



THE WALLED GARDEN
RAMORNIE, LADYBANK, CUPAR, FIFE



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Charming rural property set within a walled garden with outstanding views.

Cupar 4 miles ■ St Andrews 12 miles ■ Edinburgh 35 miles

About 3.8acres (1.5 hectares)

Offers Over £885,000

- 4 reception rooms, 4 bedrooms, 2 bathrooms
- Separate former schoolhouse
- Double garage. Large Monoblock parking area
- Surrounded by beautiful gardens
- Tranquil rural location excellent for commuting
- Stunning views over open countryside

Galbraith

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SITUATION

The Walled Garden is a charming and delightful rural property lying in beautiful open countryside a short distance to the south-west of the Fife market town of Cupar which, along with the nearby village of Ladybank, provides an excellent range of local services and amenities. In terms of city facilities, Dundee is no more than a twenty minute drive to the north with Perth about twenty five minutes to the north-west. Famed world wide as the home of golf, the ancient and historic university town of St. Andrews is only a twenty minute drive to the east. Edinburgh can be reached in less than forty five minutes from the property with Glasgow and Aberdeen both also within comfortable driving distance.

Surrounding The Walled Garden is an area of glorious varied countryside known as the Howe of Fife comprising a lovely mix of rich fertile farmland, hill, wood and river. The result is not only a fine home for an array of wildlife but also, for the outdoor enthusiast, an environment which offers ready access to a wide range of recreational pursuits including walking, cycling, riding and golf, with many highly rated courses within easy reach such as Ladybank, Elie, Lundin Links and the many renowned courses in and around St. Andrews including The Old Course, regular host to the British Open. Challenging shooting and fishing may be taken locally whilst the wide open spaces of the Lomond Hills and Fife's superb varied coastline are temptingly accessible. In terms of days out the pretty fishing villages of Fife's East Neuk such as Elie, Crail and Anstruther are well within reach along with a number of interesting National Trust for Scotland properties including Falkland Palace, Kellie Castle and Hill of Tarvit.

Good state schooling is available locally with private schooling being provided at St. Leonards in St. Andrews and the High School of Dundee, along with a number of schools in and around Perth.



There are main line railway stations in Ladybank, Cupar, Markinch and Leuchars with Edinburgh Airport less than forty five minutes to the south. The busy regional airport at Dundee also offers a good range of short haul flights.

DESCRIPTION

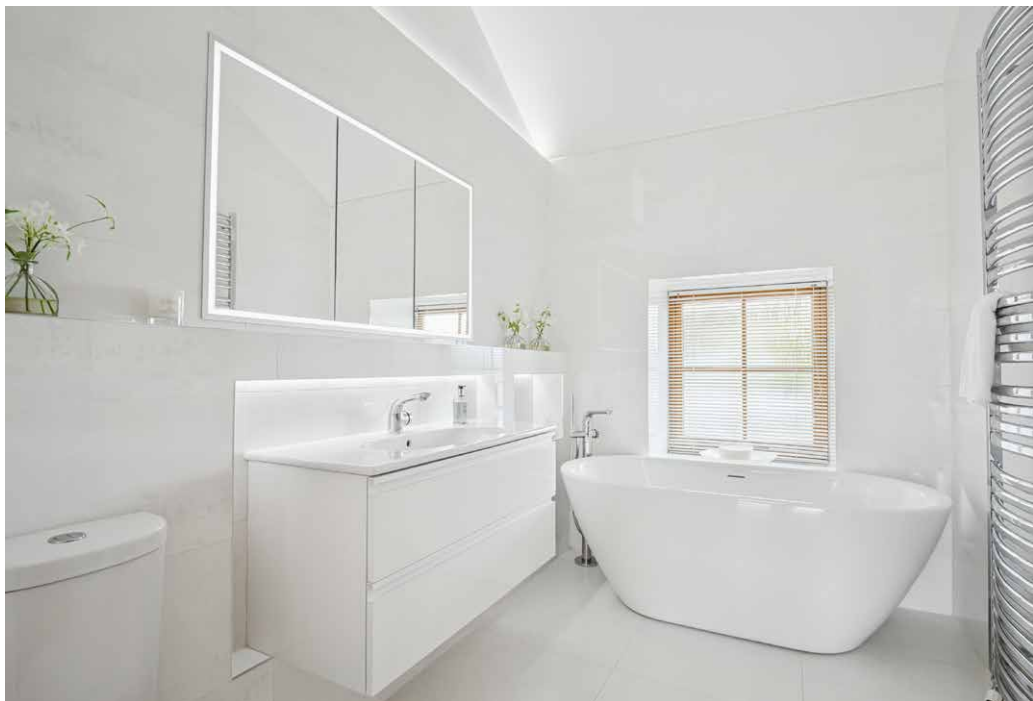
The Walled Garden is an outstanding property set in a lovely walled garden with surrounding parkland, double garage, 'C' listed former School House and set in approximately 4 acres in total. The house was built in 2000 on the footprint of outbuildings built onto the north section of the central walled garden and now offers a home extending to about 260sqm, mostly on one level. The bright property has been beautifully finished throughout to a high standard, with the kitchen and bathrooms being recently upgraded.

