



Southfield House

3 Station Road

AUCHTERMUCHTY, FIFE, KY14 7DP

**McEwan Fraser Legal**
Solicitors & Estate Agents

Auchtermuchty

Fife, KY14 7DP

Substantial period home with many features // Gated entrance with walled garden, set within a popular community village.

Situated on the edge of the Howe of Fife, Auchtermuchty is approximately 30 miles north of the Forth Road Bridge and within easy reach of Edinburgh, Glasgow, Dundee, Perth and St. Andrews. Glenrothes is 9.5 miles to the South and Cupar the same to the East.

Falkland is 3.5 miles away and Kinross 11 miles with a regular bus service where one can connect to the Park and Ride facility there. Of course, you might just want to stay in 'Muchty and enjoy its hostelryes or explore its ancient streets and wynds,

steeped in history. Auchtermuchty nestles in the hills of north-east Fife with a strong sense of community, sustaining several sports clubs and an active theatre group.

The Town has a nursery and primary school along with local shops and professional services.

The most recent claim to fame was when Auchtermuchty was used in some location shots in the STV film series, Dr Finlay. Fee-paying schools of renown are readily found in St Andrews, Perth and Dollar.



Southfield House

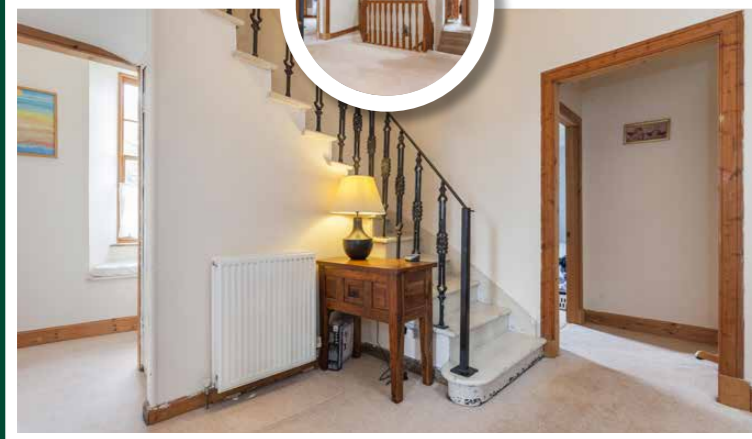
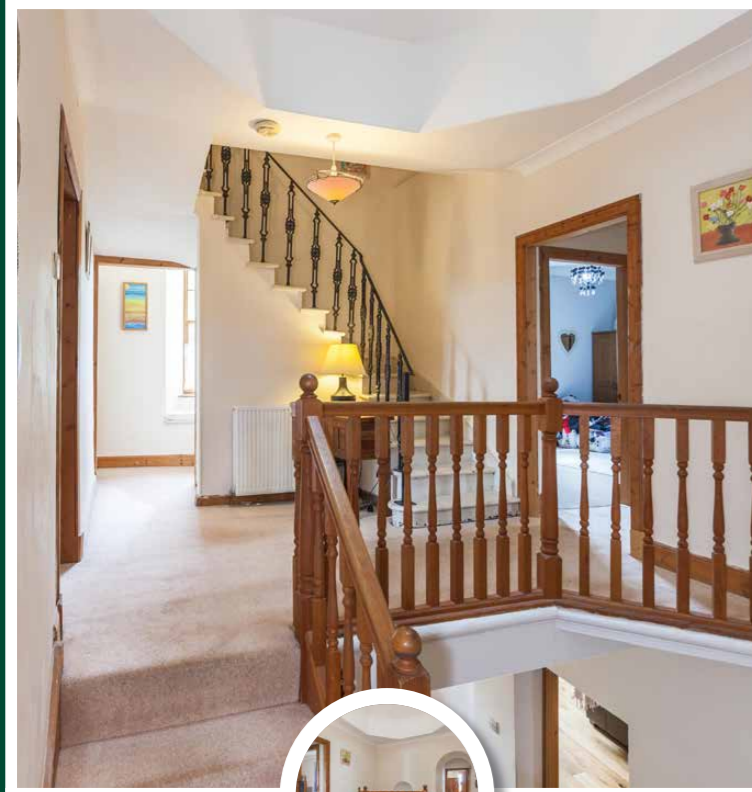
GEORGIAN STYLE GRADE B,
LISTED HOUSE

