





**This delightful detached farmhouse just outside Freuchie sits on an acre of land, including generous gardens and a paddock, and boasts exquisite period features, four double bedrooms, four reception rooms and two bathrooms, plus a detached double garage and a generous driveway.**



**The house has been a well-loved and well-maintained family home over the years and now offers excellent potential for modernisation and upgrading, giving the new owner an opportunity to create a modern home to their own taste and requirements.**

The home's front door opens into an entrance vestibule leading through to a welcoming hallway with original mosaic tiled floor, a vaulted high ceiling, a decorated archway and original corning giving the first glimpse of the charming authentic features to follow. On your right, you step into a living room. Here, the combination of a soaring high ceiling (adorned with corning) and a dual-aspect, including an impressive, south-facing bay window, create a wonderfully light and airy ambience, and a wealth of floorspace is provided for various furniture layouts. A fireplace flanked by Edinburgh Press creates a cosy focal point. Across the hall, a dining room enjoys generous proportions and allows for a large dining table and chairs and further furniture items. A door from the main hall leads to a rear hall, which in turn affords access to a family room, a utility room, a bathroom, and two large built-in stores. The family room also incorporates storage and is connected to the kitchen. Here, a wide range of wall and base cabinets is accompanied by ample workspace and splashback tiling, as well as integrated appliances including an oven, a microwave, a hob and an extractor hood, whilst space is provided for a freestanding fridge/freezer and an undercounter dishwasher. The utility room offers space for further appliances and houses two large sinks and a shower cubicle. The four-piece family bathroom comprises a bath, a separate shower enclosure, a WC-suite, and a heated towel rail. Completing the ground-floor is a sun room, accessed from the vestibule and the dining room and presenting a versatile fourth reception area.



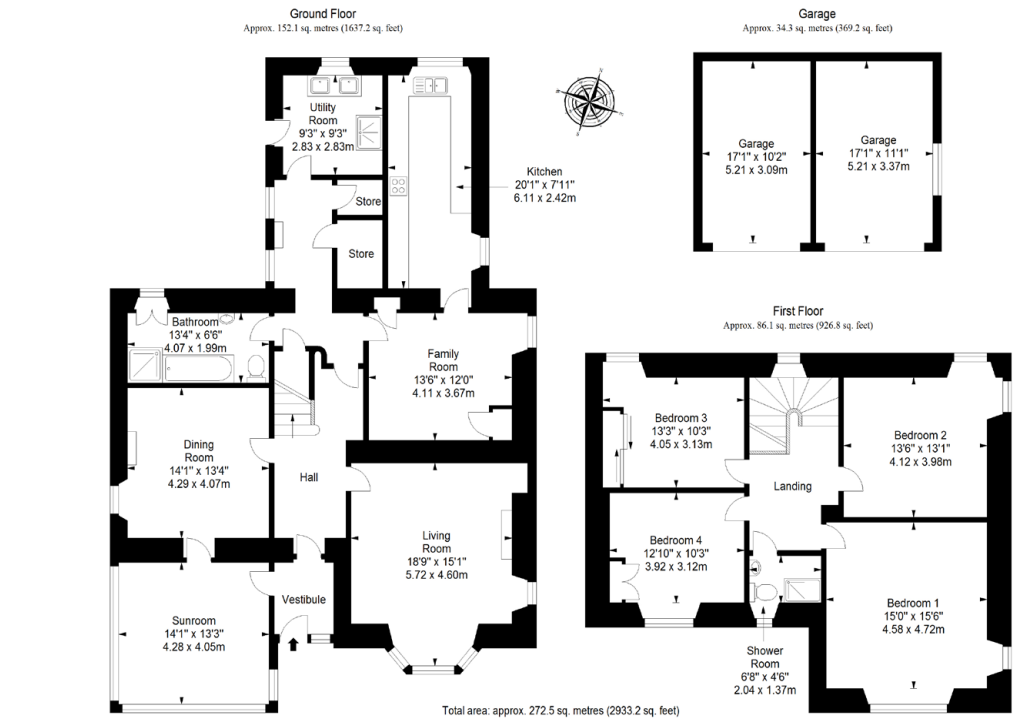
Ascending the stairs to the first floor, you reach a landing, off of which four double bedrooms and a shower room are accessed. The bedrooms all offer plenty of space for furniture and boast wonderful countryside views, whilst two are further heightened by handy fitted storage. Finally, the shower room comprises a shower cubicle, a basin, and a toilet. The home is heated by an oil-fired central heating system and benefits from double-glazed windows throughout. Outside, the house is accompanied by an exceptionally generous walled front garden, featuring a manicured lawn and a patio bordered by neat shrubbery and a wall. To the rear of the property you will find a large garden with vegetable plots, and a generous paddock. Outstanding private parking for multiple vehicles is provided by a long driveway leading to a detached double garage.



Extras: All fitted floor coverings, window coverings, light fittings, and integrated appliances to be included in the sale. NB: The land is registered with Rural Payments to allow farm animals to be kept. EPC Rating: F.

\*Please note there is a Right of Pre-Emption over the Property.





## FEATURES

- Generous detached farmhouse
- Entrance vestibule and hall
- Living room with bay window
- Formal dining room
- Versatile family room
- South-facing sun room
- Spacious kitchen
- Four double bedrooms
- Four-piece family bathroom
- Separate shower room
- Vast garden grounds and large paddock
- Long driveway and detached double garage
- OCH and DG

## Freuchie

**The quaint Fife village of Freuchie boasts a tranquil yet well-connected setting, nestled at the foot of the Lomond Hills, within walking distance of the historic village of Falkland, and just four miles from Glenrothes.**

In the village itself you will find good everyday amenities such as a convenience store, a Post Office, a leisure centre and restaurant within the Lomond Hills Hotel, and a pub, whilst more extensive amenities, including two shopping centres, can be found in nearby Glenrothes. Freuchie's enviable location at the foot of the Lomond Hills gives residents a picturesque backdrop for walking, cycling, running, trekking horses and mountain biking, so you are spoilt for choice if you enjoy spending time in the great outdoors! For those who prefer to be indoors for exercise, the leisure centre within the Lomond Hills Hotel offers a gym and swimming pool, whilst several fitness centres and gyms can be found in Glenrothes. The village is also home to a cricket club, a bowling club and lies within easy driving distance of a number of golf courses, with several world-renowned courses on Fife's famous golf coast also easily accessible. The property lies within walking distance of the primary school which offers primary and nursery education, with secondary schooling provided at Bell Baxter High School in nearby Cupar. Freuchie is well-served by bus links and lies close to major road links, whilst nearby train stations connect the village to Dundee, Perth, Arbroath, and Edinburgh.

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All you need