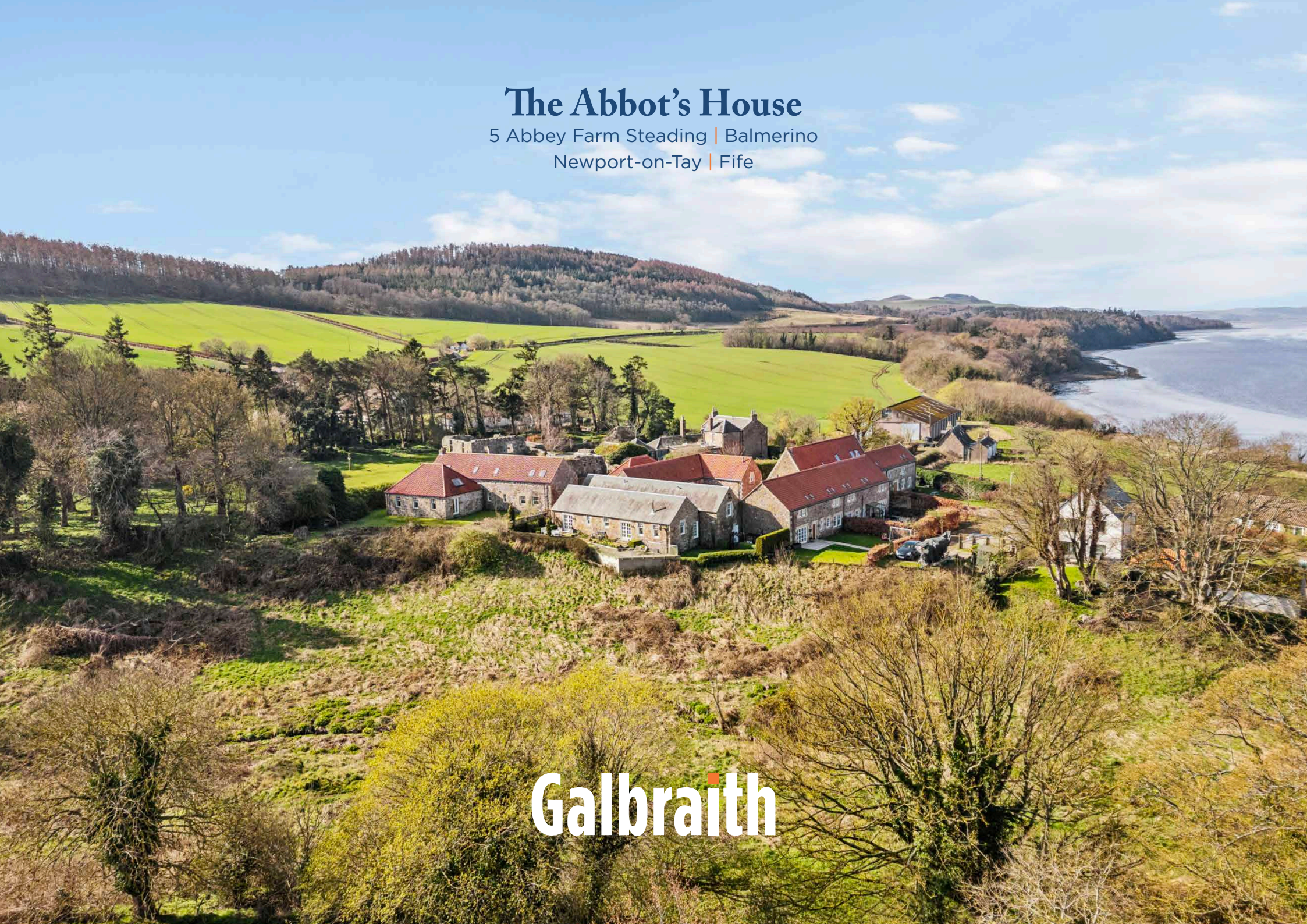


The Abbot's House

5 Abbey Farm Steading | Balmerino
Newport-on-Tay | Fife

Galbraith





Spacious steading conversion with sheltered garden and views over wildlife area



Newport on Tay 6 miles | Cupar 7 miles Dundee 9 miles | St. Andrews 13 miles

(All distances are approximate)

Open plan living room with dining area, family room/bedroom 5, breakfasting kitchen, 4 bedrooms (2 en-suite), bathroom, shower room, study area, utility room.

Sheltered rear garden with impressive deck overlooking conservation area.

Two allocated parking spaces.

Integral double garage.

Semi-rural location close to Fife Coastal Path.

