



WESTFIELD FARM STEADING

2 WESTFIELD, BALMULLO, ST. ANDREWS

Galbraith



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Charming home with annexe, paddock and steading in a lovely edge of village situation near St Andrews

St Andrews 7 miles ■ Dundee 7 miles ■ Edinburgh 49 miles

- 2 reception rooms. 4 bedrooms. 2 bathrooms.
- Attached 2 bedroom cottage with letting potential.
- Steading incorporating double garage and store/workshop and potential for other uses.
- Lovely landscaped gardens with orchard and generous parking area.
- Adjacent paddock of circa 0.75 acres.
- Ideally positioned for commuting to St. Andrews and Dundee.



Galbraith

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 OnTheMarket

SITUATION

Westfield Farm Steading is a lovely home with useful annexe and workshop offering generous living space on the edge of the popular village of Balmullo, close to St. Andrews. The village benefits from a primary school, shop, pub, post office and bowling club. A short distance to the east lies the ancient and historic university town of St. Andrews, renowned worldwide as the "Home of Golf" and with its excellent range of specialist shops and facilities. To the south-west Fife's main county market town of Cupar has a very good offering of local services and a regular farmers' market. To the north the thriving city of Dundee is home to the V & A museum and Scott's ship RRS Discovery.

Surrounding Balmullo is some particularly fine Scottish countryside with a lovely mix of farmland, woodland, hill and river. The result is home to an array of wildlife and provides an excellent choice for the outdoor enthusiast with walking, cycling and riding all readily available along with fishing and shooting. There are many highly regarded golf courses in the area including the Championship Course at Carnoustie and the Old Course at St. Andrews, both of which regularly host the British Open. The wide open spaces of the Lomond Hills and the pretty fishing villages of Fife's quaint East Neuk are within comfortable driving distance. In terms of days out there are good sandy beaches at St. Andrews, Tentsmuir, Kingsbarns and Elie along with a number of popular National Trust for Scotland properties such as Hill of Tarvit, Kellie Castle and Falkland Palace. State schooling is available locally with independent schooling available at Dundee High School and also St. Leonards in St. Andrews. There are railway stations in Leuchars, Cupar and Dundee with Edinburgh airport just over an hour to the south.

DESCRIPTION

Westfield Farm Steading is a charming home built on the site of a former steading in the 1980s and is largely built of rendered and stone faced walls under a series of red tiled roofs. The house enjoys lovely views out over open countryside to Lucklaw Hill with St. Andrews and St. Andrews Bay visible in the distance.



The house is full of charm and character and offers triple glazed windows. The main part of the house extends to about 178 sqm and offers flexible accommodation over two levels. The house is approached by a generous hallway with a stove with doors leading off the spacious open-plan kitchen/dining room, which opens into a sitting room with large bay window and glazed doors leading out to a terrace. The kitchen offers an excellent range of units with integrated appliances, from here a door leads to the utility room which gives access to the side of the property. Two bedrooms are also situated on the ground floor which lead from the entrance hall, they are both served by a shower room.

Two further bedrooms on the first floor and a spacious family bathroom with separate shower complete the accommodation.

Approached by a separate entrance to the north is an attached 2 bedroom cottage offering accommodation over two levels extending to about 72 sqm. The cottage is currently let out and provides a potential income stream. Vacant possession will be provided on entry. The main house has successfully been let out through Airbnb for the last six years.

ACCOMMODATION

GROUND FLOOR: Entrance Hall, Lounge, Open Plan Kitchen/Dining, Two Bedrooms, Shower Room and Utility Room.

FIRST FLOOR: Two Bedrooms and Bathroom.

Annexe:

GROUND FLOOR: Entrance Hall, Living Room, Bedroom, Shower Room and Kitchen Hall.

FIRST FLOOR: Bedroom.

OUTBUILDINGS

To the east side of the house is a large steading of stone face under a pitched and tiled roof which has a double garage and adjacent store/workshop. This building could potentially have a number of uses such as conversion to a further flat/house, subject to the necessary planning consents.

GARDEN AND GROUNDS

The house is set in lovely landscaped gardens which are largely enclosed by stone walls and laid to lawn with low retaining walls and areas of matures trees and shrubs. There is a lovely south facing terrace, which connects into the sitting room.

