

Galbraith

BANKHEAD HOUSE

LEVEN, FIFE



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Substantial farmhouse with views over the Firth of Forth

Cupar 8 miles ■ St. Andrews 15 miles ■ Edinburgh 38 miles

Acreage 0.95 acres

- 3 reception rooms. 5 bedrooms (3 en suite), 2 bathrooms, WC. Utility room. Stores.
- Spacious garden with lawns, pond, well stocked borders.
- Second floor roof terrace with views.
- Steading building with double garage and studio.

Offers Over £695,000

Galbraith

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SITUATION

Bankhead House enjoys a picturesque rural location on the south side of a rural settlement at Bankhead Farm, which is situated two miles from Leven in Fife. The area benefits from excellent accessibility with a good range of local services and amenities available in the surrounding towns and villages which include Leven, Lower Largo and Ceres. A wider offering is on hand in the bustling county town of Cupar which is 8 miles to the north. About 15 miles to the north-east lies St. Andrews, the ancient and historic university town renowned worldwide as the home of golf with its excellent cosmopolitan mix of shops, services, facilities and amenities. The resurgent city of Dundee is also within commuting distance and Edinburgh is 38 miles to the south via the Queensferry Crossing. The area around Bankhead comprises a lovely mix of farmland, coastline, hill and river, the result being a fine choice for the outdoor enthusiast with walking, riding, cycling, sailing and of course golf all readily available. In terms of golf there are many highly regarded courses in the vicinity including Elie, Leven, Crail and Lundin Links as well as the many highly rated courses in and around St. Andrews where the Old Course regularly hosts the British Open.

The quaint fishing villages of Fife's pretty East Neuk which include Anstruther, Pittenweem and Crail are just a short drive from the property. State schooling is available locally with independent schooling being offered at St. Leonards in St. Andrews.



There is a direct rail link to Edinburgh from Leven and Cameron Bridge with twice hourly services. There are also railway stations in Cupar, Markinch and Kirkcaldy. Edinburgh airport is about a fifty-minute drive to the south with a Park and Ride to the airport available approximately thirty minutes' drive from Bankhead.

DESCRIPTION

Bankhead House comprises a Victorian stone-built farmhouse, standing in a lovely rural, tranquil setting, overlooking open countryside with views over Largo Bay to the Firth of Forth and East Lothian and Edinburgh beyond.

A generous family home which offers spacious and well-proportioned accommodation over three levels extending to 454.8 sqm (4,895 sqft) and is full of charm and character with many original features being retained. The living room and dining room both have large south facing windows. The kitchen benefits from an oil-fired Aga. The current owners have created 3 en suite facilities on the first floor complete with heated tiled floors. The second floor offers a large bedroom, served by a bathroom. Glazed doors lead out to a roof top terrace with outstanding views over the Firth of Forth.



ACCOMMODATION

Ground Floor: Hall, dining room, sitting room, study, kitchen/breakfast room, utility room, WC, office, two storerooms.

First floor: 4 bedrooms (3 en suite), family bathroom.

Attic floor: Bedroom with glazed doors to balcony terrace. Bathroom.

GARDEN AND GROUNDS

Bankhead House is approached by a shared tarmac drive which leads off to a gravel track leading through an entrance to the spacious grounds and monobloc parking area. At the rear of the house are original outbuildings comprising a double garage with ample storage. From the garage there is access to the back door of the house with benefit of a covered walkway. Connected to the garage is a large studio with underfloor heating.

The large garden is largely laid to lawn and partly bounded by walls. The garden contains an amenity pond with areas of mature trees and shrubs, fruit trees and soft fruit, and a drying green.

PLANNING PERMISSION

There is planning permission and building warrant in place for a conversion of a neighbouring farm steading (Ref: 06/01674/EARM) and work has commenced.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Septic tank	Freehold	Oil	Band G	E	FTTP	YES

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

Bankhead House is approached by a shared, private tarmac drive which leads off to a shared gravel track to the entrance of the house. Maintenance costs for both the drive and the track are shared between users.





DIRECTIONS

Bankhead House is situated to the south-side of Bankhead Farm which is accessed to the east of the B927 Leven to Montrave road. Continue up the shared tarmac drive and then take the first turning on the right and follow the gravel drive to the entrance of Bankhead House.

POST CODE

KY8 5NL

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: curated.gladiator.surprises

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. Ceiling lights, curtains, blinds and fitted carpets are included in the sale.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

