



Bonnyton Farm Cottage

Leven, Fife, KY8 5PF

Galbraith

Bonnyton Farm Cottage, Leven, Fife



Cupar 7 miles St. Andrews 11 miles Dundee 18 miles Edinburgh 41 miles



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Renovated rural property with outstanding views out over countryside and the Firth of Forth.
Open plan kitchen/reception room. 4 bedrooms (1 with en suite WC), bathroom, shower room, conservatory,
utility room.

Lovely south facing garden with terraces and fruit trees.

Generous parking areas. Storage sheds. Summerhouse.

Tranquil rural setting with no immediate neighbours.

Offers Over £385,000

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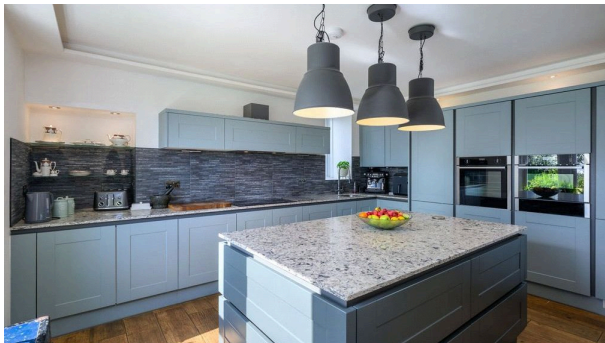
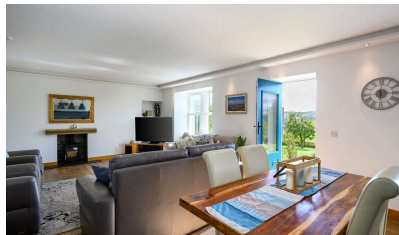
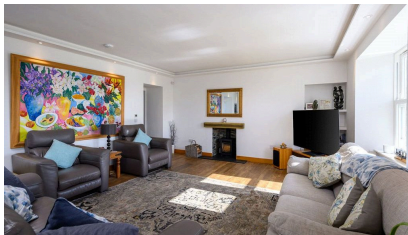
SITUATION

Bonnyton Farm Cottage is a most attractive rural property in a tranquil country setting with no immediate neighbours. The over the surrounding countryside and the outlook to the Firth of Forth is superb. The picturesque location enjoys excellent accessibility with a good range of local services and amenities available in the surrounding towns and villages which include Leven, Lower Largo, Ceres and Craigrothie. A wider offering is on hand in the bustling county town of Cupar which lies no more than a 7 miles drive to the north. About a twenty minute drive to the east lies St. Andrews, the ancient and historic university town renowned world wide as the home of golf with its excellent cosmopolitan mix of shops, services, facilities and amenities. The city of Dundee is also within commuting distance and Edinburgh is less than a one hour drive to the south.

The surrounding area comprises a lovely mix of farmland, coastline, hill and river the result being home to an array of wildlife and offering a fine choice for the outdoor enthusiast with walking, riding, cycling, sailing and of course golf all readily available. In terms of golf there are many highly regarded courses in the vicinity including Elie, Leven, Crail and Lundin Links as well as the many highly rated courses in and around St. Andrews where the Old Course regularly hosts the British Open.

The quaint fishing villages of Fife's pretty East Neuk which include Anstruther, Pittenweem and Crail are just a short drive from the property and there are a number of National Trust for Scotland properties in the area including Hill of Tarvit, Falkland Palace and Kellie Castle.

State schooling is available locally with independent schooling being offered at St. Leonards in St. Andrews. There are railway stations in Cupar, Markinch and Kirkcaldy with Edinburgh airport about a fifty minute drive to the south. The regional airport at Dundee offers a good selection of short haul flights.



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DESCRIPTION

Bonnyton Farm Cottage is a charming country property largely built of whinstone under slate roofs. The building previously comprised of two separate dwellings, which were expertly and sympathetically renovated by the current owners to create a comfortable modern home extending to circa 161 sqm over two levels. The eastmost part of the cottage has an attic conversion offering two bedrooms and a shower room. The building design also involves an includes a more recent single storey extension to the rear and a conservatory extension to the south.

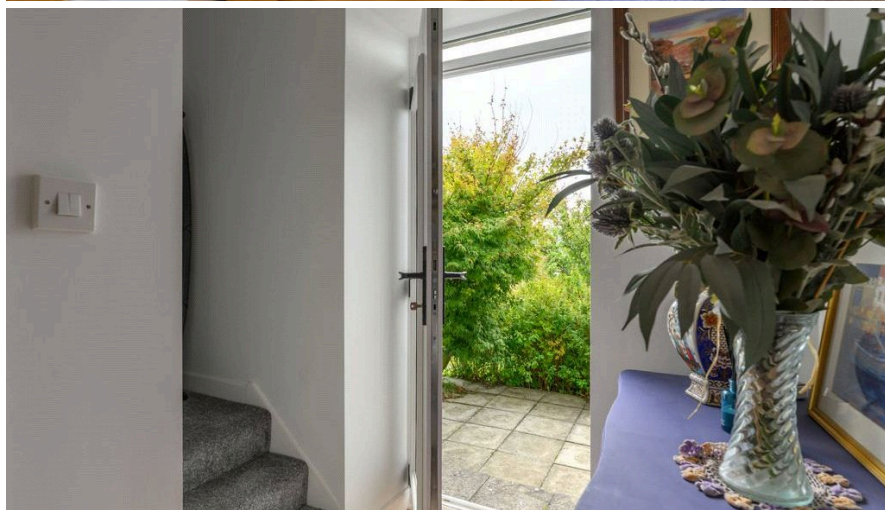
Of particular note is the bright and spacious open-plan sitting/dining/kitchen, which measures 10.4 m x 4.75 m and benefits from windows on three side, as well as a glass door opening out to the south facing garden and terrace. The kitchen area has a large island with feature pendant lighting and a good range of floor and wall cupboards with integrated appliances. The reception area benefits from a stove. Situated off a broad hallway as the rear of the house are a beautifully finished modern bathroom, with separate shower as well as a useful utility room and a bedroom, with glazed double doors opening out to a conservatory. To the east side of the house is a further bedroom (with an en suite WC) and a hallway with stairs leading up to the first floor where there are two bedrooms served by a lovely shower room.

GARDEN AND GROUNDS

Bonnyton Farm Cottage enjoys a lovely south facing garden enclosed by wooden fencing, which is largely laid to lawn and interspersed by fruit trees and shrubs. Doors open out from the conservatory, bedroom 2 and the reception area onto a lovely south facing terraces with far reaching views. To the side of garden is a summerhouse. To the rear, there is a concrete surfaced hardstanding/parking bay adjacent to the main entrance. There is also a further grass and hard-core surfaced parking area adjacent with timber garden stores off.











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 04/09/2025.

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. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.



Plans

Total Area: 161 sqm



Viewings

Strictly by appointment with Galbraith Cupar Tel: 01334 659980 Email: cupar@galbraithgroup.com



Tenure

Freehold

Local Authority

Fife Council

Council Tax

D

EPC

D



Services

Water

Mains

Electricity

Mains

Drainage

Private

Central Heating

Air Source

Internet

4G Mobile (EE)



Additional Information

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

Bonnyton Farm Cottage has a right of access over the private track to the south to the public road and maintenance is according to user.



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Galbraith