



Galbraith

THE OLD STABLES
RIGHEAD FARM, KINCARDINE, ALLOA



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An outstanding country house set in beautifully landscaped grounds with useful outbuilding

Kincardine 3.5 miles ■ Dunfermline 12 miles ■ Stirling 16 miles
Edinburgh Airport 26 miles ■ Glasgow 32 miles

- Kitchen/dining room, sitting room, 5 bedrooms (1 en suite), 2 bathrooms
- Large garage with integral office/studio with kitchen & WC.
- BBQ hut.
- Spacious garden with multiple terraces and composite deck with glass balustrade.
- Beautiful rural area ideal for commuting.



Galbraith

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 OnTheMarket



SITUATION

The Old Stables forms part of a modern conversion of a former agricultural steading of four homes at Righead Farm and is situated in a beautiful rural area on the fringe of Devilla Forest, which offers many miles of paths and routes. The Scots Pine forest is particularly well known for its population of red squirrels, as well as an abundance of wildlife around the 4 lochs within the woodland.

The Royal Burgh of Culross (4 miles) is a conservation village and dates back to the 16th century with winding streets and restored historical buildings, such as Culross Palace. Kincardine (3.5 miles), Alloa (9 miles) and Dunfermline (12 miles) are within easy reach and provide most daily requirements with shopping centres, leisure facilities and a range of professional services and communication links.

The Old Stables is a short drive from the M90 which provides fast access to the north and south. Glasgow is 32 miles to the south via the Kincardine Bridge. There is a regular bus service to Glasgow (via Forth Valley Royal Infirmary) from Kincardine and trains run regularly to Edinburgh from Dunfermline and Inverkeithing. Edinburgh airport is only 26 miles distance, all ensuring that The Old Stables is served with excellent transport links.

DESCRIPTION

The Old Stables was built in 2011 and is finished in blond sandstone under a series of tiled roofs and sits in impressive grounds extending to about 1 acre. A particular architectural feature are the glazed archways which look out from the kitchen and sitting room, which have doors leading out to a terrace and deck on the west side of the house. Internally the house is in excellent decorative condition and offers modern and beautifully proportioned accommodation over two levels extending to about 242 sqm and benefits from many fine features including solid oak internal doors as well as hard wood flooring throughout the ground floor accommodation. The kitchen/dining room is a lovely open-plan family room and benefits from modern recessed lighting, an oil fired Raeburn as well as an island with electric hob and integrated oven as well as glazed doors which lead out to a lovely west facing decked area. Situated off the kitchen is a utility room with a clothes pulley and stable door connecting out to the east side of the house. The sitting room offers a bright and spacious reception room with a wood burning stove and arched windows looking out to the east and a further arch with glazed doors opening out to a stone terrace to the west. Also on the ground floor is a hallway with a wooden staircase leading up to the bedroom accommodation on the first floor as well as doors leading off to a bedroom/study as well as a full sized shower room.

The bedroom accommodation on the first floor is laid out from a landing (with a spacious reading area) and offers four bright and spacious bedrooms (1 en suite) as well as a family bathroom.

ACCOMMODATION

Ground Floor: Kitchen/family, sitting room, utility room, WC, bed 5/dining room.

First Floor: 4 bedrooms (1 en suite) and bathroom

GARDEN AND GROUNDS

The Old Stables is approached by a shared access track which leads up to electric gates with a gravel drive and a generous parking area to the west side of the house. The house sits in impressive mature gardens and grounds, which are largely laid to lawn and





interspersed with semi-mature trees and contained by post and rail fencing. There are terraces to the east and west side of the house as well as a composite deck (sheltered by a glass balustrade) which connect with the kitchen/dining room. To the north-east side of the house is a modern BBQ hut with feature central chimney. To the west side of the parking area is a large steel portal garage with electric power and light and a concrete floor, providing a useful storage and workshop facility with a home office/studio with kitchen area and WC to the side, which can also be approached by its own side door.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Old Stables	Mains	Mains	Private	Freehold	Oil boiler	Band G	C

DIRECTIONS

From the Kincardine Bridge take the A985 in an easterly direction and continue for about 3 miles. Turn left at the signpost for James Callander & Sons Ltd Devilla Sawmill and continue up the private road for about 1 mile. Old Stables is situated at the end of the road and is situated on the left side of the rural settlement of four houses and approached by electric gates.

POST CODE

FK10 4AT

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///scores.popping.hacksaw

ACCESS

The Old Stables has shared access over the private track to the public road.

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. The Blinds, light fittings and carpets to be included.

The white goods and kitchen TV will be included. The curtains are excluded.

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.

