

Newton Barns

Auchtermuchty, Cupar, Fife



PLAY VIDEO







Newton Barns

Auchtermuchty, Cupar, Fife, KY14 7HR

A comfortable modern family home in rural fife with over 3 acres of beautifully designed landscaped gardens and meadow.

Auchtermuchty 1 mile, Cupar 10 miles, St Andrews 20 miles, Perth 17 miles, Edinburgh 39 miles
(All distances are approximate)

Entrance hall | hallway | sitting room | music room/dining room | dining kitchen | utility room | larder
store | W.C | bedroom with ensuite bathroom

Landing | principal bedroom with balconette and ensuite shower room | four further bedrooms | family bathroom

Large detached double garage (9.5m x 6.27m) with workshop space and generous parking

Covered verandah | patio area | greenhouse | raised beds

Open meadow extending to about 1.98 acres

Tranquil setting with stunning views

Direct gate access into Pitmedden Forest with miles of walking trails

About 3.39 Acres in Total



Edinburgh

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Situation

Newton Barns is situated in a private and elevated position with lovely views to the south and west overlooking beautiful gardens. The historic town of Auchtermuchty is just a mile away and provides for local services including shops and several sports clubs as well as nursery and primary schooling. A more extensive range of services is found in the nearby market town of Cupar (10 miles) including supermarkets, library, leisure centre, hospital and secondary schooling. The historic university town of St Andrews renowned globally for being the home of golf is only 20 miles away. Perth (17 miles) offers a wide range of shopping, recreational and cultural facilities. The M90 (10 miles) provides swift access to Edinburgh (39 miles). There is a train station in Cupar with regular direct trains to Edinburgh and London.

State schooling is available locally and there is a plentiful supply of independent schools including Craigclowan, Dollar Academy, St Leonards, Kilgraston, Strathallan and the High School of Dundee.

Edinburgh Airport is 36 miles away and provides flights to a variety of domestic and international destinations and Dundee airport (23 miles) also provides regular flights to London.

The surrounding Fife countryside offers an unrivalled range of recreational sporting activities including hill walking, cycling, riding and sailing. For the golfer there are many highly regarded courses in the area including the Old Course together with a number of local courses at Ladybank, Falkland, Crail, Lundin Links, Leven and Elie. Day trips include the stunning sandy beaches of St Andrews, Kingsbarns and Elie, whilst the attractive fishing villages of St Monans, Anstruther, Crail and Pittenweem are all within a forty five minute drive. Other points of interest in the area include Falkland Palace and Kellie Castle, both run by the National Trust.



Description

Newton Barns was built for the current owners in 2001. The house faces west overlooking the gardens and meadow. The house includes 2 reception rooms, 6 bedrooms (2 ensuite) and a family bathroom. Doors lead out from both the sitting room and music room to a verandah with a west facing patio. There is a large detached garage with workshop space. The mature gardens which were professionally designed, are a key feature at Newton Barns with views over open fields to the Lomond Hills. Laid out in over 1 acre, they include lawns, island beds, an extensive rhododendron border, choice shrubs, specimen trees and a conifer planted rockery with trickling stream.

There are also a greenhouse, raised beds and cold frames. Beyond the formal gardens there is a meadow extending to about 1.98 acres which could be used as a pony paddock, with a small orchard and deer fenced vegetable plot. The policies extend to about 3.39 acres in total with right of access for private entrance from the main road.

Newton Barns

Newton Barns is an attractive modern family home overlooking 3 acres of landscaped gardens and meadow. The house is approached off the main road (Mournipea road) via a shared private driveway terminating in a large enclosed parking area in front of the garage to the side of the house. The frontages of the house and garage are faced in stone, the remaining walls being harled beneath pitched tiled roofs. The house's internal features include a curved porch entrance, a large dining kitchen with aga, a sitting room with exposed beams, bespoke fireplace and doors leading out to a verandah. There is also an adjoining music room/dining room again with doors leading outside. Upstairs there is a lovely galleried landing with custom made bookcase and two large velux windows creating lots of natural light throughout. The principal suite includes a balconette overlooking the gardens, together with a dressing room area complete with ensuite shower room.





Benefitting from double glazing and oil-fired central heating, the accommodation is over two floors as follows:

Ground floor: entrance hall, hallway, sitting room with open fireplace (and doors out to verandah), music room/dining room (with doors out to verandah), large dining kitchen with aga, utility room, larder and store, W.C, bedroom with ensuite shower room.

First floor: landing, principal bedroom with balconette, dressing room area and ensuite shower room, three further bedrooms, study/bedroom, family bathroom and galleried landing area.





- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

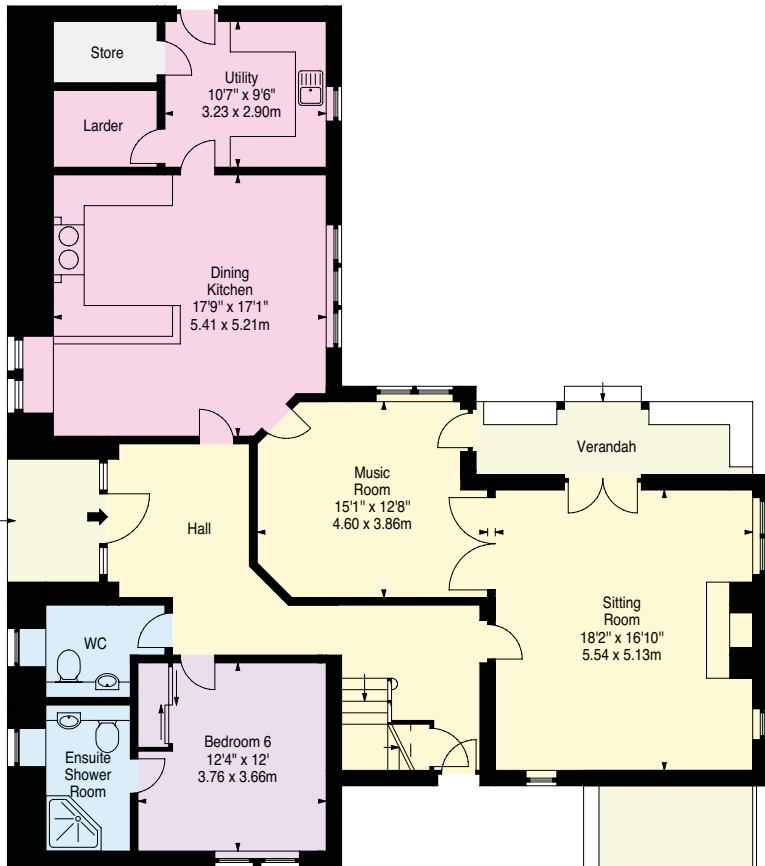
Approximate Gross Internal Floor Area

2996 Sq Ft - 278.33 Sq M

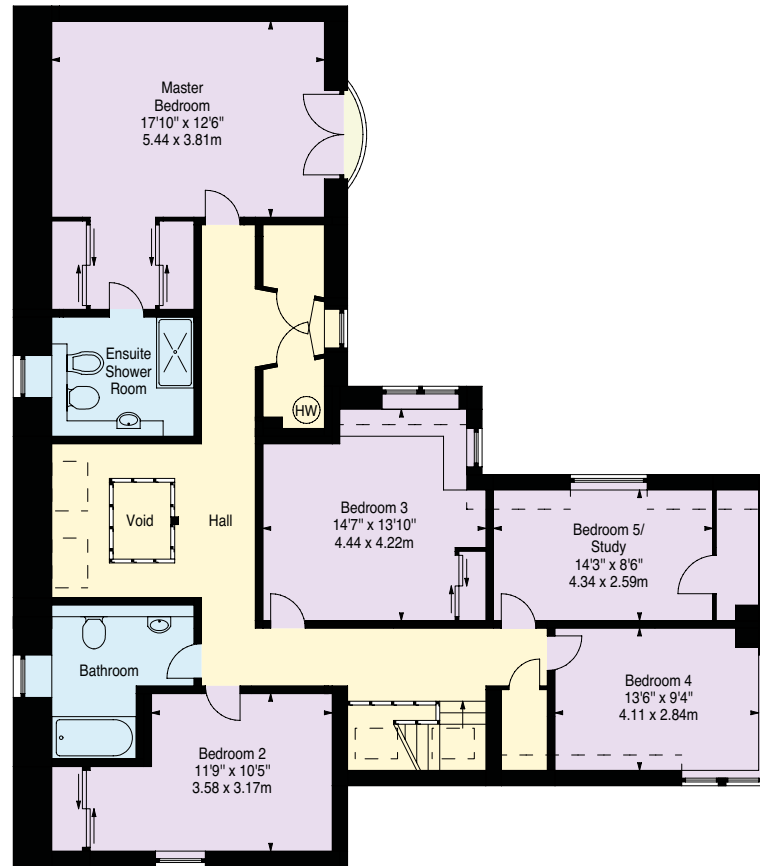
Double Garage, Kennel & Log Store: 749 Sq Ft - 69.58 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact.

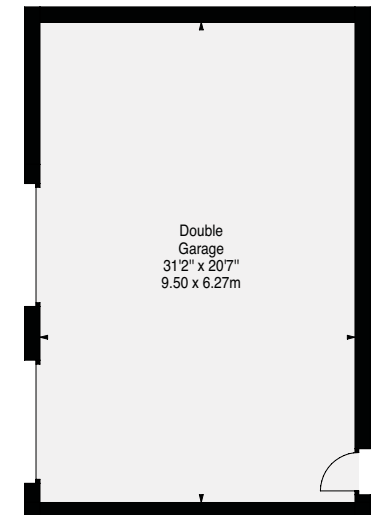
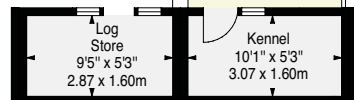
Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Ground Floor



First Floor







Gardens and Outbuildings

Immediately to the side of the house, there is a large detached double garage with twin automated roller doors (9.50m x 6.27m). This also includes a workshop area and storage for garden machinery and equipment.

