

**CUNNOQUHIE HOUSE,**  
LADYBANK, CUPAR, FIFE





# CUNNOQUHIE HOUSE, LADYBANK, CUPAR, FIFE

Cupar 5 miles  
Dundee 15 miles

St Andrews 15 miles  
Perth 19 miles  
Edinburgh 40 miles

**A wonderful Grade A mansion house and stable block set in lovely grounds**

- 3 reception rooms, billiard room, breakfast room, study, 12 bedrooms, 6 bathrooms.
- Stable block with former groom's flat, garaging, kennels and stores.
- Lovely established garden
- Additional cottages, land and woodland available by separate negotiation



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## GENERAL

With fine southerly views Cunnockhuie House stands in a delightful elevated position a short distance to the west of Fife's county market town of Cupar, close to the village of Letham. In terms of facilities Cupar offers an excellent mix of supermarkets, shops, restaurants and general day to day amenities. Alternatively the ancient and historic university town of St Andrews, renowned world-wide as the Home of Golf and with a wonderful cosmopolitan mix of facilities, is about 15 miles to the east, with the resurgent city of Dundee, already home to Scott's RSS Discovery and soon to be the location for the new Victoria & Albert Museum, a similar distance to the north-east, over the Tay Bridge. With its new city status, Perth is no more than a 30 minute drive to the north-west, whilst Edinburgh also is within comfortable driving distance.

Cunnockhuie House stands in an area of spectacular rolling countryside which is home to a range of wildlife and, for the outdoor enthusiast, providing the perfect setting for a range of recreational pursuits including walking, cycling, riding and golf, with numerous highly rated courses close by including Ladybank, Elie, Crail, Scotsraig and the many fine courses in and around St Andrews where The Old Course is a regular venue for the British Open. Challenging shooting and fishing may be taken locally with some fine pheasant and partridge shoots nearby. The Fife Hunt is the most northerly pack of foxhounds in the UK and there are many opportunities for riding with The Pony Club for the younger enthusiast. There is racing and polo at Scone outside Perth, which is also the venue for the annual Scottish Game Fair. The pretty fishing villages of Fife's quaint East Neuk, such as St Monans, Crail, Anstruther and Pittenweem are just a short drive to the south whilst in terms of days out, the wide open spaces of the Lomond Hills are close at hand, along with several popular National Trust for Scotland properties including Hill of Tarvit outside Cupar, Kellie Castle and Falkland Palace. Fife's beautiful and varied coastline includes several sandy beaches such as Tentsmuir, St Andrews and Elie.

State schooling is available locally with private schooling being provided at St Leonards in St Andrews, the High School of Dundee and several highly regarded schools in the Perth area. There are railway stations in Ladybank, Cupar, Leuchars and Markinch, with Edinburgh airport about a 45 minute drive to the south. The busy regional airport at Dundee offers a good selection of short-haul flights.

## Description

Cunnockhuie House dates from the late 18th/early 19th century and is an elegant and handsome category A listed classical mansion house constructed essentially of sandstone under a series of pitched slate roofs with two symmetrical principal floors along with a low two storey wing extending to the west. Approached from the east by a semi-circular Ionic-columned portico which leads to an impressive entrance with a segmental fanlight above, the house has a wealth of architectural features. These include a stone carved balustrade over the outer bays whilst the west wing has a Tuscan colonnade supporting a first floor arcaded balustrade. Much of the accommodation enjoys a wonderful bright southerly aspect with commanding views.

Internally the house is beautifully proportioned and offers generous period accommodation over three levels extending to about 1,000 sqm (10,000 sqft) and has a wealth of original features, which include parquet flooring, panelled walls, window shutters, ornate open Lorimer fireplaces with Adam style surrounds and decorative cornices. An impressive outer hall leads to the magnificent main hall, which lies at the heart of the house with stunning domed cupola and striking broad staircase leading up to the main bedroom accommodation at first floor level. Doors lead off from the hall to the dining room, large drawing room (ball room) and small drawing room which are interconnected by sliding doors, with a sash and case window also opening out from the large drawing room to the gardens beyond. The spacious kitchen is accessed from both the dining room and the hall from where a connecting corridor provides access to the west wing, which at ground floor level comprises the breakfast room, study, former kitchen and cloakroom. Doors open out from the breakfast room to the Tuscan style colonnade and lovely garden terrace beyond.