Southfield House offers a superb opportunity for an extended, or large family, to live together whilst retaining privacy and space. The house is full of character and places to explore with five bedrooms plus three attic rooms and a basement, two bathrooms, three public rooms and a study, behind the handsome stone exterior. In addition, two storey garage/outhouse are ripe for conversion, subject to any necessary consents.

A gated drive welcomes you on arrival and leads you into the walled garden grounds, facing around 0.44 of an acre, bordered with mature shrubs and trees and enjoying an open aspect over fields towards the Lomond Hills. The elegant accommodation has been extended to include a generous family room with multi-fuel stove and French doors to the gardens. The dining kitchen is open to this living

space creating an amazing place for friends and family to gather. The sitting room is of a generous size with a fireplace adding a focal point alongside exposed beams. The formal dining room is comfortable with a feature fireplace as its focal point. The features of this charming home go on and on and simply must be viewed to be appreciated for all they can offer. There is a recently installed bathroom on the ground floor to add to the benefit and a semi-open study area has been created, adding style with exposed stone and ironwork. The first floor holds five bedrooms and the family bathroom. A further staircase rises to the attic rooms, currently utilised as bedrooms and playrooms. The basement has access from a stairwell from the hall. One of the lovely features of this home is the stained glass light well in the upper landing. If you are looking for a substantial period home, this is one to put on your viewing list.

