

An aerial photograph of a rural property. In the foreground, a large white house with a grey roof and a blue extension is visible. To its left is a dark grey outbuilding with a corrugated metal roof. A paved road runs along the right side of the property. Beyond the road is a large green field with a few sheep. In the middle ground, there is a large stone house with a red roof and solar panels, surrounded by trees and other outbuildings. A herd of sheep is grazing in a field to the left of the stone house. The background shows rolling green hills under a blue sky with scattered clouds.

Broom Cottage
Kettlehill | Cupar | Fife

Galbraith



Charming largely extended stone built property set in a lovely hamlet surrounded by rural countryside.



Cupar 7 miles | Glenrothes 7 miles | St. Andrews 14 miles | Dundee 20 miles | Edinburgh 37 miles

(All distances are approximate)

Offers over £390,000

2 reception rooms. Dining kitchen. 3 bedrooms (1 en suite). Family Bathroom.

Attached annex/studio with en-suite. Utility room

Integral garage/storeroom

Private drive with electric car charging point

Beautifully laid out substantial garden

PV panels generating useful income

Lovely hamlet situation with gate opening onto green

Galbraith

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

galbraithgroup.com

Situation

Broom Cottage is a charming stone built property quietly positioned in the hamlet of Kettlehill with a gate opening from the garden onto the neighbouring green. A good range of local services and amenities are available in nearby Ladybank and Freuchie with the country market town of Cupar a short distance to the east, which offers an excellent range of local facilities. A few miles further to the east is St. Andrews, the ancient and historic cosmopolitan university town renowned worldwide as the “Home of Golf” with its excellent range of specialist shops and facilities.

The thriving city of Dundee is about a 20 mile drive to the north with Edinburgh also well within comfortable commuting distance. Surrounding Kettlehill is some particularly fine countryside with a lovely mix of farmland, woodland, hill and river. The result is home to an array of wildlife and also provides an excellent choice for the outdoor enthusiast with walking, cycling and riding all readily available.

The wide open spaces of the Lomond Hills and the pretty fishing villages of Fife’s quaint East Neuk are just a short drive from the property. There are sandy beaches at St. Andrews, Tentsmuir, Kingsbarns, Crail and Elie along with a number of popular National Trust for Scotland properties including Hill of Tarvit, Kellie Castle and Falkland Palace.

State schooling is available locally where a dedicated local bus service is in operation to transport school children. Independent schooling being provided at the High School of Dundee and St. Leonards in St. Andrews. There are railway stations in Ladybank, Leuchars, Cupar and Markinch with Edinburgh airport about a forty five minute drive to the south.

Description

Broom Cottage comprises a traditional detached 1.5 storey cottage with more recent extensions, including an annex/garden room/bedroom with ensuite shower room. The house offers flexible accommodation over two levels (including the annex) extending to about 160 square metres plus an integral garage, which provides a useful storage and utility space.

The main reception room is situated in the original part of the house, and it has a stove and an entrance door opening to the north as well as a further opening into the bright morning room, with a spiral staircase leading up to a lounge/study, which has far reaching views over open countryside.



A glass corridor leads from the morning room to a recently constructed annex/garden room/bedroom with kitchen area and an en-suite shower room. Also on the ground floor are a modern family bathroom, utility room, porch, dining kitchen with integrated fridge, microwave and dishwasher. The Rangemaster cooker is included in the sale.

The bedroom accommodation on the first floor comprises a bright and spacious principal bedroom with full-length south facing windows and an en-suite shower room. There are two further bedrooms with an opening from bedroom 2 into the lounge/study, which can also be approached by the spiral staircase.

Accommodation

Ground Floor: Sitting room (with stove), kitchen/dining room, morning room, utility room, porch, family bathroom, corridor to annex/garden room/bedroom with en-suite shower room. Integral garage.

First floor: 3 bedrooms (1 en-suite), lounge/study. NB please note there is a height restriction into the bedrooms on the first floor.

Garden

To the front the property has a private driveway with electric car charging point and stone built shed. Approached from the utility room and studio annex is a lovely south facing garden, which is beautifully laid out with mature trees, herbaceous shrubs, paved areas, vegetable patch and contained by hedging. It benefits from a garden shed, log store and undercover paved seating area.

At the foot of the garden are PV panels. The feed tariff in 2025 generated circa £1,700 per annum, this will run for another 14 years.