To the south of the garden is a small paddock orchard contained by stone walls and hedging, which offers potential for additional garden space, grazing or other uses (subject to obtaining the necessary consents). Also within the paddock is a kitchen garden, greenhouse and tin shed.

On a separate area of ground, and approached from the public road to the east side of neighbouring Westfield Farmhouse, is another small paddock 0.75 acres (0.12 ha).

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Westfield Farm Steading	Mains	Mains	Private	Freehold	Oil Central Heating	Band F (House) Band C (Cottage)	D

DIRECTIONS

From the centre of Balmullo take the A914 in a northerly direction towards Dundee and the Tay Road Bridge. After leaving the village continue for a quarter on a mile and then turn left and the sharp corner. Continue for a short distance and then turn left at the shared entrance to the rear of Westfield Farmhouse.





POST CODE
KY16 OBW

WHAT3WORDS

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

lows.still.extent

FIXTURES AND FITTINGS

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.

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 August 2023.



Annexe



Annexe



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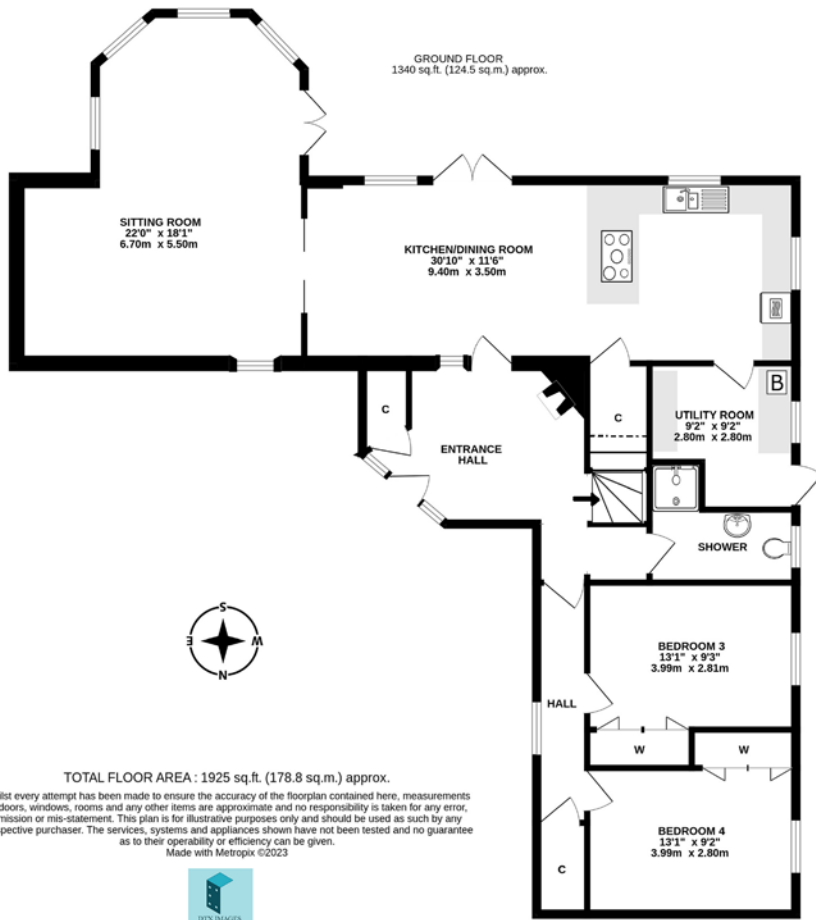