The charming main bedroom accommodation is located at first floor level, to the front of the house, and comprises six large bedrooms, which are served by two family bathrooms. A rear staircase also leads off the rear hall to the notable former billiard room and further bathroom (which form part of the first floor of the west wing) and then continues up to three attic bedrooms and stores at second floor level. A further staircase in the west wing leads up from a broad hallway to the first floor, which comprises two beautiful bright bedrooms served by a family bathroom. A temporary en-suite shower room has been built in the lobby off one of these bedrooms and currently blocks a doorway leading to the billiard room, but it is understood that it should be a relatively straightforward matter for this arrangement to be removed and for this doorway to be opened up once again, reinstating a more direct first floor link with the accommodation to the front of the house. A narrow staircase then leads up from the landing to former staff quarters, which comprise a bedroom, bathroom, store and attic area. The wine cellar is accessed from the hall adjacent to the breakfast room.

## The Stable Block

To the west of the house is an impressive range of classical category A listed stables, outbuildings and bothies constructed of stone under a series of pitched slate roofs, which has an impressive archway surmounted by a cylindrical, domed clock tower at its centre piece. With former coach houses on either side of the main archway, a staircase leads up to a two bedroom former first floor groom's flat, served by a kitchen and bathroom, with separate WC on the ground floor. There is a tack room on the other side of the arch whilst beyond the archway is the 'U' plan stable courtyard with a row of outbuildings either side comprising stables and store rooms with hayloft above. On the opposite side are a range of kennels and dog runs.

## Gardens

Cunnockhuie House is approached via the main driveway to the east side of the house. The delightful gardens are largely laid to lawn and interspersed by many mature trees and shrubs and enjoy a lovely outlook over the beautiful Fife countryside to the Lomond Hills in the distance.

## VIEWING / HEALTH & SAFETY

Viewing is by prior appointment only through the selling agents CKD Galbraith. The person who may accompany you however may not be an employee of CKD Galbraith. Given the potential hazards of a working country estate we ask you to be careful when making your inspection for your own personal safety.

## DIRECTIONS

Cunnockhuie Estate is accessed from the main A92 which runs through Fife, a short distance to the north of the village of Letham. From the south, follow the A92 past the entrance to Fernie Castle on the right and the drive leading to Cunnockhuie is then on the left before the bend in the road. From the north continue past Lindifferon on the left and the access to Cunnockhuie is then on the right hand side before the entrance to Fernie Castle.

## POSTCODE

KY15 7RU

## SERVICES

Water	Mains
Electricity	Mains
Drainage	Septic Tank
Heating	Oil/Solid Fuel

## EPC

EPC rating F.

## SOLICITORS

Rory Milne,  
Milne & Co.

## MOVEABLES

All fitted carpets, curtains, pelmets and chandeliers are included in the sale.

## ADDITIONAL PROPERTY

Additional cottages, land and woodland may be available for purchase by way of separate negotiation.

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## MORTGAGE FINANCE

CKD Galbraith has an arrangement with independent mortgage brokers Springtide Capital, who may be able to assist purchasers with funding. For details contact Matthew Griffiths in our CKD Galbraith Edinburgh Office on 0131 240 6990

## IMPORTANT NOTES

1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice.

2. Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances.

3. These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995.

## 4. Closing Date

A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to CKD Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously.

The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

## 5. Offers

Formal offers in the acceptable Scottish form should be submitted, through a Scottish Lawyer, to CKD Galbraith, 73 Bonnygate, Cupar, Fife, KY15 4BY.

## 6. Third Party Rights and Servitudes

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