Offers over £595,000

Galbraith

16 St Catherine Street | Cupar | KY15 4HH
T: 01334 659 980 | E: cupar@galbraithgroup.com

galbraithgroup.com



Situation

The Abbot's House sits in a lovely semi-rural position in North East Fife and forms part of the historic Balmerino close to the River Tay. The roots of Balmerino Abbey date back to 1229 when it was established by Cistercian monks from Melrose. Much of the Abbey was destroyed during the reformation with little of it remaining today. The Abbot's House is well positioned with access to Dundee, Cupar and St Andrews, with Perth, Aberdeen and Edinburgh also within comfortable driving distance via the main M90 motorway network. Good local services are available in Galdry, Wormit and Newport-on-Tay with all of Dundee's facilities and amenities on hand across the River Tay. Cupar, Fife's bustling county market town, lies 10 minutes drive to the south and offers an excellent range of shops and services, as well as a thriving monthly farmers market, whilst the ancient and historic town of St Andrews, globally acclaimed as the home of golf, lies about 13 miles to the south east.

There are several good state primary and secondary schools in the area, with independent schooling on hand at a number of highly rated schools, including St Leonard's at St Andrew's and The High School of Dundee. There are railway stations in Leuchars, Cupar and Dundee, whilst Edinburgh international airport lies approximately one hour to the south by road. The growing regional airport at Dundee offers an ever increasing number of short haul flights.



Description

The Abbot's House forms part of a charming "B" listed steading development that originally served as the barn and granaries for the adjacent abbey. The steading was sympathetically re-developed as part of an ambitious plan to create 8 luxury homes in 2007. The Abbot's House now offers a comfortable and spacious accommodation over three levels extending to about 250 sqm and enjoys stunning countryside views. The house has been finished to a high standard and benefits from excellent storage.

The house is approached from the shared courtyard by a spacious entrance hall with doors off to a utility room and integral garage, which also leads out to the garden.

Stairs lead up from the entrance hall to a broad central corridor with a doors off to a living room, which has a vaulted ceiling, stove and two sets of doors leading out to a lovely garden terrace with a lovely aspect of tranquil countryside. Also situated off the corridor are a kitchen (with an island and connecting door to the living room), family room/bedroom 5 (with glazed doors leading out a terrace), two bedrooms (1 en suite) and a family bathroom.

The first floor comprises a principle bedroom with en-suite shower room, further bedroom, bathroom and study area.

Accommodation

Lower Ground Floor: Lower Ground Floor: Entrance Hall, cloak cupboard, utility, door to integral garage.

Ground Floor: Hallway, Living Room with dining area, Family Room/Bedroom 5, Kitchen, Bedroom with En-Suite Shower Room, Bedroom, Bathroom.

First Floor: Principle Bedroom with En-Suite Shower Room, Hallway.

Second Floor: Bedroom, Bathroom, Study Area.

Gardens

To the east side of the house is a lovely, sheltered area of garden and an impressive deck with glass balustrade overlooking a conservation area and countryside views with glimpses visible through tree of the River Tay to the north. To the west side of the house in the shared courtyard are two allocated parking spaces.









Total: 2539 sq. Ft, 236 m2

L. Ground Floor: 268 sq. Ft, 25 M2, Ground Floor: 1519 sq. Ft, 141 M2, 1st Floor: 447 sq. Ft, 42 M2, 2nd Floor: 305 sq. Ft, 28 m2
 Excluded Areas: Garage: 253 sq. Ft, 24 M2, Low Ceiling: 118 sq. Ft, 11 M2, Walls: 257 sq. Ft, 24 m2

All Measurements Are Calculated By Cubicase Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>





Tenure
Freehold

Local Authority
Fife Council

Council Tax
Band G

EPC
Band D

Services

Mains water, electricity and drainage are connected | Oil Heating | FTTC | Mobile Signal

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

Maintenance of the private drive is shared with the neighbouring steading properties.

Directions

From Dundee take the A92 over the Tay Bridge and continue on this road passing over the Forgan roundabout to the next roundabout (the Five Roads Roundabout). At this roundabout take the third exit signposted for Wormit and continue on this road for about two miles and then turn right towards Wormit, then (just before entering Wormit) turn left following the signposts for Balmerino and Gaudry. Continue on this road for about 1 mile and then take the right fork in the road signposted for Balmerino. Continue on this minor road for just over one mile passing through Bottom Craig and the turning on the right for Kirkton of Balmerino and then take the next right at the turning for Balmerino and Balmerino Abbey. The entrance to Abbey Steadings is on the right just beyond the abbey (signposted Balmerino Farmhouse) then take the first left into the courtyard. Parking to the Abbot's House is on the left side of the courtyard.



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Postcode: DD6 8BQ

Fixtures and Fittings

No items are included unless specifically mentioned in these particulars. The carpets, curtains, blinds and light fixtures are included in the sale.

Viewings

Strictly by appointment with the Selling Agents.

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 a statement 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 April 2026

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.





Galbraith