

**Galbraith**

## **THE GRANARY**

1 BERRYHILL STEADING, GRANGE OF LINDORES, CUPAR, FIFE







# THE GRANARY, 1 BERRYHILL STEADING, GRANGE OF LINDORES, CUPAR, FIFE

A charming country property finished to a high standard

Cupar 9 miles ■ Perth 13 miles ■ Dundee 17 miles

Offers Over £290,000

- Sitting/dining room, kitchen/breakfast room, 2 bedrooms (1 en suite), family bathroom. WC.
- Parking area
- Terrace and low maintenance garden.
- Communal areas
- Accessible location ideal for the commuter

**Galbraith**

Cupar  
01334 659980  
cupar@galbraithgroup.com



### SITUATION

The Granary forms part of an outstanding and award-winning small development of nine steading conversions, developed around 2005, at Berryhill, Grange of Lindores. The development is situated a short distance to the north-west of Cupar in North Fife. Idyllically set and benefitting from excellent accessibility, good local services and facilities are on hand in the village of Newburgh, just a five-minute drive to the north-west, with a wider offering in the local county market town of Cupar.

A full range of city amenities can be found in Perth and Dundee, both well within comfortable driving distance whilst the ancient and historic university town of St. Andrews is no more than a twenty-five minute drive to the east. The main M90 motorway is easily accessible at Bridge of Earn offering rapid access to Edinburgh, Glasgow and Aberdeen. Home to an array of wildlife, the outstandingly beautiful and picturesque rolling countryside that surrounds Berryhill comprises a charming mix of hill, river, woodland, farmland and coastline making the area ideally suited for the outdoor enthusiast.

State schooling is available locally with private schooling being provided at St. Leonards in St. Andrews, the High School of Dundee and several schools in and around the Perth area. Cupar and Ladybank railway stations provide both commuter and main line services to Edinburgh, Dundee, Aberdeen and Perth/Inverness. Edinburgh airport is about forty-five minutes to the south, whilst the busy regional airport at Dundee offers a good range of short haul flights.

### DESCRIPTION

The Granary has an attractive stone exterior under a red tile roof and is an outstanding contemporary house offering beautifully presented accommodation over two levels extending to about 131 sqm (1,413 sqft). The property is situated on the south-east side of the courtyard and enjoys lovely aspects to the south towards the Golden Loch. An impressive feature of the property are the fully glazed arches, either side of the northern entrance, which look out over the terrace and shared courtyard area. The former pulley system is still apparent on the western gable, which dates back from when the property was used as an agricultural building for Berryhill Farm. Internally the accommodation is beautifully proportioned and in excellent decorative condition and offers excellent storage. An open-plan sitting/dining room has a side entrance, opening out to the west, as well as oak flooring and a central exposed stone chimney breast, which divides the room with a double-sided log burning stove set on Italian black slate.

A hallway lies at the heart of the house, which has a useful understairs cupboard and doors off to a WC as well as a kitchen/breakfast room. The bright and spacious kitchen/breakfast room enjoys a dual aspect and has a slate floor and benefits from solid wood floor units and a central island as well as dresser. A Bosch stove is set into a recess with lighting and surmounted by a wooden lintel.

The bedroom accommodation on the first floor is situated off a large landing with a study area and offers a principal bedroom with glazed astragalled doors opening out to a "Juliet balcony" as well as an en suite bathroom (with separate shower). Also on the first floor are a second bedroom and a family bathroom.













ACCOMMODATION

Ground Floor: Open-plan sitting/dining room, kitchen/breakfast room, WC.  
First Floor: 2 bedroom (1 en suite), bathroom.

GROUPDS

The Granary benefits from a private parking area to the south-west of the shared entrance to the courtyard, and to the north side of the house is a private terrace overlooking the shared courtyard, which is beautifully landscaped and maintained. To the side of the western entrance is a useful log store. Communal areas include a bin store area, drying area as well as a BBQ area on raised ground a short distance to the west with outstanding views out over surrounding countryside and Golden Loch.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private Drainage	Freehold	LPG	Band E	D	FTTP	YES

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

FACTORING CHARGE

All 9 properties at Berryhill Steading are subject to an annual charge to be for the maintenance of the communal areas. The most recent charge paid by The Granary for 2025 was £450 and covers all costs relating to maintenance of the communal areas - ie gardens, stockades, gravel, treatment plant maintenance and electricity supply to the plant.

DIRECTIONS

From the main A913 that runs between Newburgh and Cupar, once in Den of Lindores turn south on to the B936 signposted Grange of Lindores and Auchtermuchty. After less than one mile turn left for Grange of Lindores and follow this road into the village. Proceed straight through the village and continue on for approximately half a mile making for Golden Loch and the Berryhill Development is straight ahead.

Once at the development follow the road round to the right, then take a left, with the Granary being located on the right of the shared southern entrance to the courtyard.

From the south take the B936 from Auchtermuchty and make for Den of Lindores. Shortly before arriving at Den of Lindores turn right at the signs for Grange of Lindores and follow the directions as previously.

POST CODE

KY14 6HZ

FIXTURES AND FITTINGS

All curtains, blinds, carpets, light fixtures will be included in the sale. No items are included unless specifically mentioned in these particulars.

VIEWINGS

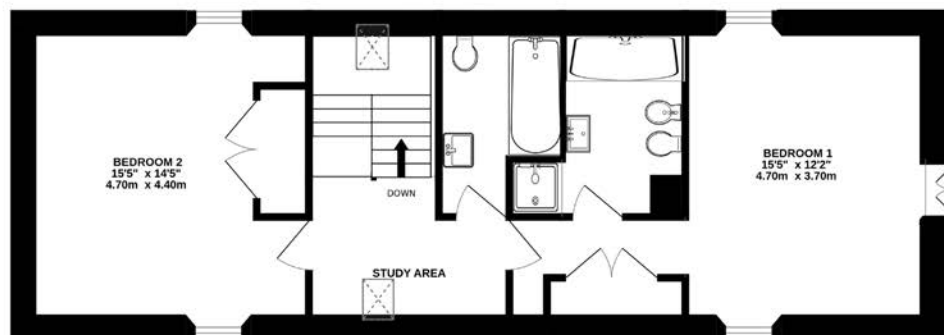
Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

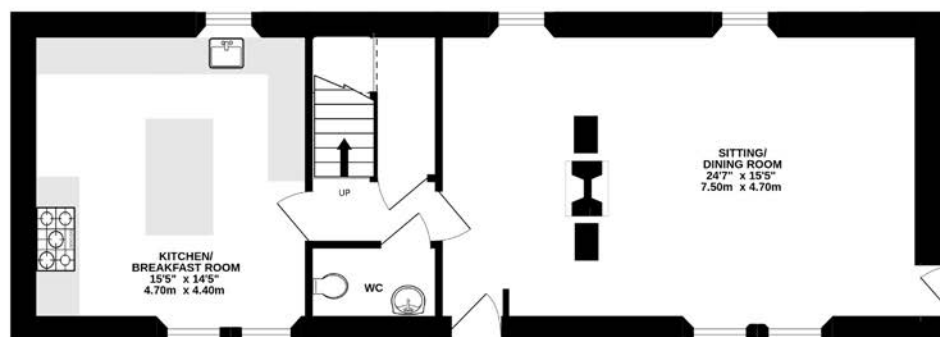
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.





**1ST FLOOR**  
710 sq.ft. (66.0 sq.m.) approx.



**GROUND FLOOR**  
703 sq.ft. (65.3 sq.m.) approx.

**TOTAL FLOOR AREA : 1413 sq.ft. (131.3 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### 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 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 January 2026.





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