

**WESTER DRON FARMHOUSE**  
DAIRSIE, CUPAR, FIFE







# WESTER DRON FARMHOUSE, DAIRSIE, CUPAR, FIFE

Renovated farmhouse with steading and outbuildings  
set in over 5 acres with lovely views

St. Andrews 7 miles ■ Dundee 12 miles ■ Cupar 3.5 miles

About 5.98 acres (2.42 hectares)

Offers Over £775,000

- 2 reception rooms. 5 en suite bedrooms.
- Traditional steading offering useful storage and potential for other uses.
- 2 former cattle sheds, tractor shed, log store, former chicken shed with store.
- Paddock and meadow area.
- Stack yard.
- Highly accessible location ideally placed for St. Andrews and Cupar.

**Galbraith**

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 **OnTheMarket**





### SITUATION

Wester Dron Farmhouse is a delightful rural property, standing in a wonderful, elevated position on a hillside with lovely views over the surrounding fields and countryside with St. Andrews visible to the east on a clear day. Dairsie is within short walking distance and has a local shop, petrol station and a primary school as well as a bus service with regular connections to St. Andrews, Dundee, Cupar and beyond. Seven miles to the east lies the ancient and historic cosmopolitan university town of St. Andrews, renowned worldwide as a home of golf with its excellent range of specialist shops and facilities. To the west Fife's main market town of Cupar has a good range of local amenities whilst no more than fifteen minutes to the north the city of Dundee is home to Scots ship RSS Discovery and the location for the iconic V & A Centre.

Surrounding Wester Dron Farmhouse is some particularly fine countryside with a lovely mix of farmland, woodland and hill ground. The result is an excellent choice for the outdoor enthusiast with walking, cycling and riding all readily available. 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 East Neuk are within comfortable driving distance.

In terms of days out there are good sandy beaches at St. Andrews, Tentsmuir 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 with independent schooling being provided at the High School of Dundee and St. Leonards in St. Andrews. There are mainline railway stations in Leuchars, Cupar and Dundee with Edinburgh Airport about an hour and a quarter to the south. The regional airport at Dundee offers a good selection of short-haul flights.



### DESCRIPTION

Wester Dron Farmhouse comprises a renovated farmhouse set in circa 4 acres of ground and offers accommodation over two levels extending to about 248 sqm. The original part of the property dates from circa 1900 and it was totally renovated and extended by the current owners in 2016 and now offers a lovely country property finished to the highest standard. Of particular note is the sunroom (added in 2016) which offers a bright and spacious reception room with bi-folding doors opening out to a deck and an aspect out over the garden and surrounding countryside. Situated off the dining room is a west facing deck. Quality bamboo flooring throughout the entrance hall and into the dining room.

### ACCOMMODATION

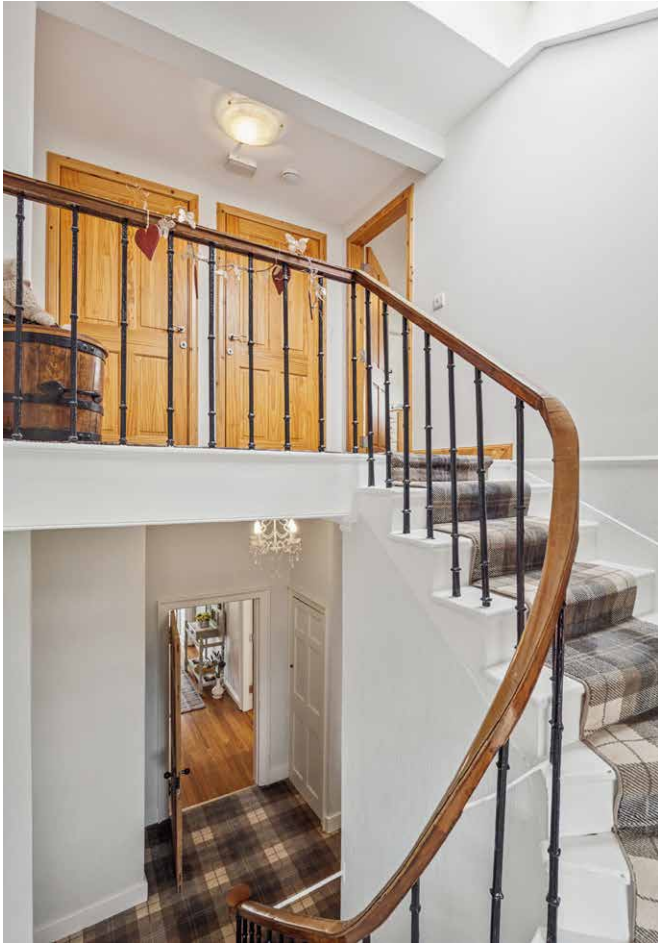
Ground Floor: Entrance Porch, Main Hall, Open-plan kitchen with living Area, Dining Room, Sunroom. Three Bedrooms with En-Suite Shower Rooms and Utility room/WC.

First Floor: Two Bedrooms with En-Suite Shower Rooms and Storage.

