



SADDLERS HOUSE
HIGH STREET, FALKLAND, FIFE

Galbraith



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Spacious townhouse set in the heart of historic Falkland

Cupar 11 miles ■ St Andrews 20 miles
Dundee 22 miles ■ Edinburgh 39 miles

Spacious townhouse set in the heart of historic Falkland

- 2 Reception Rooms; 4 Bedrooms (1 en-suite); Library / Bedroom 5; Playroom; Breakfasting Kitchen
- Impressive setting, close to Falkland Palace
- Lovely well-presented family accommodation
- Views over palace orchard
- Enclosed garden to rear with terrace
- Ideally located for commuters

Galbraith

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SITUATION

Saddlers House is set in the heart of the conservation village of Falkland within the Howe of Fife. The location of the property offers easy access to the nearby Falkland Estate with its wonderful network of paths and open spaces. The house is also just a short distance from the ancient and historic Falkland Palace, the popular tourist attraction managed by the National Trust for Scotland, and is well served by a number of local shops and services within the village itself. There is a primary school at Falkland as well as a post office and a number of shops, hotels and pubs. Impressively positioned adjacent to the Lomond Hills, the village is very well placed for access to Cupar, Dundee and St. Andrews as well as Fife's charming East Neuk. There is rapid access to Edinburgh and Perth via the main M90 motorway that runs through west Fife and the city of Perth is only seventeen miles distant and has an excellent range of shops and professional services.

Falkland offers ready access to the beautiful rolling countryside of Fife with a lovely mix of farmland, coastline, hill and river. The result provides a fine choice for the outdoor enthusiast with walking, cycling, riding, sailing and of course golf all readily available. The area is home to an array of wildlife with the wide open spaces of the Lomond Hills offering considerable scope. There are many highly regarded golf courses in the area including the renowned golf course at St. Andrews, as well as Lundin Links, Crail, Ladybank, Elie and Leven.

There are several popular National Trust for Scotland properties in the area including Kellie Castle, Hill of Tarvit and Falkland Palace itself. State school is available locally with independent schooling being provided at St. Leonards in St. Andrews, Dollar Academy, Strathallan, Kilgraston and the High School of Dundee to name but a few. There are railway stations in Cupar, Ladybank, Markinch and Kirkcaldy with Edinburgh airport about a forty-five minute drive to the south. The regional airport at Dundee offers a good selection of short-haul flights.

DESCRIPTION

Believed to date from 1777 and originally the village saddler's house and shop, Saddlers House is a charming B listed house in a prime position next to the church within the centre of the historic and sought after village of Falkland. With its delightful white painted façade and red pantile roof the property was one of the first houses to be improved and restored under the NTS Little Houses Improvement Scheme. Recent improvements carried out by the current owners is the installation of high-quality secondary glazing throughout most of the accommodation.

The deceptively spacious accommodation is laid out over four levels with the main ground floor level comprising the lovely breakfasting kitchen, formal dining room, double bedroom and family bathroom. On the first floor the wonderful drawing room looks out over the village square and benefits from an open fire as well as access through to the library / bedroom 5 at the rear of the house. Two further bedrooms and the hall complete the accommodation at this level.





The master bedroom is on the attic floor and benefits from good storage and an en-suite bathroom, as well as a Velux window with excellent views over the palace orchard. There is also good attic storage. Completing the accommodation at garden level is the playroom with workshop and store off, together with shower room, hall and garden store.

ACCOMMODATION

Ground Floor: Dining Room, Bedroom, Kitchen and Bathroom.

First Floor: Two Bedrooms, Bedroom/Library and Drawing Room.

Attic Floor: Master Bedroom with En-Suite Bathroom and Store Room.

Garden level: Hall with door to garden. Playroom, Shower Room and Workroom.