The property is entered through a vestibule into the hallway giving access to the bespoke kitchen with Corian worktops, Amtico flooring and a utility room, which leads out to a mono block area. The dining room and sitting room are to the front of the property, with doors leading out to a large terrace, the living room is also situated to the front of the property with triple aspect windows and a wood burning stove, all rooms have far reaching views over open countryside. A timber staircase leads to first floor level where the sitting room is situated, with extensive large glazed windows this bright room has outstanding views over rural countryside.

From the ground floor hallway the WC, a large storage cupboard and bedroom are situated to the rear of the property. A few steps lead down to the front hallway giving access to two further bedrooms, the main bedroom with en-suite and family bathroom with separate shower. Both bathrooms have been recently modernised and complemented with Porcelanosa tiling.









ACCOMMODATION

Ground Floor: Family Room, Dining Room, Living Room, Kitchen, Utility Room, 4 Bedrooms (One En-Suite), Bathroom, WC, Vestibule.

First Floor: Sitting Room.

GARDEN

The property is approached from the shared access drive by stone gate piers, which lead into a generous monoblock drive, surrounded by mature trees, a large lawned area, herbaceous borders and seating area set on a paved terrace. To the side there is a container/store (6m x 2.4m) and a large double garage built of stone under a tiled roof (9m x 6.3m). The garage is accessed through electric up and over doors with a further roller door to the side. The garage has power, light and water.

Beside the seating area a gate leads into the extensive walled garden. The well-stocked colourful gardens and grounds are an absolute delight with extensive areas of lawn and a lovely mix of mature plants, trees and shrubs immediately to the front of the house. A Porcelain slabbed path surrounds the property with a large terrace perfect for outdoor dining. There is a further chipped area with a timber store, excellent for storing logs and garden equipment. The extensive stone garden wall surrounding the property is 'C' Listed.

Also situated in the walled garden adjacent to the property is a former school house (5.6m x 3.5m), built of stone under pitch, slated roof. This has a living area, W.C. and loft above and can have a number of uses.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband*	Mobile*
Mains	Mains	Private	Freehold	Oil-fired	Band G	D	See below	YES

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

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

The walled garden has a right of access over the tarmac drive to the public road, which is shared by five properties. Maintenance is according to user.

POST CODE

KY15 7SH

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: [///portable.declining.testy](https://www.what3words.com/)





FIXTURES AND FITTINGS

Integrated NEFF dishwasher, NEFF single oven, NEFF combi oven, hob and extractor fan in kitchen are included. No items are included unless specifically mentioned in these particulars. Some items are available to purchase by separate negotiation.

VIEWINGS

Strictly by appointment with the Selling Agents.

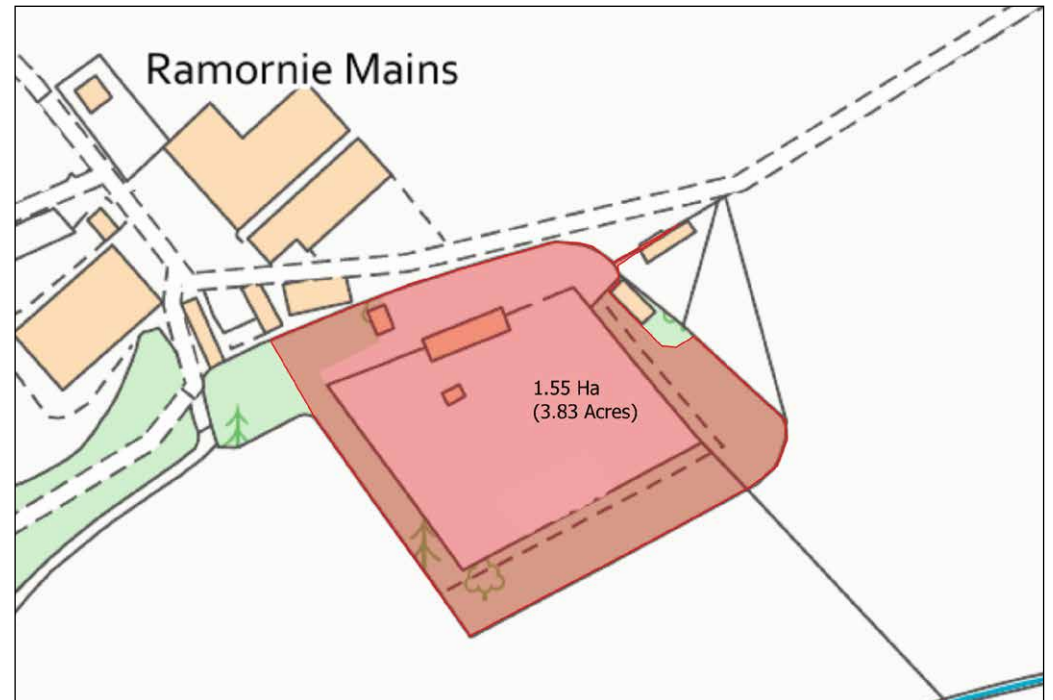
ANTI MONEY LAUNDERING (AML) REGULATIONS

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.

