

WEST HOUSE

THE GREEN, PEAT INN, BY CUPAR, FIFE



Galbraith

WEST HOUSE THE GREEN, PEAT INN, BY CUPAR, FIFE KY15 5LH

Exceptional immaculately presented family house in a popular location

St, Andrews 5 miles
Dundee 18 miles
Edinburgh 44miles

Cupar 5 miles
Perth 27 miles

- 2 reception rooms, kitchen/breakfast room, sunroom, utility room, cloakroom, 5 bedrooms (2 en-suite), family bathroom, study
- Spacious and substantial high quality accommodation with superb views
- Attractive garden, with additional communal green area
- Double garage
- Lovely rural setting



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GENERAL

West House is an outstanding beautifully presented property standing in a most attractive position in the popular village of Peat Inn in Fife, home of the renowned Michelin starred Peat Inn restaurant. A short distance to the north-east is St. Andrews, famed world wide as the "Home of Golf" and with a wonderful cosmopolitan mix of facilities including shops, restaurants, pubs and the like. Alternatively the local county market town of Cupar is a short drive to the north west and offers a good mix of shops and general amenities. Less than twenty miles to the north lies the resurgent city of Dundee, already home to Scott's RSS Discovery and the new V & A museum. Perth is about a forty five minute drive to the north-west with Edinburgh also within comfortable driving distance. The village of Peat Inn stands in some glorious Fife countryside which is home to an array of wildlife and in terms of recreational pursuits offers great scope for walking, cycling, riding and golf with many highly rated courses within easy reach including Elie, Crail, Lundin Links, Leven and Ladybank as well as the numerous fine courses in and around St. Andrews where The Old Course regularly hosts the British Open. The pretty fishing villages of Fife's quaint East Neuk such as Anstruther, Elie, Pittenweem and Crail 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 a number of popular National Trust for Scotland properties including Hill of Tarvit outside Ceres, Kellie Castle and Falkland Palace. Fife's beautiful and varied coastline includes several good 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 and also the High School of Dundee. There are railway stations in Cupar, Leuchars, Markinch and Ladybank with Edinburgh airport no more than forty five minutes to the south. The busy regional airport at Dundee offers a good selection of short haul flights.

DESCRIPTION

Constructed approximately 15 years ago by highly regarded AJ Stephen builders, West House offers wonderful immaculately presented spacious accommodation of a very high quality. The house is of a most attractive roughcast exterior under tiled roof with the generous accommodation

centred around the impressive galleried hallway. The spacious sitting room enjoys excellent views over the surrounding fields and countryside whilst to the rear of the house the impressive open plan kitchen / sunroom offers excellent bright living space with access to the rear garden. The kitchen itself is stunning with oak doors to the units and NEF integrated appliances. The well proportioned dining room, study / bedroom, cloakroom, utility room and further ancillary accommodation completes the ground floor. Upstairs is the sizeable and impressive principal bedroom with en-suite shower room, together with further en-suite guest bedroom, 2 further double bedrooms, study / office and pristine family bathroom. There is a double garage with direct internal access from the house.

West House stands in a good sized well-proportioned garden, essentially laid to grass with neat blocked drive and sheltered south facing seating area to the rear.

The central heating boiler was replaced in September 2022. To the side of the house is a double garage with Hormann Automatic insulated remote controlled doors.

SERVICES:

- Mains water
- Mains electricity
- Mains drainage
- Oil Heating & Hot Water

VIEWING

Viewing is by prior appointment only through the Selling Agents – Galbraith.

POSTCODE

KY15 5LH

COUNCIL TAX

Band G