Tenure

Freehold

Council Tax

Band C

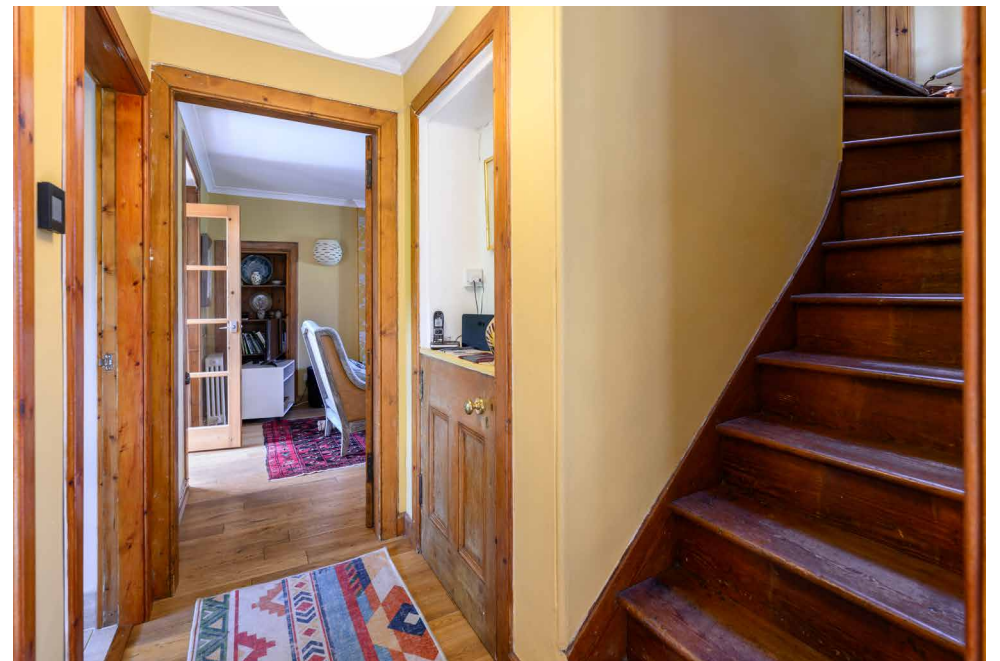
EPC

Band D

Services

Mains Water and Electricity | Septic Tank | Air Source Heating | FTTP | Mobile







Flood Risk

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

Directions

Follow the A914 south-west from Cupar passing through Pitlessie and Balmalcolm. Before entering Kettlebridge turn left at the signs for Kettlehill at the top of the hill turn left and continue for a short distance until entering Kettlehill. Broom Cottage is situated on the right handside before the village green and the public phone box.



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Post Code KY15 7TW

Fixtures and Fittings

No items are included unless specifically mentioned in these particulars. All fitted blinds throughout the property and curtains in the sitting room are included

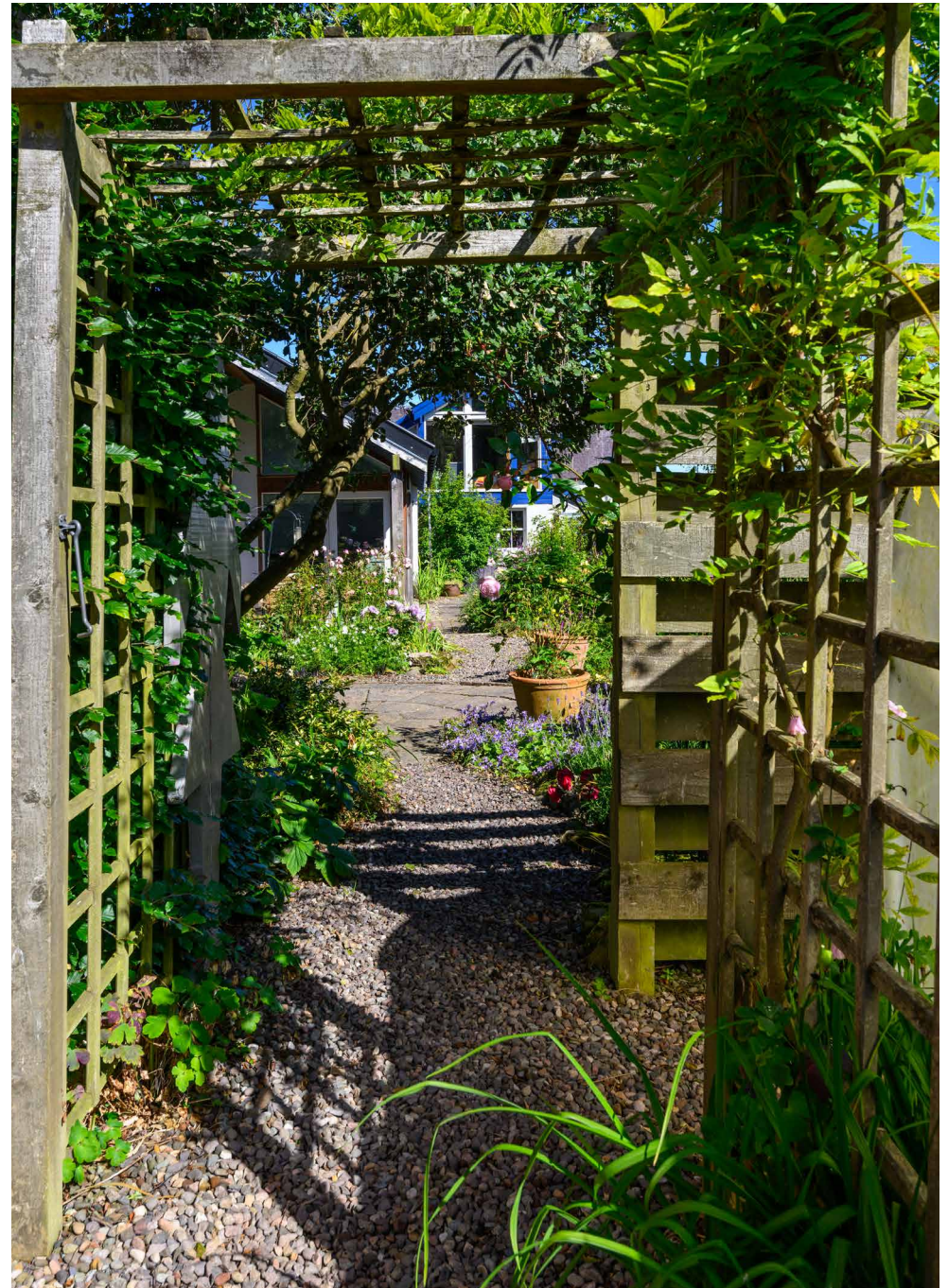
Other items included: Rangemaster cooker in kitchen. Fridge/freezer and LG washing machine in utility room. Leather sofa and Ikea cupboard/bookshelves in lounge/study. The lampshade in the kitchen is excluded from the sale.