### GARDEN AND GROUNDS

The property is approached by a private driveway and leads to a parking area to the side of the house. The gardens surrounding the house are largely laid to lawn and situated off the sunroom to the west is a lovely deck and terrace with a hot tub. In addition French doors open from the main bedroom to a south facing decked patio area. The grounds are well maintained and comprise garden, grassland and a stack yard. To the south of the property is a mown grass area, which offers great amenity and has potential for other uses.









**OUTBUILDINGS**

To the east of the farmhouse is a former farm steading building, mainly of stone construction, partly brick, under partly pitched/tiled and partly pitched/metal sheeting roofs. Some floors are of concrete. Subject to obtaining the required consents this building offers significant potential for other uses.

- Pole Barn - 92m2
- Former Chicken Shed - 180m2
- Workshop/Store 234m2
- Workshop with Paint Area - 106m2
- Traditional Stone buildings under pitched/tiled roofs - 168m2

**SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)**

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Mains gas	Band E	C	FTTP	YES

**FLOOD RISK**

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

**DIRECTIONS**

From the A91, which runs between Cupar and St. Andrews, continue in Dairsie and turn south onto Station Road signposted for Pitcottie and Strathkinness. Continue out of the village and down the hill and the entrance to Wester Dron Farmhouse is situated on the left hand shortly after passing the national speed limit sign.

**POST CODE**

KY15 4RW

**WHAT3WORDS**

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

Talker.tight.dote

**FIXTURES AND FITTINGS**

No items are included unless specifically mentioned in these particulars. The static caravan and some farm machinery are available for purchase by separate negotiation. The hot tub and all furniture are included in 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.

**HEALTH & SAFETY**

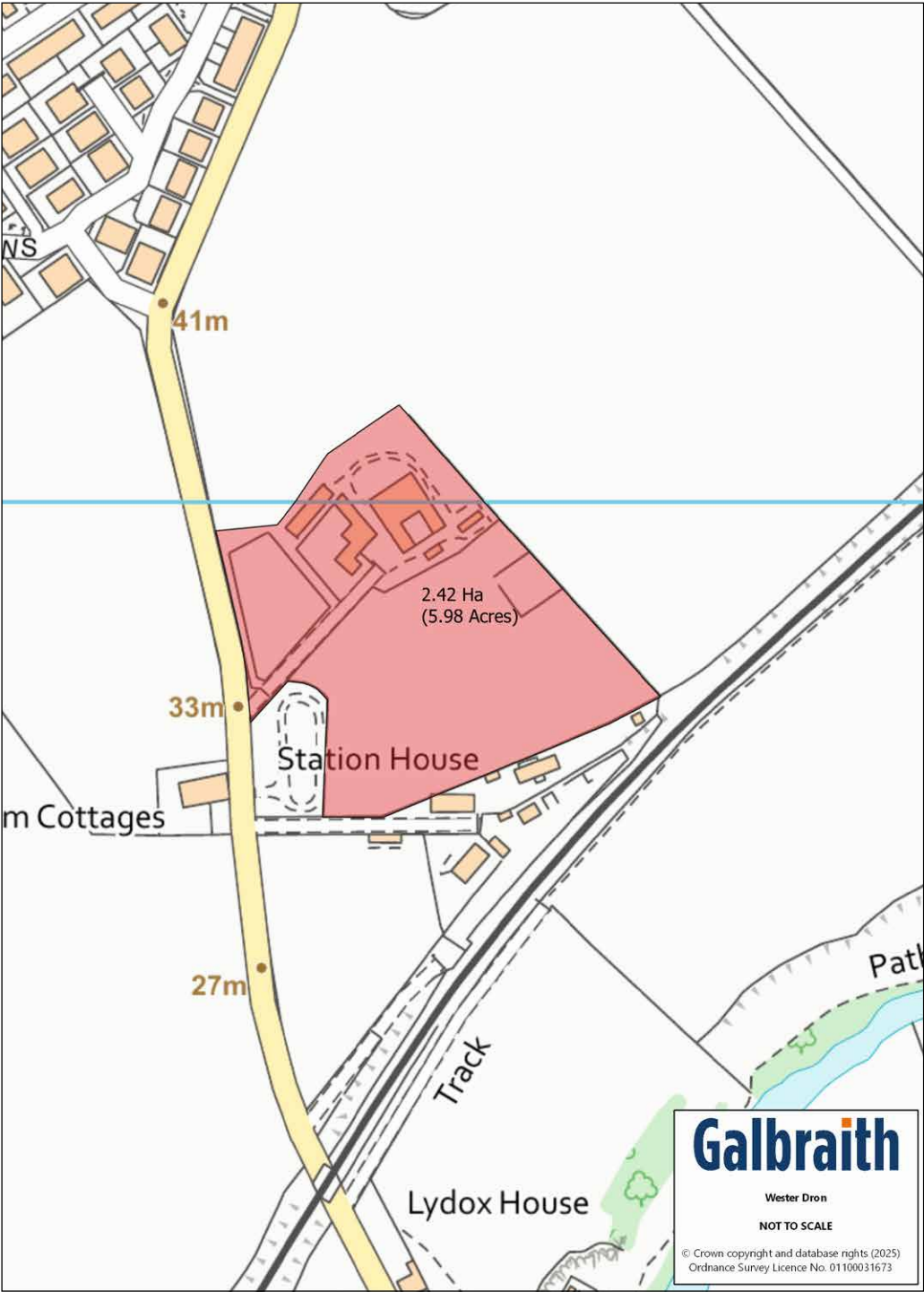
Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.