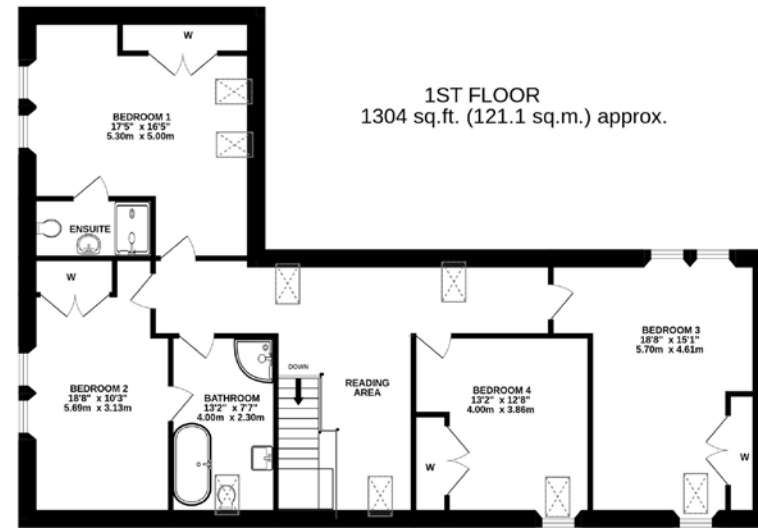
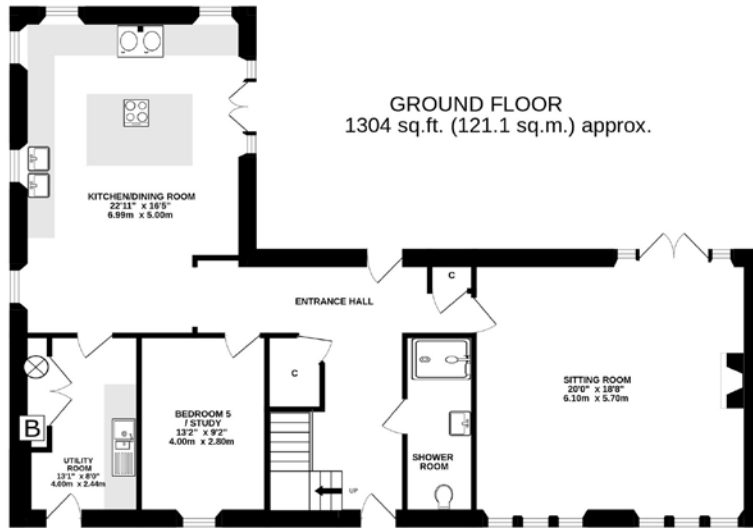




IMPORTANT NOTES

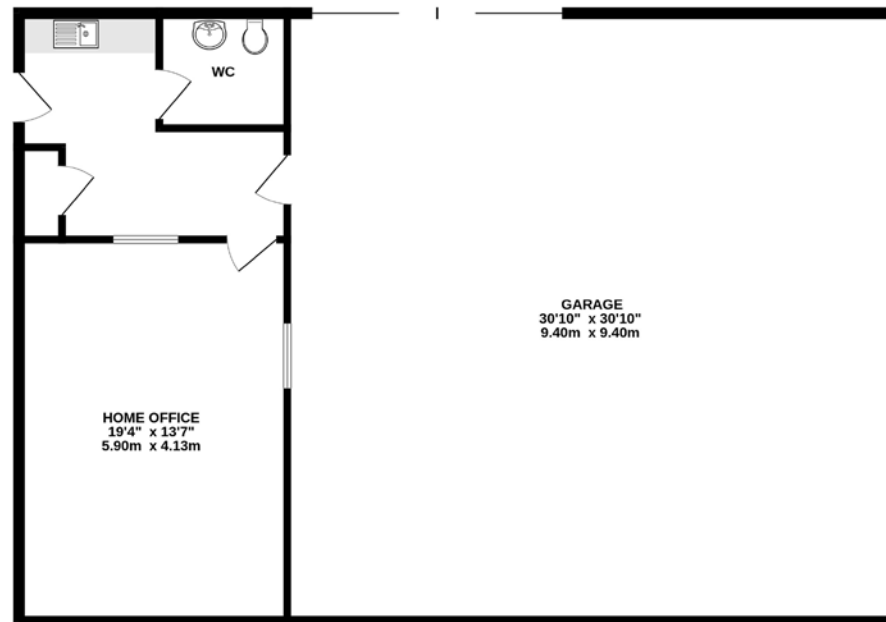
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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 October 2023.





TOTAL FLOOR AREA : 2607 sq.ft. (242.2 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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TOTAL FLOOR AREA : 1369 sq.ft. (127.2 sq.m.) approx.







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