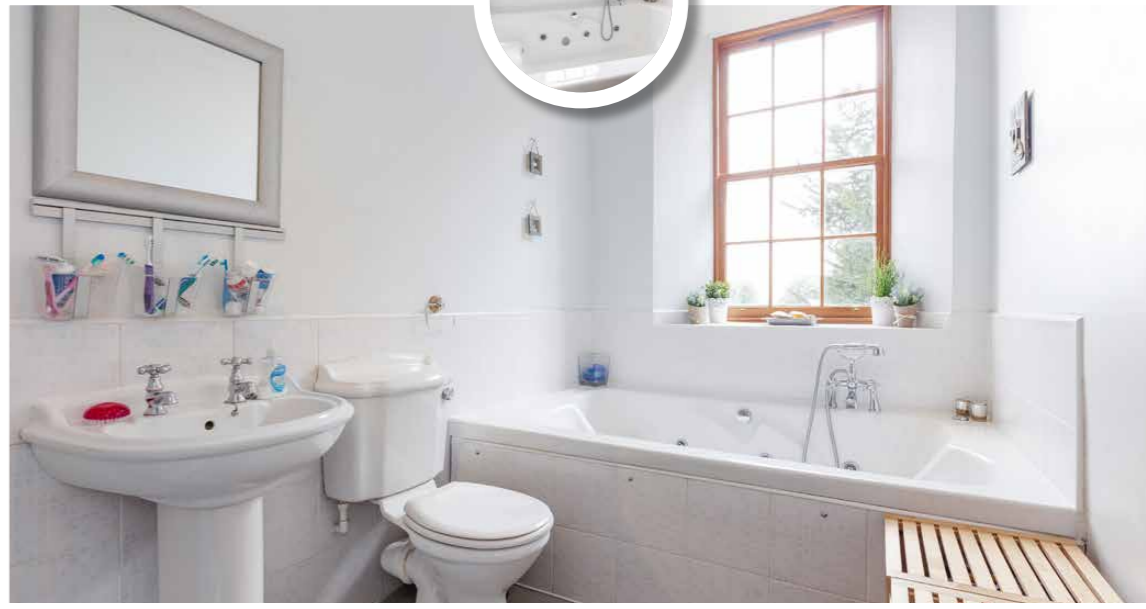
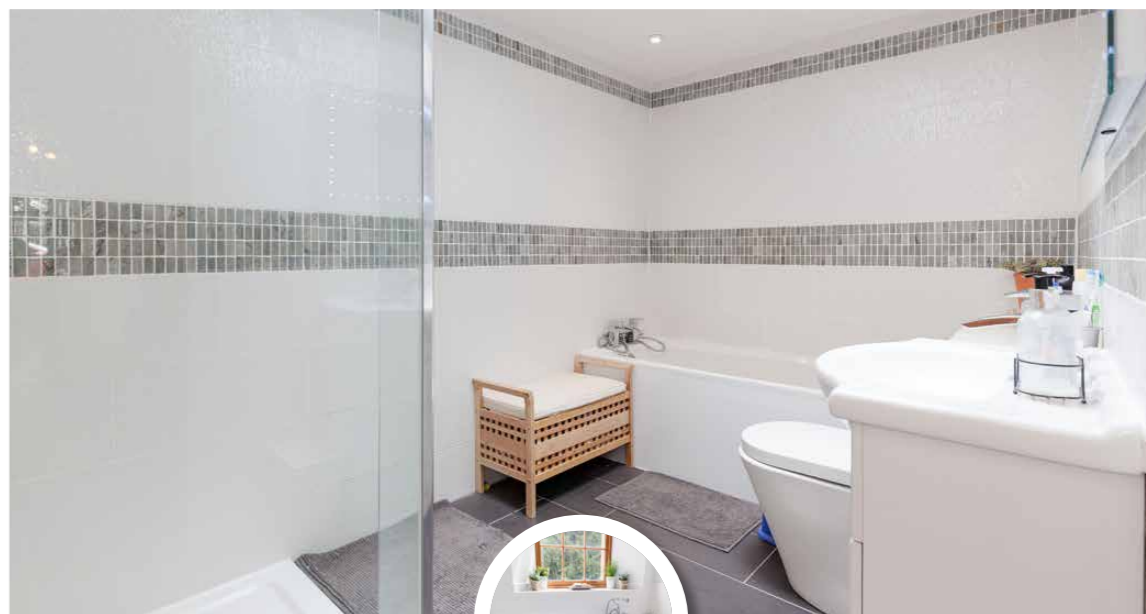


