



The Mill House

Caipie Court
Anstruther
Fife
KY10 3JR

Exceptional 4 Bed luxury property
located within a steading development
In a stunning seaside location



Scan Here!



4 BED



3 BATH



NEAR BEACH

ENERGY



EPC RATING

Viewing - By appointment telephone selling solicitors

McEwan Fraser Legal
Solicitors & Estate Agents

01333 400400
Mon to Fri: 8am - **Midnight**
Sat to Sun: 9am - 8pm

**Part
Exchange
Available**

Situated at the water's edge

ON THE OUTSKIRTS OF ANSTRUTHER DOWN A PRIVATE ROAD



A POPULAR SEASIDE TOWN

Caipie Court is situated at the water's edge on the outskirts of Anstruther down a private road off the main A917 Road to Crail. Anstruther is situated between Crail and Pittenweem and is the largest of the coastal villages of the East Neuk. It is a bustling town which has retained many of its traditional features with its cobbled streets, narrow wynds, white washed cottages, crow stepped gables and red pantiled roofs. Local amenities include Supermarket, doctors, opticians and dental surgery, as well as the variety of shops & services that you would expect from a large coastal town. It also has a picturesque marina which is home to a variety of vessels in the harbour area, 3 beaches and stunning coastal views. Primary Schooling takes place in the new ultra-modern Anstruther Primary School and Secondary schooling can be found at nearby Waid Academy in Anstruther. Due to the quality of the education, places at this school are sought after with many families choosing to travel for miles to have their children taught at this school.



THE EXTERIOR

The town is also home to the world famous "Anstruther Fish Bar" and this as well as many other attractions makes Anstruther a well-visited town for International and Domestic visitors which means that properties in the area tend to hold or increase their value over time.

The ancient university town and golfing haven of St. Andrews can be reached in around ten minutes and here you will find an abundance of shops to meet a variety of needs along with a selection of golf courses, including the Old Course which has to be played to be believed. The larger Fife towns of Kirkcaldy and Glenrothes can be reached in 25-30 minutes. With the motorway network having been improved, traveling distance to the capital Edinburgh has been reduced to around 45-60 minutes, with the nearby Leuchars rail station providing daily services to the North & South of the country.



Part Exchange Available! Early Viewing is recommended of this outstanding 4 bedroom luxury home which McEwan Fraser Legal are delighted to bring to market. Set within a small courtyard development, The Mill House is literally a stone's throw from the water's edge. Exquisitely manicured front gardens look out over spectacular and uninterrupted views of the May Island, River Forth and Berwickshire coast. The outlook from many parts of this property is quite simply stunning and the property is perfectly positioned to enjoy panoramic views of the many changing pictures of the sea that nature brings. The Mill House offers peace, privacy & tranquility and is the ideal location for those wishing to enjoy adaptable accommodation set in a sensational coastal location.

Internally the property has been finished to a high standard and the octagonal lounge with its orange pantiled roof, is magnificent with the floor to ceiling windows allowing abundant natural light in to this spacious room with the fireplace offering a focal point for those who wish to enjoy cosy winter nights in listening to the sounds of the sea. The accommodation comprises on the ground floor level of wrap round conservatory which has generous seating areas both inside & out for relaxation or enjoying a family meal. The modern fully fitted kitchen has ample worktop and storage facilities along with room for all of the modern appliances required. An office, utility room, larder and "secret" bar can also be found on the ground level. In addition there is a beautifully appointed double bedroom with Jack & Jill ensuite shower room. The rear of the property with secluded drying area can be accessed from the utility room. There is a range of storage space found in the wide entrance hallway.

“...Exquisitely manicured front gardens look out over spectacular and uninterrupted views of the May Island, River Forth and Berwickshire coast...”