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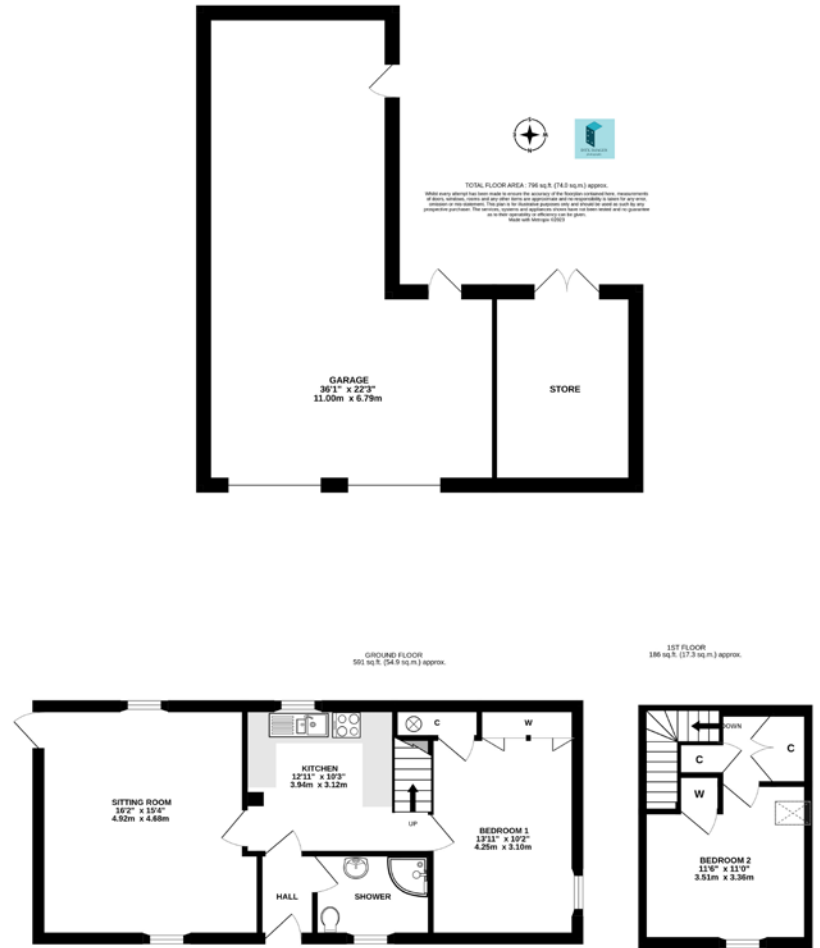
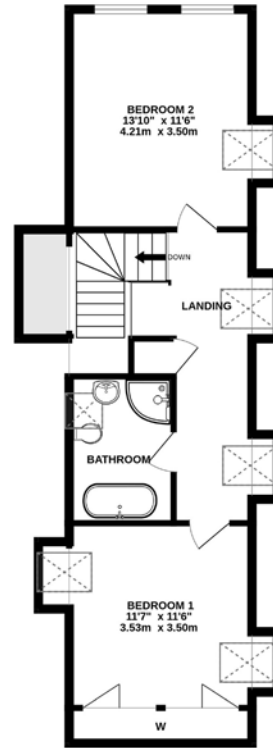


TOTAL FLOOR AREA: 1925 sq.ft. (178.8 sq.m.) approx.

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.