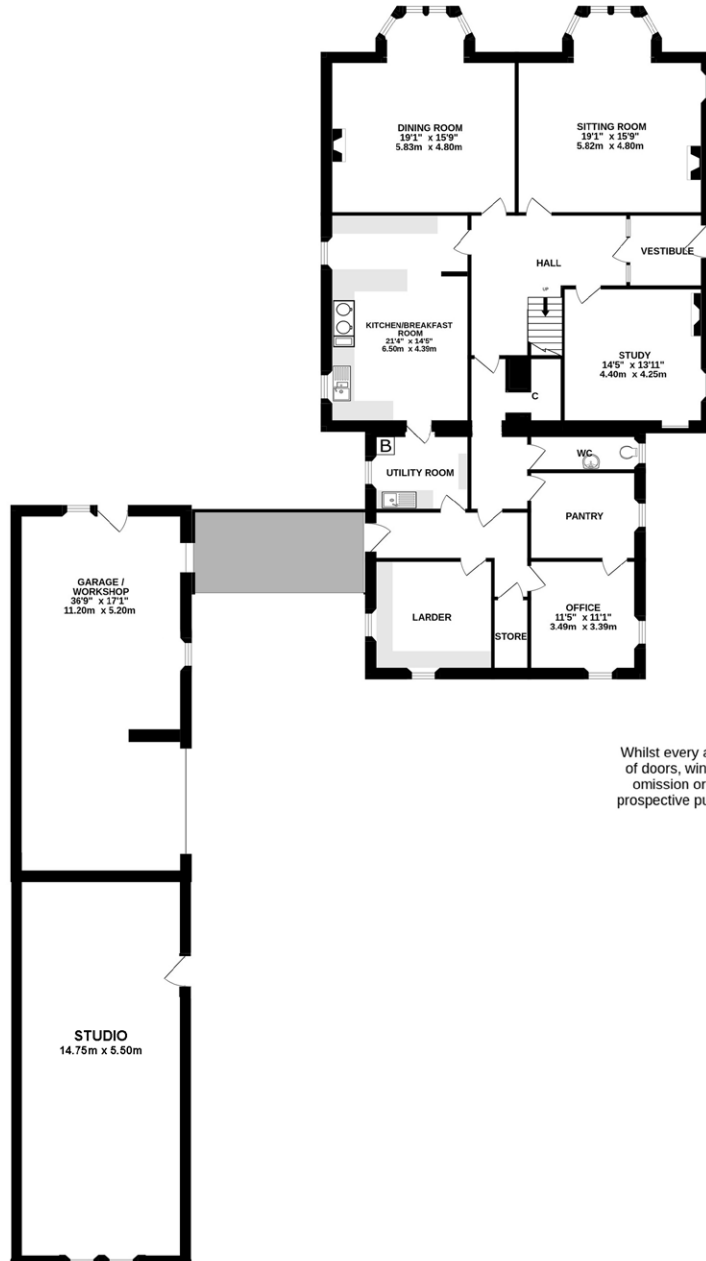
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.

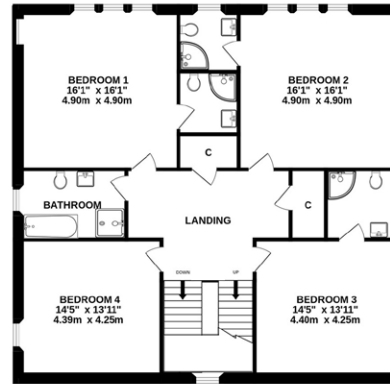




GROUND FLOOR
2741 sq.ft. (254.6 sq.m.) approx.



1ST FLOOR
1416 sq.ft. (131.6 sq.m.) approx.



2ND FLOOR
738 sq.ft. (68.6 sq.m.) approx.



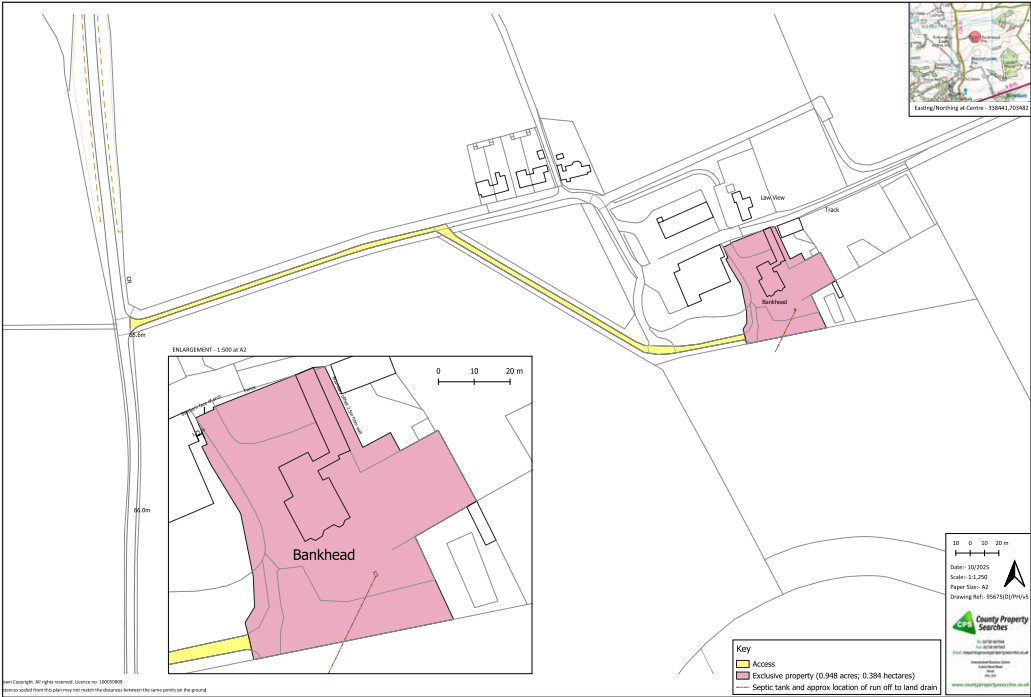
TOTAL FLOOR AREA : 4895 sq.ft. (454.8 sq.m.) approx. (N.B. Not inc Studio)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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 May 2024.





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