

NEWTON HOUSE

HOLM ROAD, NEWTON OF FALKLAND, CUPAR, FIFE



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Substantial family house on the edge of an attractive hamlet.

Falkland 1.3 miles ■ Cupar 10 miles ■ St Andrews 21 Miles
Dundee 21 miles ■ Edinburgh 37 miles

Offers Over £785,000

- Porch. Entrance hall. 3 Reception rooms. 7 bedrooms (2 en suite). Family bathroom and WC. 2 games rooms.
- Gravelled parking area with patio.
- Gardens laid to grass surrounded by mature trees.
- Large partially floored attic and extensive cellars.
- Peaceful situation on edge of attractive village.

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 OnTheMarket





SITUATION

Newton House enjoys a delightful semi-rural position on the edge of Newton of Falkland, close to the sought after and historic town of Falkland, known for Falkland Palace and its gardens, once used by Mary Queen of Scots as a hunting lodge. The towns of Cupar and Glenrothes provide excellent day to day amenities including supermarkets, medical centres, schools, swimming pools and leisure centres. There are excellent independent schools in the area including the High School of Dundee and St Leonards in St Andrews.

Newton of Falkland offers immediate access to the Lomond Hills and Falkland Estate which between them offer great scope for walking, cycling and other country pursuits. Loch Leven is also nearby. Perth, Dundee, St Andrews and Edinburgh are readily accessible from the village and there are mainline railway stations at Ladybank and Markinch.

DESCRIPTION

Built in 1857 by the Bonthron family, master brewers and distillers, as a family house, B Listed Newton House also served as a convalescent home during World War I and as accommodation for Polish airmen in World War II. Currently run as a successful AirBNB, it has been restored by the current owners into a beautifully finished and comfortable home, making the most of the high Victorian features, including the grand staircase, ornate cornicing, sash and case windows, fireplaces, chandeliers and original radiators.

Approached by a leafy road on the edge of Newton of Falkland, the house is in a peaceful location surrounded by mature trees and lawns. Parking is available for several cars on the gravelled drive. An entrance porch leads to an imposing front hall with the original timber staircase, with barley twist banisters and lit by a tall arched window. The elegant drawing room retains its large working

fireplace and double windows and is opposite the bright and spacious dining room, and a cosy sitting room. Bedroom 1, with en suite shower room, is entered from the hall. At the base of the stairs is a door leading to the rear of the house with large kitchen with 6 ring Rangemaster cooker, dishwasher and double doored fridge/freezer as well as two games rooms and a stone shelved pantry. The back door and French windows open from here to a patio.

From the hall, the stairs rise to a half landing with a corridor to Bedroom 2, a bathroom with free standing roll topped bath and separate WC.

On the first floor, the large landing area opens onto the principal bedroom with en suite shower room, and 4 further bedrooms. Stairs from bedroom 7 lead to a partially floored attic.

Stairs descend from the patio at the rear of the house to extensive cellars running the full length of the house, a log store and a garden store.

ACCOMMODATION

Ground Floor: Entrance porch, hall, drawing room, dining room, sitting room, bedroom with ensuite shower room, laundry room. Door to rear of house with kitchen, pantry and 2 games rooms.

Stair from hall to half landing: Corridor to bedroom, bathroom, separate WC.

First Floor: Principal bedroom with en suite shower room, 4 further bedrooms.

Partially floored attic



GARDEN AND GROUNDS

A garden laid to grass surrounded by mature hardwood trees ensure peace and privacy. Patio and picnic areas lie to the south and west of the house. Approached by a shared lane to the north of the house are extensive cellars as well as a log store and garden store.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Gas	Band G	E	FTTC	Yes

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

Newton House has a right of access over the lane to the north of the house to access the cellars. Two neighbouring properties have a right of access to on the private drive to access the building plot and paddock to the south side of the house.

Neighbouring planning permission

Planning permission in principle was granted in 2025 (renewing an earlier permission) to build a 1.5 storey house on a plot of ground to the south of the Newton House. The proposed house will have a right of access over the access drive.

DIRECTIONS

From the A92, take the B936 at Freuchie towards Newton of Falkland. Turn left onto Holm Road close to the start of the village and follow to the left round the back of The Maltings to the tree edged drive on the right up to Newton House.

POST CODE:

KY15 7QY

WHAT3WORDS:

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: freedom.improving.mandolin

LOCAL AUTHORITY:

Fife Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. All furniture and fittings available by negotiation.

VIEWINGS

Strictly by appointment with the Selling Agents.









ANTI MONEY LAUNDERING (AML) REGULATIONS

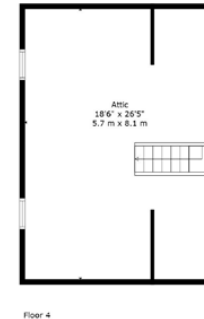
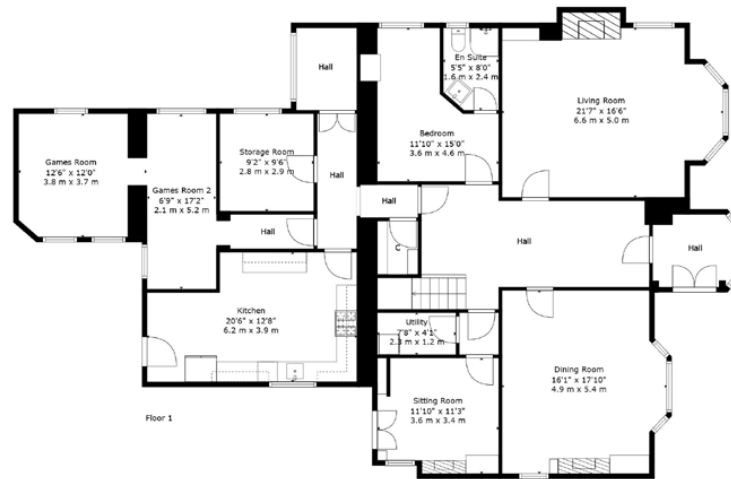
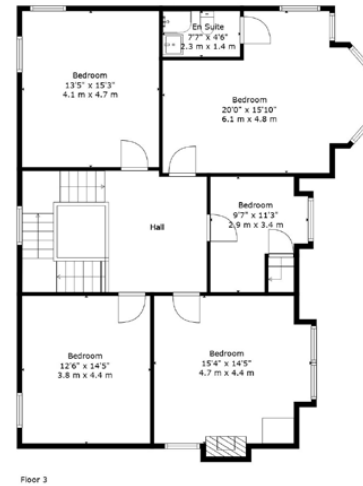
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to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





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TOTAL: 3626 sq. ft, 337 m2
 FLOOR 1: 2083 sq. ft, 194 m2, FLOOR 2: 314 sq. ft, 29 m2, FLOOR 3: 1229 sq. ft, 114 m2, FLOOR 4: 0 sq. ft, 0 m2
 EXCLUDED AREAS: UTILITY: 38 sq. ft, 4 m2, FIREPLACE: 16 sq. ft, 2 m2, ATTIC: 490 sq. ft, 45 m2
 WALLS: 284 sq. ft, 27 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 July 2025.



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