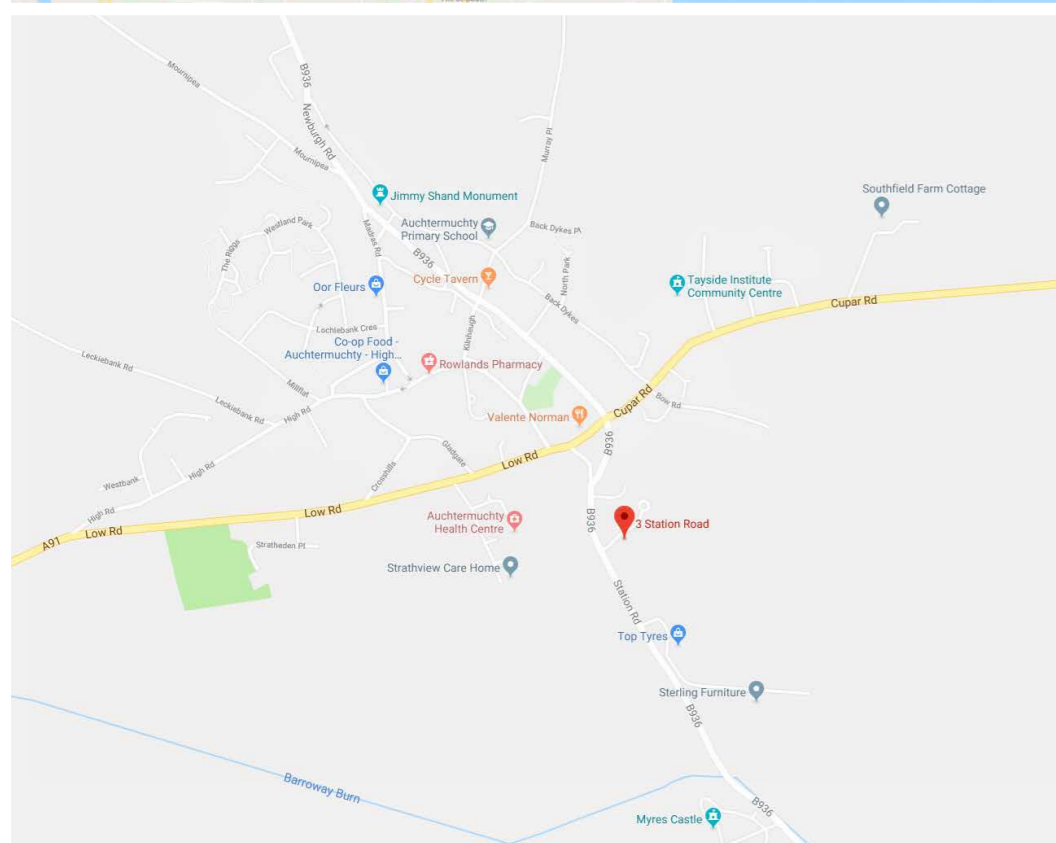


Bedroom 4 & 5



Attic Rooms
Property Bathrooms





Specifications

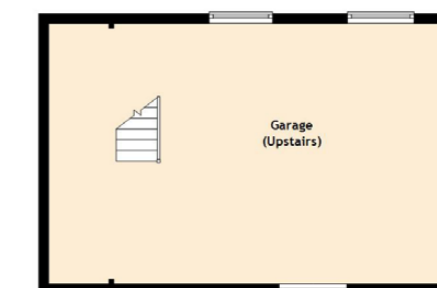
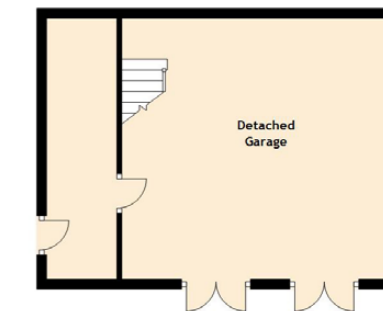
Floor Plan & Location

Approximate Dimensions
(Taken from the widest point)

Kitchen	5.59m (18'4") x 3.58m (11'9")
Utility	2.20m (7'3") x 1.43m (4'8")
Sitting Room	5.90m (19'4") x 4.16m (13'8")
Dining Room	5.90m (19'4") x 4.35m (14'3")
Study Area	3.30m (10'10") x 2.42m (7'11")
Family Room	6.05m (19'10") x 4.65m (15'3")
Bedroom 1	5.23m (17'2") x 3.52m (11'7")
Bedroom 2	4.35m (14'3") x 2.99m (9'10")
Bedroom 3	4.37m (14'4") x 2.84m (9'4")
Bedroom 4	4.37m (14'4") x 2.78m (9'1")
Bedroom 5	4.38m (14'4") x 3.61m (11'10")
Bathroom	4.66m (15'3") x 1.95m (6'5")
Bathroom	3.29m (10'10") x 1.98m (6'6")
Attic Room 1	4.20m (13'9") x 3.60m (11'10")
Attic Room 2	4.26m (14') x 3.52m (11'7")
Attic Room 3	6.20m (20'4") x 3.60m (11'10")
Detached Garage	7.00m (23') x 5.30m (17'5")
Garage (Upstairs)	7.00m (23') x 5.30m (17'5")

Gross internal floor area (m²) : 330m²

EPC Rating : **D**





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