



## ST ANDREWS HOUSE

Leven, Fife



## A SPECTACULAR FORMER CHURCH SENSITIVELY CONVERTED INTO A WARM, ATMOSPHERIC AND BEAUTIFULLY PROPORTIONED FAMILY HOME

Moments from the Fife coastline, renowned golf courses, excellent schools and strong transport links.

### Summary

- Exceptional converted church offering generous and versatile family living.
- Expansive open plan living and dining space with outstanding architectural detail.
- A series of inviting seating areas creating warmth and intimacy within an impressive volume.
  - Well appointed kitchen with extensive storage, pantry and breakfast bar.
- Multiple additional reception areas and flexible rooms ideal for family life, hobbies or home working.
  - Beautiful character features including stained glass, arches and stone columns.
    - Charming enclosed garden with lawn, planting and seating areas.
    - A short walk to Leven beach, town centre amenities and schools.
    - Close to Leven Links, Lundin Links and St Andrews golf courses.
      - Straightforward access to Edinburgh.

**Distances:** St Andrews 15 miles, Edinburgh Airport 35 miles, Edinburgh 37 miles  
(All distances are approximate)



## SITUATION

St Andrews House occupies a central position in Leven, a well served coastal town in the Kingdom of Fife. The setting provides immediate access to sandy beaches, the Fife coastal path and a wide choice of local shops, cafes, leisure facilities and parks. The town offers good schooling and a lively community atmosphere that suits family life extremely well.

The area is known for its exceptional golf, including Leven Links, Lundin Links and the recently established Dunbarnie Links, a modern course that has attracted considerable acclaim from golfing enthusiasts. The celebrated university town of St Andrews lies a short distance to the north east, offering further schooling, golf, culture and coastal attractions.

Leven Station offers direct rail services, placing Edinburgh around an hour away by train and making the property well placed for those who require both coastal living and convenient city access.



# THE PROPERTY

The interior of St Andrews House has been arranged with an impressive balance of scale, character and family practicality. The approach into the property sets the tone immediately. The entrance hall is a particularly memorable introduction to the home, framed by stone stairs rising at either end. This architectural feature gives a sense of occasion on arrival and provides a fitting prelude to the remarkable interiors beyond.

The main open plan living area forms the heart of the home and is defined by soaring timber arches, tall columns and beautiful natural light. Within this dramatic volume, several seating and dining areas are arranged with ease, creating an atmosphere that is warm, inviting and perfectly suited to family life as well as larger gatherings. The kitchen adjoins the main living space and is both sociable and highly functional, with deep pantry storage, generous work surfaces and a relaxed breakfast area. A door leads directly from the kitchen into a dedicated laundry room, adding to the practicality of the layout.

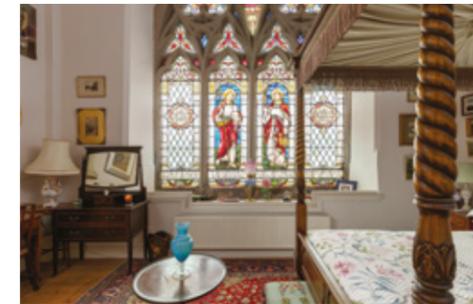


From the principal living area, a separate sitting room provides an additional and distinct reception space. This room contains a beautifully fitted kitchen area and works extremely well as a private living space for a relative or guests, or as a dedicated home office or studio. Its independence from the main living area makes it a valuable and versatile part of the house.

The ground floor also includes a spacious double bedroom positioned close to a large family bathroom. This arrangement is ideal for guests, multigenerational living or those who prefer ground floor accommodation.

The two graceful staircases lead to the first floor gallery, an elegant space that overlooks the main living area and showcases the timber structure and architectural detailing of the former church. This upper level has a refined and peaceful feel, well suited to quiet reading, work or relaxation.

The first floor contains three beautiful bedrooms. The principal bedroom is an exceptional room, framed by a magnificent stained glass window that creates one of the most atmospheric settings within the house.





The suite includes a generous dressing room and an en suite shower room, forming a serene and private retreat. Two further bedrooms on this level also benefit from ensuite shower rooms, providing comfort and convenience for family members or guests.

Across both floors, the proportions and decorative detail of the bedrooms are particularly appealing. The layout supports both shared family living and independent space, with each area of the property feeling distinctive yet harmoniously connected.

Overall, St Andrews House offers a rare combination of architectural drama and domestic warmth. The flow between the spaces is natural and intuitive, allowing families to enjoy the grandeur of the building while living comfortably and practically throughout.

## GARDENS AND GROUNDS

Outside, St Andrews House benefits from an enclosed and easily managed garden that complements the character of the building. The garden on the right-hand side of the house is south-facing and finished with stone paving. A lawn bordered by mature planting provides a calm and private outlook, while paved areas offer space for outdoor dining and relaxation. The garden feels peaceful despite the central setting and is practical and secure for everyday family use.

On the opposite side of the property, a practical utility garden accommodates bins, a wood store and a garden shed, keeping everyday requirements neatly contained. There is parking for up to four cars at the front of the house.

## FURTHER NOTES

Although the house has occasionally been used for small private gatherings due to its impressive interior, it is first and foremost a welcoming and successful family home. Any occasional alternative use as a venue, remains entirely optional.



## PROPERTY INFORMATION

**Services and Access:** Mains water, mains electricity and mains drainage are connected to the property. Gas central heating is installed. The house is mostly double glazed. Services are untested.

**Local Authority:** Fife Council

**Council Tax:** Band G

**EPC:** E

**Tenure:** Freehold

**Directions**

**Postcode:** KY8 4HA

**What3words:** ///aviators.magnets.funky

**Viewings:** Strictly by appointment with Knight Frank

**Fixtures and Fittings:** Fitted floor coverings, integrated appliances and light fittings are included in the sale. Certain items of furniture and curtains may be available by separate negotiation.

**Servitude Rights, Burdens and Wayleaves:** The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves. These include rights of access and rights of way, whether public or private, and rights relating to light, support, drainage, water and the passage of services including cables, pipes and other utilities. These may exist in the Title Deeds or may be informally constituted. Purchasers will be deemed to have satisfied themselves regarding the nature of all such rights.

**Offers:** Offers in Scottish legal form should be submitted by a solicitor to the selling agents. A closing date may be set, although the seller reserves the right to negotiate with any party. Interested parties are advised to ensure their solicitor notes interest with the selling agents following inspection.

**Deposit:** A deposit of ten percent of the purchase price may be required within seven days of the conclusion of missives. The deposit will be non returnable should the purchaser fail to complete the sale for reasons not attributable to the seller or the selling agents.



Approximate Gross Internal Area  
4629 Sq Ft - 430.03 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



I would be delighted  
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