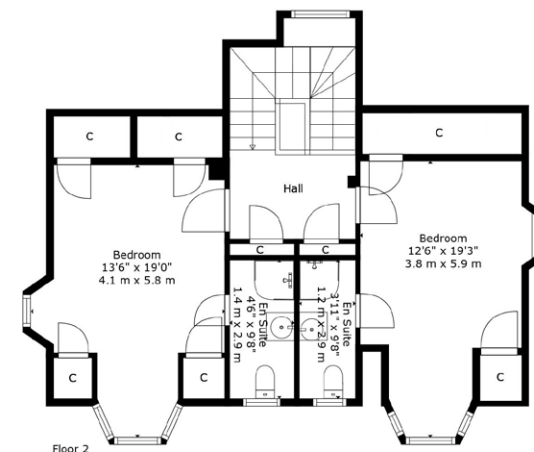
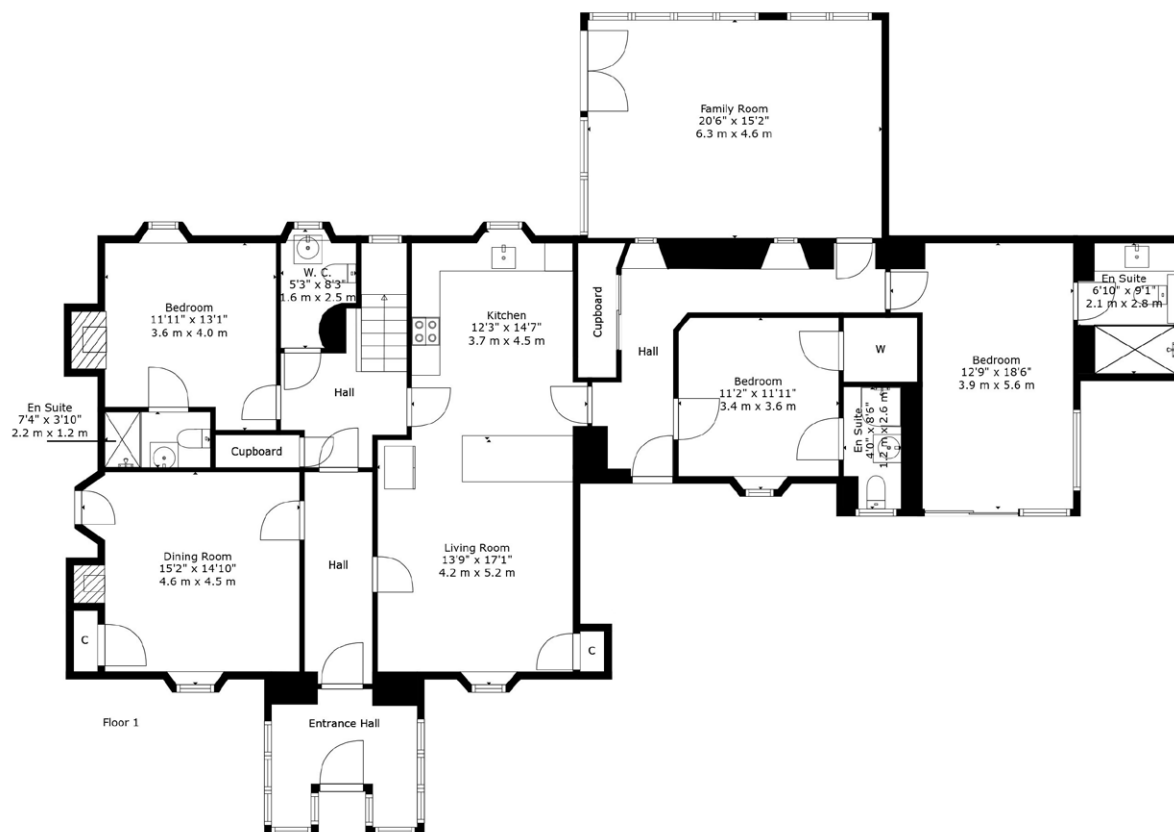












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**TOTAL: 2717 sq. ft, 253 m<sup>2</sup>**  
**FLOOR 1: 2094 sq. ft, 195 m<sup>2</sup>, FLOOR 2: 623 sq. ft, 58 m<sup>2</sup>**  
**EXCLUDED AREAS: FIREPLACE: 20 sq. ft, 2 m<sup>2</sup>, LOW CEILING: 8 sq. ft, 0 m<sup>2</sup>**

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 May 2025.









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