GARDEN

Saddlers House benefits from an exquisite enclosed garden to the rear with attractive mix of plants, trees and shrubs. There is also a lovely sheltered garden terrace ideal, approached from the garden level hall, which is ideal for al fresco dining and with a pleasing open outlook. A gate opens onto the adjacent green.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Saddlers House	Mains	Mains	Mains	Freehold	Mains gas	Band F	D

POST CODE

KY15 7BU

WHAT3WORDS

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

///fabricate.sailed.retaliante

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.

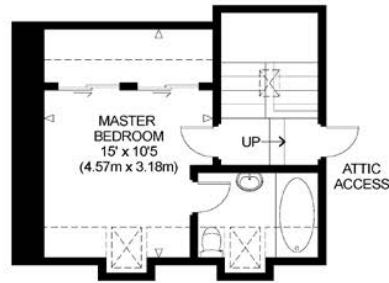
Failure to provide required identification may result in an offer not being considered.



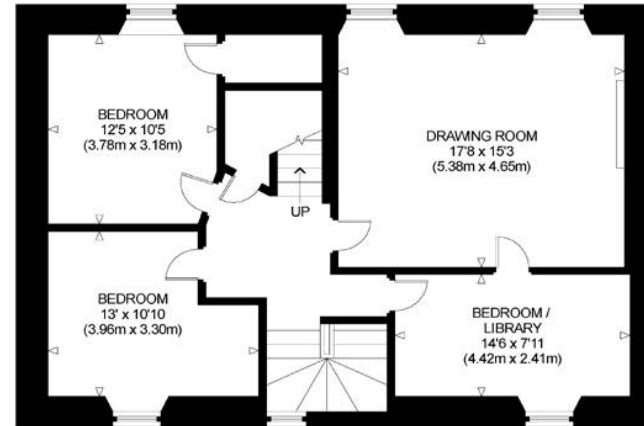




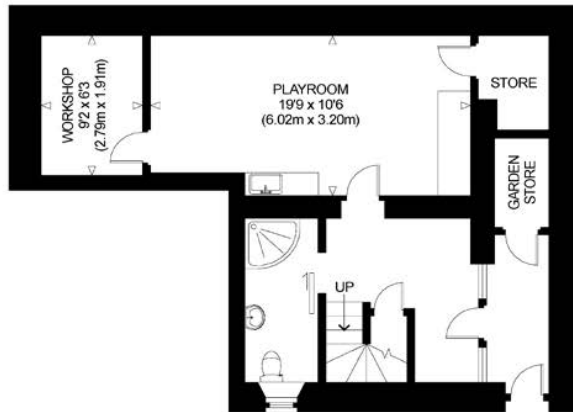




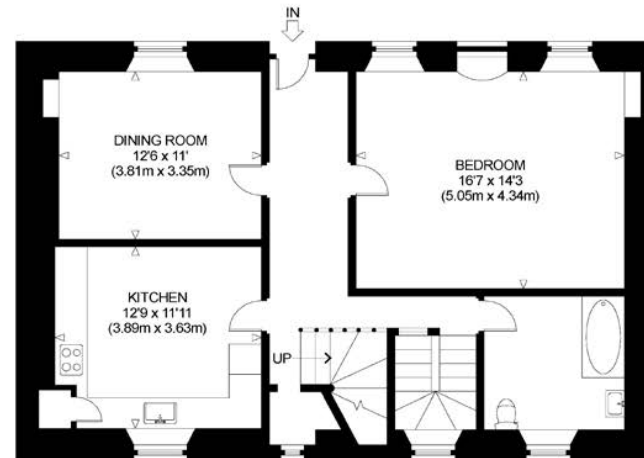
SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 265 SQ FT / 24.6 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 869 SQ FT / 80.7 SQ M



GARDEN LEVEL
GROSS INTERNAL
FLOOR AREA 543 SQ FT / 50.5 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 832 SQ FT / 77.3 SQ M

SADDLER'S HOUSE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2509 SQ FT / 233.1 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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 March 2024.



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