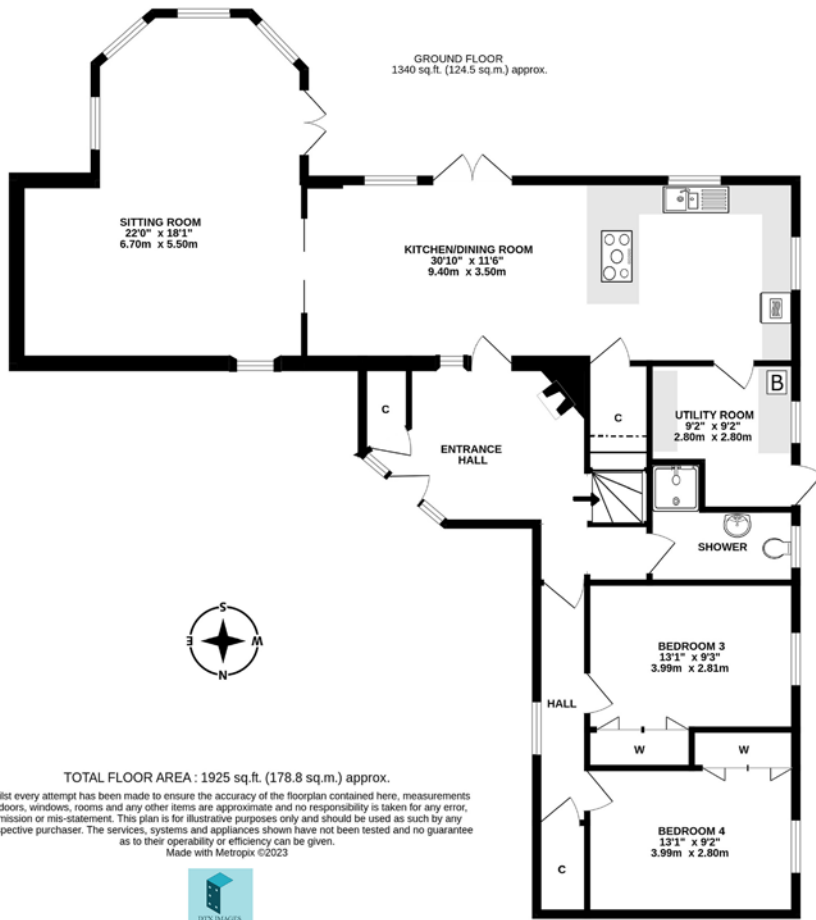


1ST FLOOR
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA: 777 sq.ft. (72.1 sq.m.) approx.

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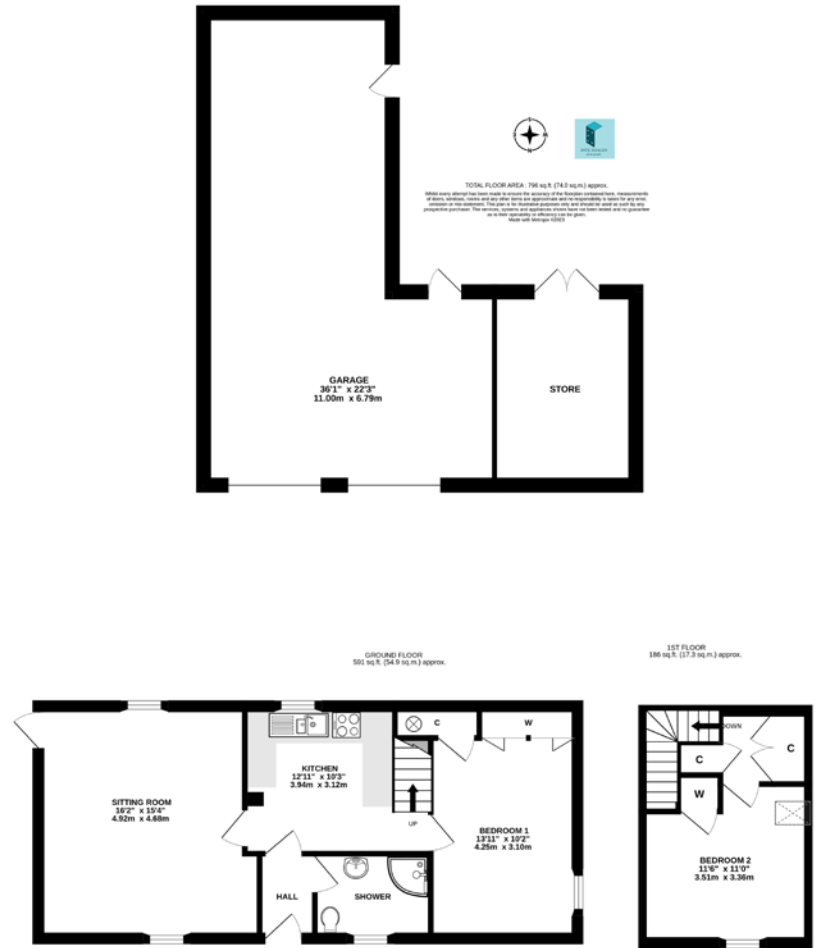
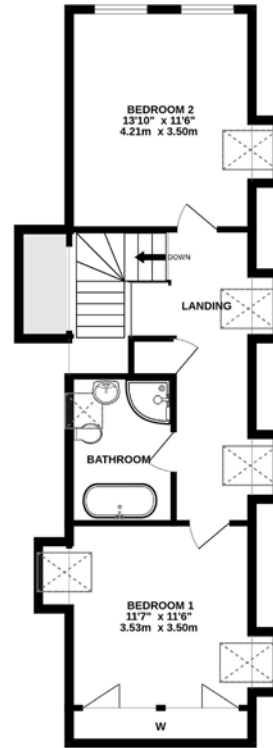