Viewings

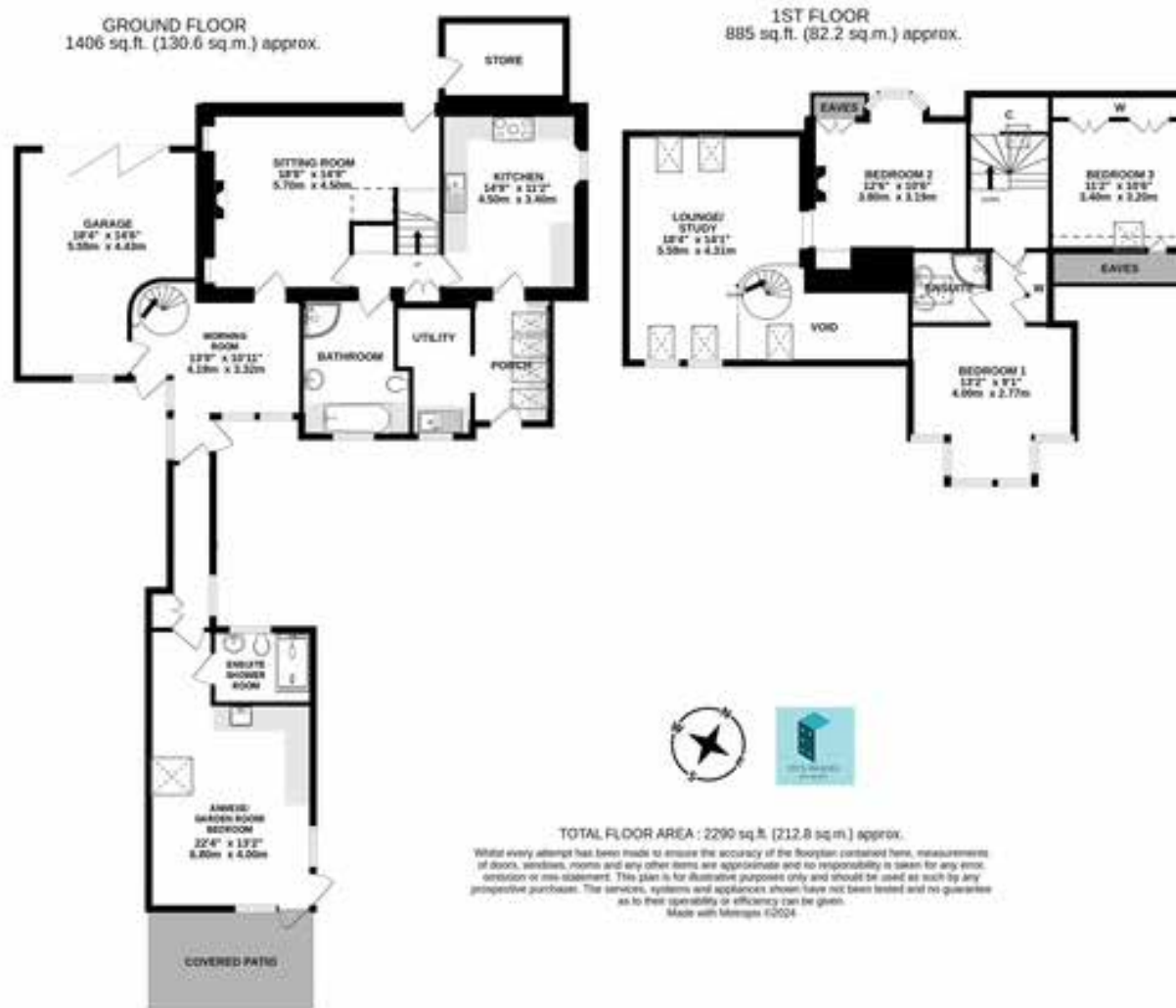
Strictly by appointment with the Selling Agents.

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.







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 July 2024.







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