Doors open out from both the sitting room and music room to an attractive verandah and a west facing sheltered patio area beyond. The gardens slope down from the northern boundary and comprise an extensive rhododendron border to the east, a copse with Himalayan birch and Japanese acer, lawns interspersed with garden beds, and specimen trees. To the side of the house, a path leads through a conifer planted rockery with pumped stream to a greenhouse, cold frames and raised beds. The lawns are well maintained using a robotic mower. Beyond the formal gardens there is a newly created vegetable plot (27m x 10m) enclosed by a deer fence. In addition there is an attractive open meadow, with some fruit trees, which runs down to the road boundary. Extending to about 1.98 acres, it could be fenced off to create a pony paddock. The Pitmedden Forest forms the northern boundary providing shelter and privacy into which a private entrance gate leads to a network of interesting walking trails.





Residential Schedule

Property	Occupancy	Services	Council Tax	EPC Rating
Newton Barns	Owner occupied	Oil-fired central heating, mains water and private drainage	G	D

Directions

From the M90, take the A91 into the village of Auchtermuchty and turn left at the sign for Newburgh. At the fork, veer left onto the Mournipea road and continue up the hill for about 0.75 miles and the shared entrance drive is on your right signposted for Newton House and marked by a For Sale Board. Follow the driveway all the way to the top and Newton Barns is the last house on your left with private parking area above next to the garage.

What3words

///severe.grapevine.wings

Household Contents

Fitted carpets and curtains are included in the sale. Additional items of furniture may be available by separate negotiation.

Solicitors

Thorntons Law LLP, 49 Bonnygate, Cupar, Fife, KY15 4BY
Tel: 01334 659969 Email: sduff@thorntons-law.co.uk

Local Authority

Fife Council, Fife House, North Street, Glenrothes, Fife KY7 5LT. Tel: 0345 155 0000

Entry

Entry is available by arrangement with the seller.

Timber and Minerals

All standing and fallen timber and the mineral rights are included in the sale insofar as they are owned.

Fixtures and fittings

Fitted carpets and curtains as well as light fittings are included in the sale. Additional items of furniture may be available to a purchaser at a separate and additional price.

Rights of Access and Title Conditions

There is a formal right of access up the driveway until reaching the property.

Viewing

Strictly by appointment with the Selling Agents Knight Frank (tel: 0131 222 9600).

Offers

Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following inspection.

Anti-Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank / funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase.

In addition, the purchaser must supply certified copies of his/ her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



Overseas Purchaser(s)

Any offer(s) by a purchaser who is resident outwith the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

Closing date

A closing date for offers may be fixed and prospective purchasers are urged to note their interest formally to the selling agents. The seller reserves the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to

accept the highest or any offer for any part of the subjects of sale.

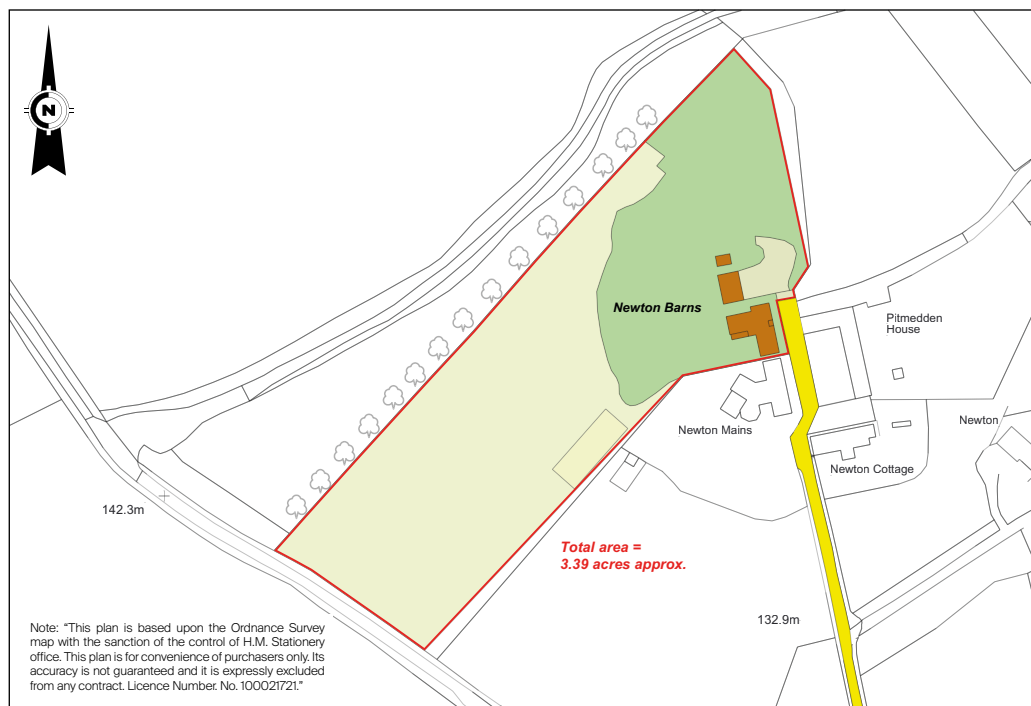
Conditions of Sale

1. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

2. Deposit

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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