

Aytounhill

By Cupar | Fife



Galbraith



A delightful residential Estate centred on a beautiful country house within established grounds.

St Andrews 16 miles | Dundee 15 miles | Edinburgh 46 miles
(All distances are approximate)

About 50 Ha (123 Acres)

4 Reception Rooms, 5 En-Suite Bedrooms, 2 Further Bedrooms, Family Bathroom, Practical Ancillary Rooms.

Contemporary country house in a traditional style, finished to exacting standards.

Lake offering superb amenity and habitat for wildlife.

Mature Woodlands underplanted with wildflowers including bluebells and primroses.

Arable land extending to about 40 acres.

Highly accessible to St Andrews, Edinburgh and Dundee.

Nestled in a private setting with extensive gardens and grounds.

For Sale as a Whole or in 3 Lots

Offers over £3,250,000

Lot 1 - Offers over £2,850,000

Lot 2 - Offers over £100,000

Lot 3 - Offers over £300,000

Galbraith

Lynedoch House | Barossa Place | Perth | PH1 5EP

E: perth@galbraithgroup.com

galbraith.com

Situation

Aytounhill sits in a secluded rural setting some 5 miles from the market town of Cupar which provides excellent facilities including supermarkets, local retailers, primary and secondary schools, golf club and sports centre. A short drive to the east is the ancient university town of St. Andrews which is a major tourist destination not only for its famous golf courses which hosts the Open Championship every five years but also for the celebrated West Sands beach which was a setting for the film Chariots of Fire.



Dundee sits across the River Tay where amenities include the V&A museum, the Dundee Rep theatre, cinemas, Discovery Point, home of the RRS Discovery ship, two universities, railway station, extensive retail outlets and its airport offering regular services to Heathrow. Dundee is also the home of Ninewells, the large and well respected teaching hospital. The city of Perth known as the Gateway to the Highlands is 17 miles to the north west.

There are state primary and secondary schools in the area with independent schooling available at St. Leonards in St. Andrews, the High School of Dundee as well as Craigclowan, Strathallan and Glenalmond all closer to Perth.

The area is very well connected in terms of accessibility, with the main M90 motorway running between Perth and Edinburgh lying only 12 miles to the west. The centre of Edinburgh lies in just under an hours' car journey whilst Edinburgh's international airport lies around fifty minutes to the south by road. There are mainline railway stations in Cupar, Leuchars and Ladybank.

Fife is a county offering a wide range of recreational activities within easy reach of Aytounhill. Lying between Leuchars and Tayport is the Tentsmuir Forest National Nature Reserve offering walking and cycling trails. Walkers can explore the Lomond Hills Regional Park by Falkland or navigate the Fife Coastal Path, whilst the Angus Glens to the north of Dundee provide some more challenging hiking routes. Aytounhill House itself sits directly below Norman's Law, at over 900 feet, the highest hill in North Fife. It was an Iron Age hill fort and settlement having panoramic views over the surrounding countryside and on a clear day views to Lochnagar, Ben Lomond, Schiehallion as well as over the River Tay to Perth can be enjoyed.

Lot 1 – Description

The estate is centred around the beautiful and impressive Queen Anne style country house built in 1989 on the site of a former Victorian mansion house. Historic records and title deeds refer to a dwelling on the site dating back to 1632.

Aytounhill House stands in a majestic elevated setting, totally secluded and framed by ancient oaks, beeches and conifers with magnificent southerly views down over a succession of terraces and the private lake through the woodland to the hills beyond. The private driveway off the public road is over half a mile long and lined by mature chestnut, lime, beech and sycamore. The wide verges to either side over its entire length up to the grassy bank directly to the east of the house provide a stunning display of naturalised

daffodils in the spring. Access to the Fife Coastal Path is found from the rear driveway and provides outstanding walks and horse riding to the nearby farmland and hills.

Built in a traditional style of rendered block under a slated roof, Aytounhill House was completed to the highest of standards. The quality of finish is evident throughout including heavy and wide panelled doors, fine plaster work with corncicing, astragal double glazed sash and case windows, period fireplaces and a sweeping central staircase with gallery landing. The rooms are all brightly lit, airy and well proportioned with many enjoying double aspects looking out over the beautiful gardens and grounds and onto the countryside beyond.