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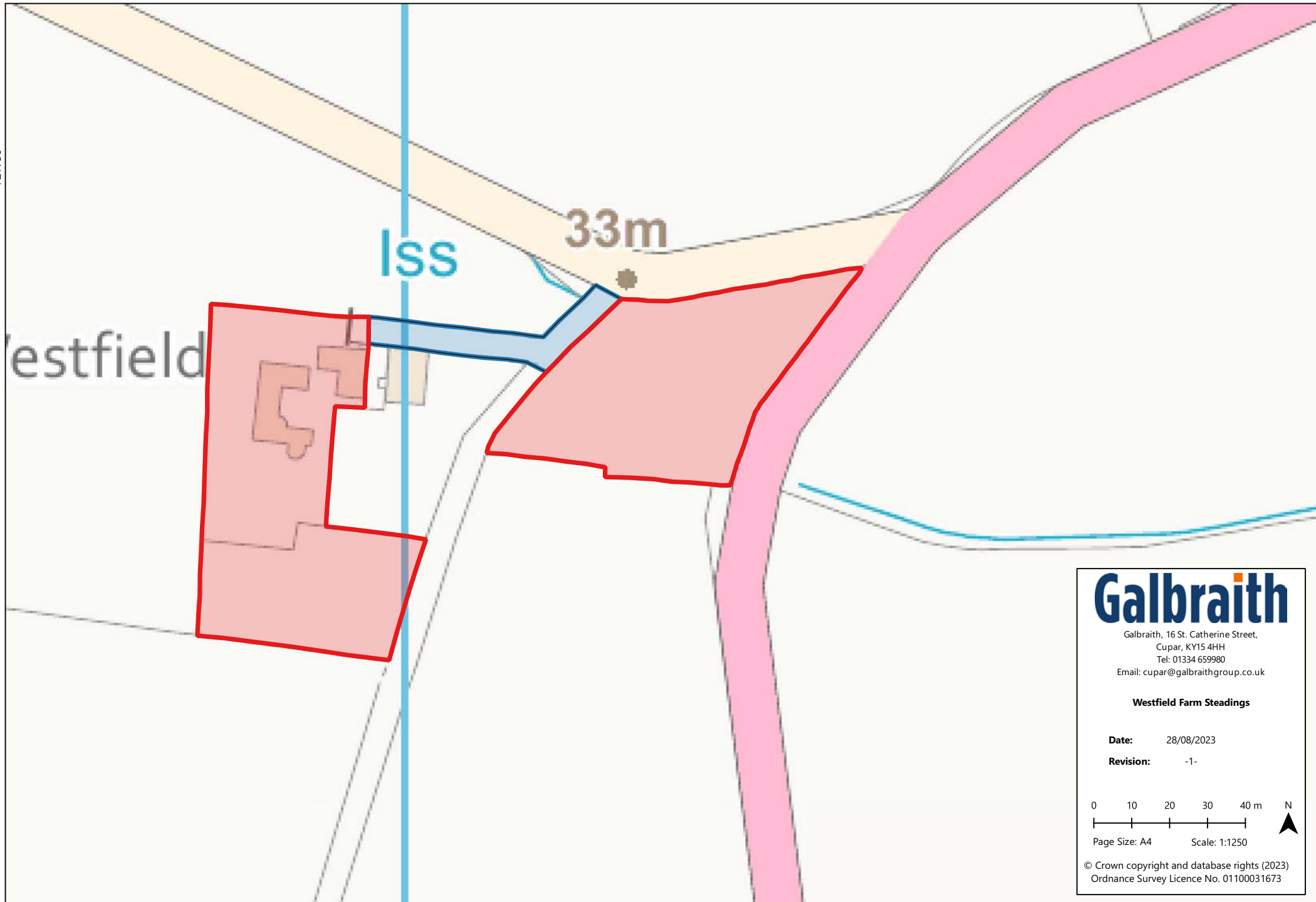
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Westfield Farm Steadings

Date: 28/08/2023
Revision: -1-

0 10 20 30 40 m N
Page Size: A4 Scale: 1:1250

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