Fully fitted kitchen
WITH AMPLE WORKTOP AND
STORAGE FACILITIES



The octagonal lounge & study

WITH FLOOR TO CEILING WINDOWS ALLOWING AN ABUNDANCE OF NATURAL LIGHT







FOUR SPACIOUS BEDROOMS
WITH TWO EN-SUITES



Ornate, coloured glass stained windows

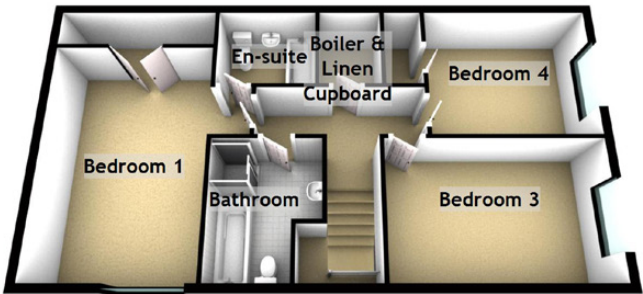
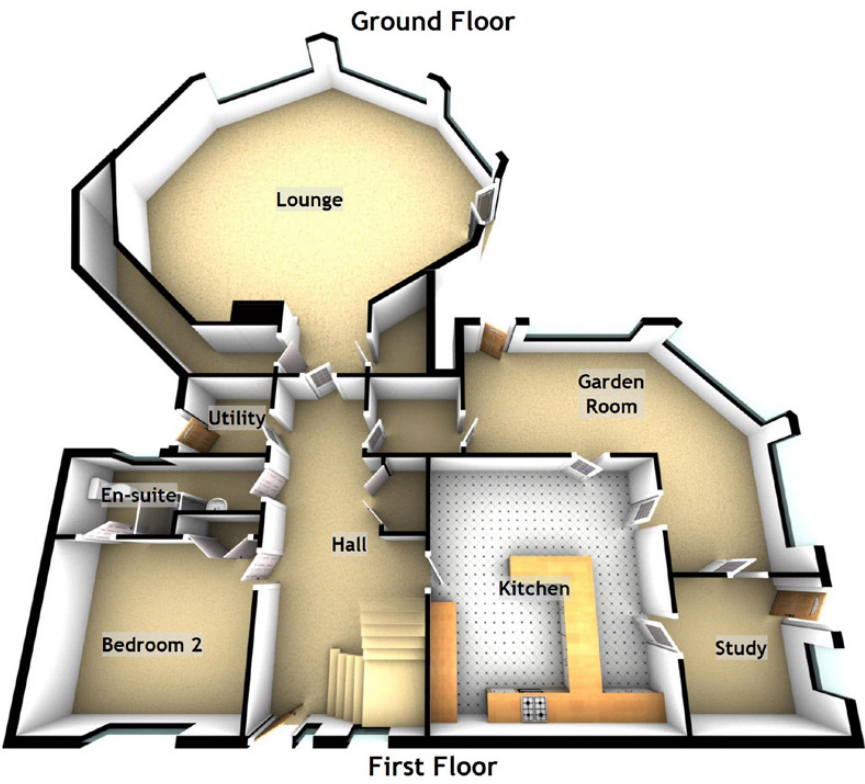
PROVIDES ACCESS TO THE UPPER FLOOR

The staircase with its ornate, coloured glass stained windows, provides access to the upper floor and this floor contains the luxury Family bathroom and enclosed shower along with 3 very large double bedrooms, 1 of which has an en-suite bathroom. Sea views from the front bedrooms are through traditional Sash & Case windows and sitting in one of these rooms writing a letter or reading a book would be a very enjoyable experience. The design allows a natural flow from room to room and it has been designed with spacious accommodation and flexible layout in mind ideally suited to modern family life.

Ample parking is available with a private double garage and off road parking pertaining to the property.

A full central heating system has been installed which has been serviced annually and this along with comprehensive good quality double glazed window units should help ensure a warm yet cost effective living environment.





APPROXIMATE DIMENSIONS

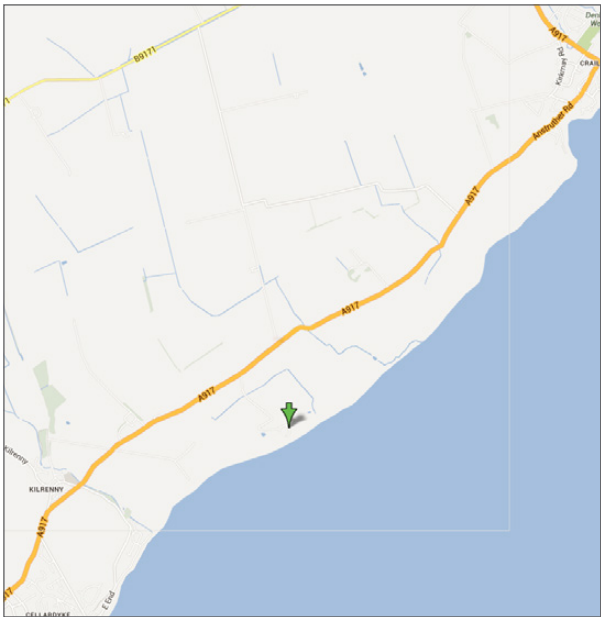
(Taken from the widest point)

Lounge	8.93M (29'4") x 8.60M (28'2")
Study	2.88M (9'5") x 2.73M (9')
Kitchen	6.33M (20'9") x 4.66M (15'3")
Utility	1.85M (6'1") x 1.68M (5'6")
Garden room	6.89M (22'7") x 5.31M (17'5")
Bedroom 1	6.20M (20'4") x 4.39M (14'5")
En-suite	2.23M (7'4") x 1.82M (6')
Bedroom 2	4.05M (13'3") x 3.46M (11'4")
En-suite	3.95M (12'11") x 1.56M (5'2")
Bedroom 3	4.75M (15'7") x 3.06M (10'1")
Bedroom 4	3.71M (12'2") x 3.04M (10')
Bathroom	3.06M (10'1") x 2.30M (7'6")

EXTRAS

(Included in the sale)

Carpets, floor coverings, dishwasher, electric oven/hob/hood, small fridge and a small freezer.





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Part Exchange

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