HEALTH & SAFETY

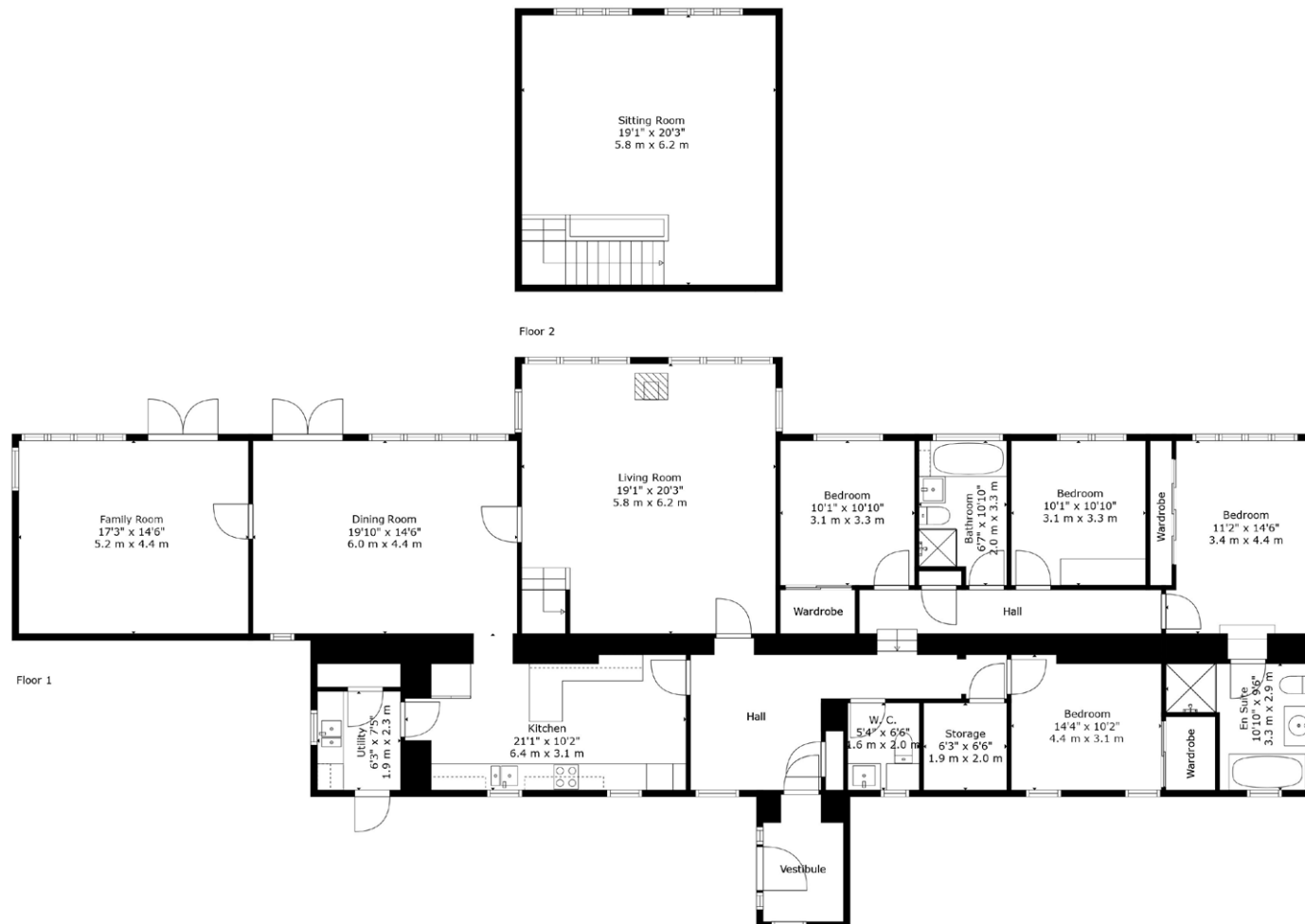
Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.



Former School House



Former School House



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TOTAL: 2798 sq. ft, 260 m²
FLOOR 1: 2412 sq. ft, 224 m², FLOOR 2: 386 sq. ft, 36 m²
EXCLUDED AREAS: STORAGE: 41 sq. ft, 4 m², WALLS: 180 sq. ft, 17 m²

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

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 June 2025



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