



PAP INN

ANNFIELD MUIR, KETTLEHILL, FIFE

Galbraith



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Charming property with far reaching views over rural countryside to the Lomond Hills

Cupar 6 miles ■ St. Andrews 14 miles
Dundee 20 miles ■ Edinburgh 37 miles

- 3 reception rooms. 3 bedrooms (one with dressing room). Bedroom 4/snug (with shower room). Kitchen. Bathroom. Utility room.
- Lovely mature gardens with terrace.
- Monoblock parking area and driveway.
- Garage building with attached greenhouse.
- Attached store with conversion potential.
- Lovely semi-rural area ideal for commuting.
- Paddock available under separate negotiation.

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 OnTheMarket



SITUATION

Pap Inn is a charming stone built country property, positioned near the small hamlet of Kettlehill and Burnturk, with outstanding far reaching views to the Lomond Hills. A good range of local services and amenities are available in nearby Ladybank and Freuchie with the country market town of Cupar a short distance to the east, which offers an excellent range of local facilities. A few miles further to the east is St. Andrews, the ancient and historic cosmopolitan university town renowned worldwide as the "Home of Golf" with its excellent range of specialist shops and facilities.

The thriving city of Dundee is about a thirty minute drive to the north with Edinburgh also well within comfortable commuting distance. Surrounding Pap Inn is some particularly fine countryside with a lovely mix of farmland, woodland, hill and river. The result is home to an array of wildlife and also provides an excellent choice for the outdoor enthusiast with walking, cycling and riding all readily available.

The wide open spaces of the Lomond Hills and the pretty fishing villages of Fife's quaint East Neuk are just a short drive from the property. There are sandy beaches at St. Andrews, Tentsmuir, Kingsbarns, Crail and Elie along with a number of popular National Trust for Scotland properties including Hill of Tarvit, Kellie Castle and Falkland Palace. State schooling is available locally where a dedicated local bus service is in operation to transport school children. Independent schooling being provided at the High School of Dundee and St. Leonards in St. Andrews. There are railway stations in Ladybank, Leuchars, Cupar and Markinch with Edinburgh airport about a forty five minute drive to the south.



DESCRIPTION

The property is situated in an elevated position on Kettlehill, close to Kingskettle, with stunning views over rural countryside and out to the Lomond Hills. Dating back to 1783, the property extends to 248.9sqm and is arranged over two floors. The property is stone built with pantile roof and has been extended over the years. The property benefits from many traditional features including beamed ceilings and feature fireplaces and a mixture of pitch pine and timber doors throughout.

The house is entered through the front door into a small porch where solid wood storm doors lead to the front hall. From here gives access to the family bathroom which has a separate shower, bedroom 1 which has a dressing room off and the dining room which has a door to the rear garden. The kitchen is situated to the front of the property which has ample space for a dining table, a walk-in pantry, solid oak floor units and a Rangemaster cooker. A small hallway leads through to the utility room which houses the oil fired boiler. The sitting room has a lovely large stone built fireplace with woodburner and doors to the garden. Off this is Bedroom4/snug which has a built in cupboard and shower room. There is an adjoining store which has planning potential to be converted, subject to obtaining the necessary planning consents. 2 further bedrooms are accessed by a staircase from the front hall. Separately a lovely cast iron spiral staircase also leads up to first floor level to the study which has a large window overlooking the garden and countryside beyond.

ACCOMMODATION

Ground Floor: Entrance Porch, Hallway, Bathroom, Bedroom with Dressing Room, Sitting Room, Dining Room, Kitchen, Bedroom 4/snug with shower room, Utility Room.

First Floor: 2 Bedrooms. Separate study approached from spiral staircase.

GARDEN

A driveway leads to a monoblock parking area where the double garage stands with a large timber greenhouse attached overlooking the sunny garden. The beautiful mature garden is private and surrounded by a mix of stone walls, fencing and hedges. It is to the rear of the property and mainly laid out with lawn, shrubbed borders and has a large paved terrace area with a pergola, perfect for outside dining. To the side of the property is an orchard and childrens play area.

Adjacent to the grounds, is a fenced paddock (approximately 0.83 acres) and this may be available by separate negotiation.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Pap Inn	Mains	Mains	Private	Freehold	Oil	Band F	Band D

DIRECTIONS

Follow the A914 south-west from Cupar passing through Pitlessie and Balmalcolm. Before entering Kettlebridge turn left at the signs for Kettlehill and follow the road up the hill. Pap Inn forms part of a small rural settlement and is on the right-hand side after approximately half a mile.

POST CODE

KY15 7TN





WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:
Happy.chops.directors

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.

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 September 2023.









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