Both the drawing room and family room benefit from open fires and southerly aspects. The kitchen is very much the heart of the house. It has a Martin Moore fitted kitchen, under floor heated limestone tiled floor and 3 oven electric Aga, with a good sized dining area looking out over the garden, relaxed snug area and double doors leading to the conservatory to the east. A separate door leads to the practical ancillary rooms to the rear providing ample storage, a utility room and boot room. A guest bedroom with en-suite bathroom completes the ground floor accommodation, with a sweeping staircase leading up to the first floor galleried landing. From here, doors lead on to the further six bedrooms, with the principal bedroom benefitting from two dressing rooms and a bathroom. There are three additional en-suite bedrooms and two further bedrooms and a family bathroom.

The accommodation, over two floors, can be summarised as follows:

Ground Floor: Vestibule, Staircase Hall, Boot Room, Cloakroom, Guest Bedroom with En-Suite Bathroom, Drawing Room, Dining Room, Study, Breakfasting Kitchen open plan to Snug, Conservatory, WC, Utility Room, gun cupboard, walk-in cupboard with Milner safe

First Floor: Principal Bedroom with 2 Dressing Rooms and Bathroom, Bedroom 3 with En-Suite Bathroom, Bedroom 4 with En-Suite Bathroom, Bedroom 5 (Single), Bedroom 6 (Double), Family Bathroom, walk-in linen cupboard







Floor plans

Approx. Gross Internal Area

6097 Sq Ft - 566.41 Sq M

For identification only. Not to scale.



Ground Floor



First Floor



Garden & Grounds

The garden at Aytounhill has been thoughtfully designed to provide colour and interest throughout the year with a variety of rhododendrons, roses, perennials and flowering shrubs. On the western side of the house there is a formal area with a croquet pitch sized lawn bound by mature yew and beech hedges and which contains a very productive orchard principally of apples.

To the front of the house there is a gravel terrace with mixed borders and a flight of steps leads to a lawned terrace and on down through a meadow which in the spring is a mass of daffodils and narcissi giving over to bluebells.



This area is reached by a flight of sandstone steps remaining from the original house and it benefits from impressive mature trees including copper beech, willow, birch and a large beech. To the east of the meadow is what was the old Victorian grass tennis court.

Grass paths lead through the meadow, or alternatively through the arboretum which lies off the driveway, thence around the lake to Carpow. This is a rocky outcrop topped by mixed woodland predominantly of scots pine and larch which is carpeted with bluebells in the spring.

Lying to the east of the house is Broom Hill, an open deciduous woodland with a mass of primroses in the Spring. To the west and north there are grass paddocks.

The gardens and grounds of Aytounhill and particularly the lake provide a rich home for a myriad of wildlife including red squirrels, herons, ducks, many different song birds and a recent sighting of an osprey and occasionally an otter. Swans regularly nest on one of the islands. The lake provides fishing and has a boathouse on the north bank.









Outbuildings

Normans Barn

Normans Barn lies to the north of Aytounhill House with access to the farm road. Subject to obtaining the necessary consents it offers scope for conversion into an additional dwelling.

West Barn

The West Barn sits on the western edge of the estate. Preliminary designs for a modern dwelling have been prepared by the award winning architects, Brown & Brown, and these have received positive pre-application advice from Fife Council.

Timber Outbuildings

Lying within the garden wall are two timber buildings providing a practical store for garden machinery and next to the rear farm road lies a timber woodshed.

Planning Consents

Planning consents are in place for a garage building, extended conservatory and ancillary accommodation.

Lot 2 – Field and Woodland

To the west of Carpow wood and pond is a grass field (formerly arable), classified as Grade 3.2 and 4.1 by the James Hutton Institute extending to some 10 acres and partly enclosed by a mature hedge. To the south side of this field is a newly planted woodland of two compartments extending to some 5 acres in total and divided by an access track. It was planted in 2016 under a European Woodland Creation Scheme but no obligations remain. The wood comprises native broadleaves including birch, hazel, hawthorn, oak and alder.



Lot 3 – Arable Field and Woodland

Lying to the south of Aytounhill House is an arable field, classified as Grade 3.2 by the James Hutton Institute, extending to some 30 acres and accessed directly off the principal drive. It is leased under a seasonal cropping licence to the neighbouring farmer. A woodland of about 15 acres lies beyond.



General Remarks and Information

Services, Council Tax and Energy Performance Certificate(S)

Property	Water	Drainage	Electricity	Heating	Council Tax	EPC	Broadband	Mobile
Aytounhill House	Mains	Private	Mains	Oil Boiler	Band H	D	Vodafone Gigacube	Yes

Flood Risk

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/> Search where it is stated that there is No Specific Risk of flooding from any source; rivers, costal or surface water.

Directions

From Cupar take the A913 north-west for Perth. At the crossroads with the A92 go straight across, still following the signs for Perth and continue along the A913 for approximately 1.5 miles. The driveway to Aytounhill House is found on the right hand side after Ayton Smiddy.

