



pagan osborne

Legal, financial and property specialists

ST ANDREWS

3

CAULDSIDE FARM
STEADING

3

Pagan Osborne is delighted to offer this unique property rarely seen on the market, the extended property forms part of a small steading, 2 miles from the centre of St. Andrews, with stunning views from the garden towards the town.

**CAULDSIDE FARM STEADING, ST ANDREWS, FIFE
KY16 9TY**





The bright and spacious accommodation is formed over one level which comprises reception porch with built in wardrobe, main reception hallway with attractive curved wall aspects, lounge with vaulted ceiling and focal Aga dual fuel burning stove with bespoke oak fireplace surround. Modern open plan kitchen/diner, playroom which may be utilised as a fourth bedroom if required, large master bedroom with seating area enjoying views towards St Andrews, two further bedrooms, modern bathroom with under floor heating, and shower room. With exception of the bathrooms and third bedroom all rooms enjoy open countryside views. The open plan kitchen diner has a beautiful feature cupola roof, Rangemaster cooker and hood and retro Smeg fridge freezer. There are solid walnut wooden worktops with bespoke cabinets and French doors lead out to charming patio. Solid oak flooring to hallway/lounge/playroom, complemented with solid oak doors and facings. The Fired Earth bathroom has an extra-large cast iron bath, traditional ceramic sink, heated towel rail and WC complemented by beautiful French hand glazed wall tiles. Likewise the shower room has a Fired Earth WC and ceramic Belfast sink housed on a solid oak unit.

To the rear, the enclosed garden has traditional stone dyke walls. This garden has various sections which include a patio seating area outside the kitchen/diner, large lawn garden and stunning 'sunken' garden with additional seating area which has been professionally designed and landscaped. The front and side of the house consists of a paved and chipped area with a side gate leading into the back garden. There is also a large garden shed. The property is completed by oil central heating and double glazing.

St Andrews is renowned worldwide as the 'Home of Golf'. The Old Course is a regular host to the Open Championship. There are now six other golf courses run by the St Andrews Links Trust, including the new Castle Course. St Andrews is also well known for its university which is one of the oldest in Britain, founded in 1410. The town provides good state schooling at Madras College and private schooling at St Leonards. The town has a good range of shops, hotels, restaurants and recreational facilities. There is also a cinema and The Byre Theatre. The property is presented in immaculate order throughout and Pagan Osborne highly recommends an early inspection to appreciate the accommodation on offer. A Home Report is available upon request.















3

Extras

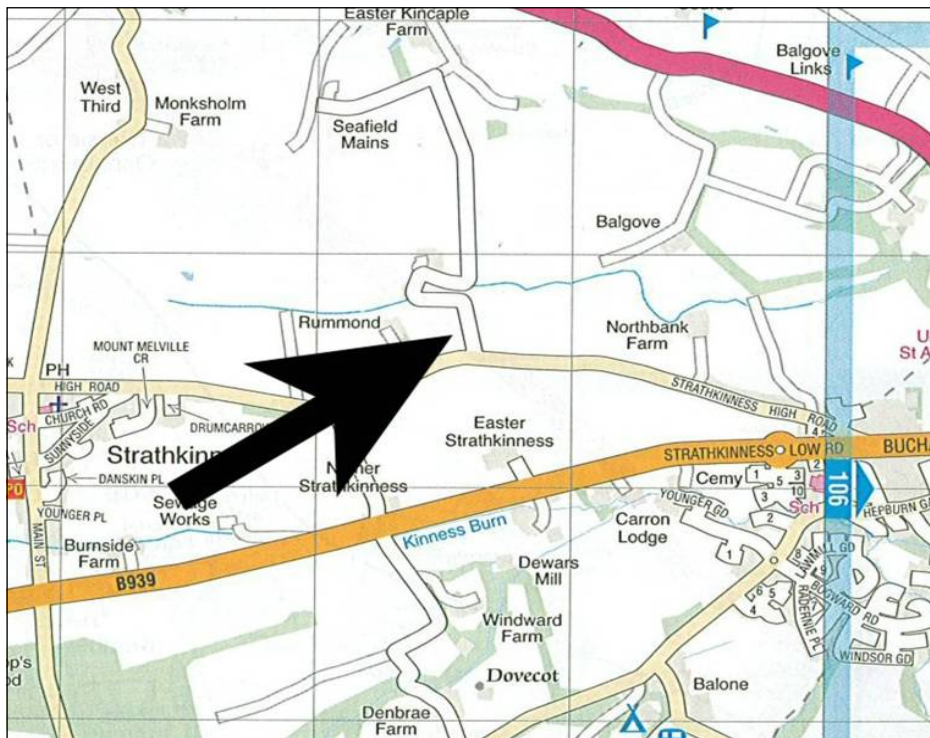
All carpets, light fittings, blinds, fixtures and fittings shall be left as part of the sale. Please note that the childrens play frame is not included in the sale price.

Viewing:

By appointment through Pagan Osborne

CAULDSIDE FARM STEADING, ST ANDREWS, KY16 9TY





Travel Directions

Upon leaving St Andrews via Hepburn Gardens turn right at the roundabout into Buchanan Gardens. On Buchanan Gardens turn right into Strathkinness High Road. Follow this road along for approximately half a mile where a sign for Cauldside Farm is positioned on the right hand side. Follow this farm road down and pass "The Lodge" on the left hand side. Continue left up the hill and sweep to the right whereby number 3 is the last house positioned on the right hand side.

Room measurements

Lounge 19'0" x 13'0"

(5.79m x 3.96m)

Kitchen/Diner 19'1" x 18'5"

(at widest points) (5.82m x 5.61m)

Family Room/Bedroom 12'1" x 8'7"

(3.68m x 2.62m)

Master Bedroom 22'2" x 10'4"

(6.76m x 3.15m)

Bedroom Two 12'0" x 11'6"

(3.66m x 3.51m)

Bedroom Three 11'6" x 7'10"

(3.51m x 2.39m)

Bathroom 7'6" x 7'4"

(2.29m x 2.24m)

Shower room 7'2" x 6'5"

(2.18m x 1.96m)





We offer a free no obligation property valuation service and a free 360 Lifestage Review - call or ask our property team for more information

Winner Firm of the Year and Property Team of the Year 2009 Scottish Legal Awards

Best Estate Agency Daily Mail UK Property Awards 2008

Best Medium Estate Agents 2008



AGENTS NOTE

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact in particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) All references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Maps reproduced by permission of Ordnance Survey ® on behalf of the controller of Her Majesty's stationery office © Crown copyright 2002. Licence No 100038875

Pagan Osborne is a trading name of Pagan Osborne Ltd

Edinburgh
2 Comiston Road
0131 539 3333

Cupar
12 St. Catherine St
01334 653777

St Andrews
106 South Street
01334 475001

Anstruther
5a Shore St
01333 310703