow windbreak, fruit trees, RHS plants and flourishing native species wild life pond.



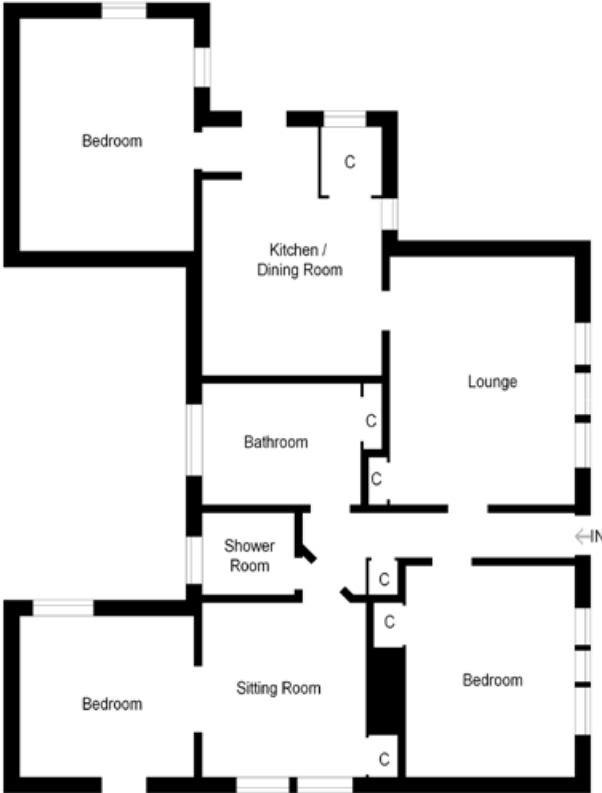




17 Third Part Holdings, Troustrie, Crail Fife, KY10 3XD

Room Dimensions

Sitting Room	15'4 x 11'6	(4.67m x 3.51m)
Breakfasting Kitchen	11'4 x 11'6	(3.45m x 3.51m)
Bedroom 2	11'8 x 13'6	(3.56m x 4.11m)
Bedroom 1	10'6 x 13'1	(3.20m x 3.99m)
Bedroom 3	10'8 x 10'0	(3.25m x 3.05m)
Bedroom 3 Sitting Area	11'0 x 10'8	(3.35m x 3.25m)
En-suite Shower Room	5'6 x 6'1	(1.68m x 1.85m)
Bathroom	7'04 x 9'05	(2.24m x 2.88m)



Illustrative only. Not to scale.



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PSPC



TSPC



SPC SCOTLAND
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2 Public



3 Bed



2 Bath



Private Parking



EPC Rating



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Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.