 **found.chop.toothpick**  **Postcode: KY14 6JH**

Solicitors

Linsey Barclay-Smith, Anderson Strathern, 58 Morrison Street, Edinburgh, EH3 8BP

Local Authority

Fife Council, Fife House, North Street, Glenrothes, KY7 5LT

Fixtures and Fittings

No items are included unless specifically mentioned in these particulars.

Viewings

Strictly by appointment with the Selling Agents.

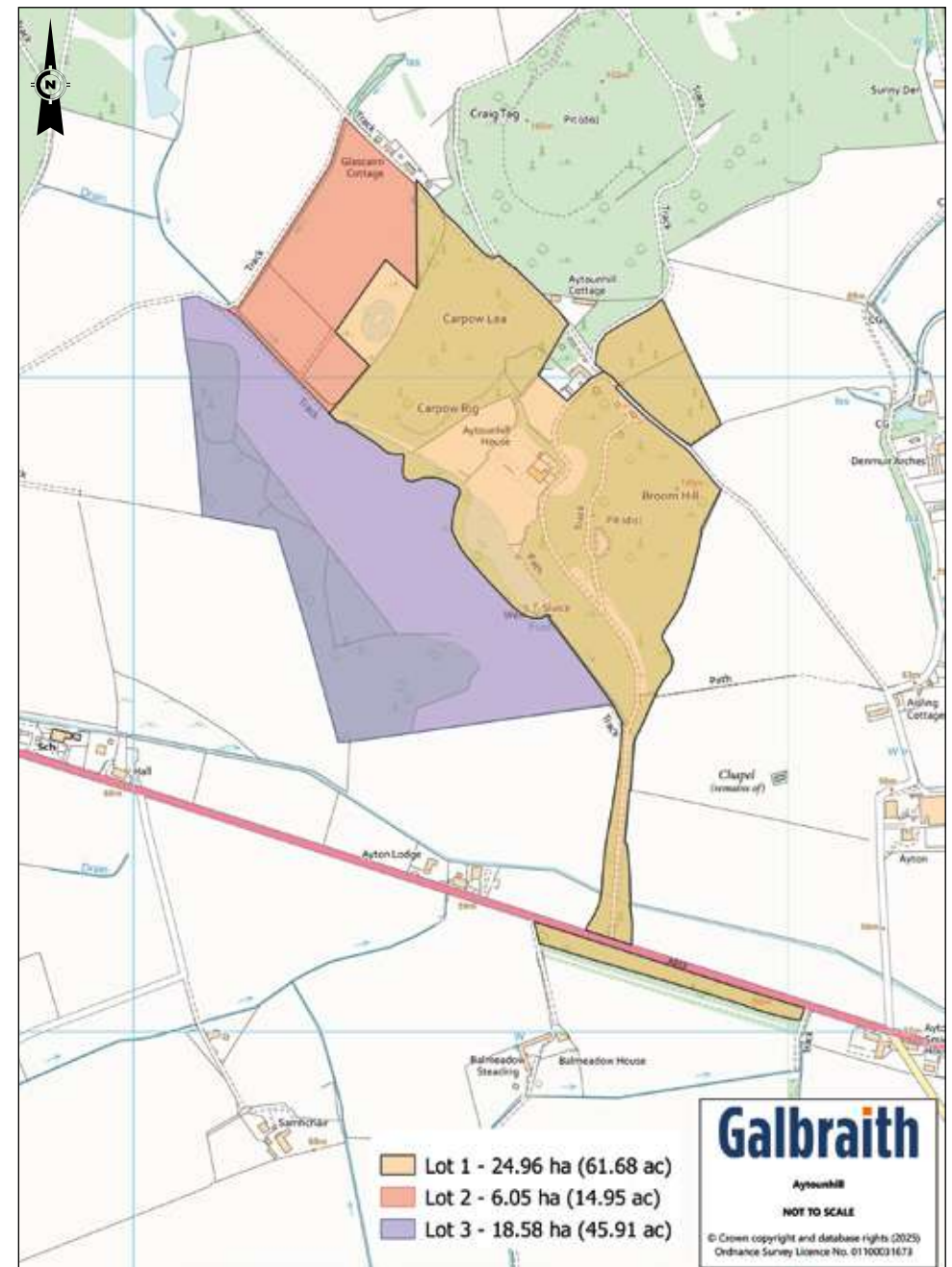
Anti Money Laundering (AML) Regulations

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.

Health & Safety

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

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 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 written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 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. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in 2018 and March, June and July 2025. Sales particulars prepared in July 2025.







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