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SEAFORTH, 4 CHARLES STREET, *PITTENWEEM, KY10 2QG*





Seaforth, 4 Charles Street,

Welcome to Charles Street, Pittenweem - Offered for sale with Colin Jenkins of AMAZING RESULTS!™ Estate Agents, a truly remarkable 19th-century family home nestled in the historic fishing village of Pittenweem. This detached house exudes character and charm, offering a unique living experience.

Spread across three levels, this property boasts five spacious double bedrooms and two bathrooms, providing ample space for a growing family or those who love to entertain. The two generous reception rooms are perfect for hosting guests or simply relaxing with your loved ones.

One of the standout features of this property is its private south-facing walled garden. Imagine enjoying a cup of tea in the morning sun or hosting a summer barbecue in this tranquil outdoor space.

Located in the heart of Pittenweem, you'll have easy access to all the amenities this charming village has to offer, from quaint shops to picturesque coastal walks. Don't miss this opportunity to own a piece of history in this idyllic seaside setting.

Offers Over £375,000





DESCRIPTION

Dating back to 1886 with later extensions, this delightful family home enjoys instant kerb appeal with considerable charm and character including original Victorian open fireplaces, sash and case windows, shelved presses, mosaic flooring, original stair with handsome balustrade and a private walled south-facing garden that will delight all who view!

This substantial Detached Villa will be of interest to those seeking a spacious family home with flexible accommodation that may include a granny annexe or work-from-home-space, a property with excellent B&B potential or simply your private retreat in the picturesque coastal village of Pittenweem.

The bright, spacious accommodation on the ground floor comprises a bright mosaic tiled vestibule, welcoming reception hall with handsome carpeted stair and attractive timber balustrade rising to upper floors, generous lounge overlooking patio and gardens, family dining room with feature fireplace, superb modern refitted kitchen with integrated appliances and breakfast/dining area with patio doors to south-facing gardens, large utility room, good sized 5th double bedroom, study, bathroom with corner bath, rear hall and shower room. The first floor boasts 2 further double bedrooms with delightful Victorian style open fires and surrounds with timber mantle and box/dressing room. The 2nd floor level offers 2 additional double bedrooms and a WC.

Lounge 5.27m x 3.52m (17'3" x 11'6")

Dining Room 3.90m x 3.55m (12'9" x 11'7")

Kitchen/Breakfast Room 5.47m x 3.87m (17'11" x 12'8")

Utility Room 3.69m x 2.00m (12'1" x 6'6")

Bedroom 5 12'3" x 9'4" (12'3" x 9'4")

Study 1.96m x 2.68m (6'5" x 8'9")

Bathroom 2.56m x 1.41m (8'4" x 4'7")

Shower Room 2.33m x 1.41m (7'7" x 4'7")

Bedroom 1 5.01m x 3.71m (16'5" x 12'2")

Bedroom 2 5.06m x 2.87m (16'7" x 9'4")

Box/Dressing Room 1.88m x 1.5m (6'2" x 4'11")

Bedroom 3 4.61m x 3.72m (15'1" x 12'2")

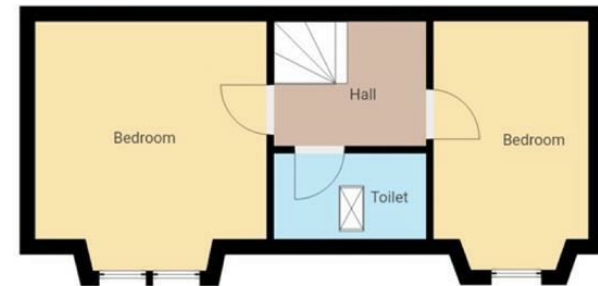
Bedroom 4 4.56m x 2.88m (14'11" x 9'5")

WC

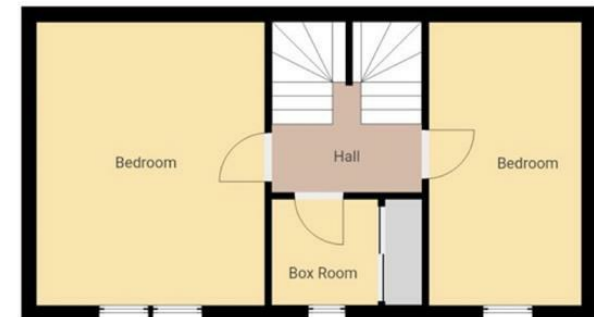




Ground Floor



Second Floor



First Floor



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads.

LOCATION

The historic fishing and conservation village of Pittenweem is set within the heart of the beautiful and sought-after East Neuk of Fife, on Scotland's East Coast. Home to the now famous Arts Festival, Pittenweem is a vibrant, picturesque village that has excellent local amenities including a village store, shops, cafes, galleries, a primary school and Doctors' surgery. Secondary schooling for the village is available at Waid Academy in Anstruther, a little over a mile away, where there is a Co-operative supermarket, as well as a further range of local facilities. Private schooling can be found in the historic university town of St Andrews just 10 miles away. Edinburgh airport is 47 miles away and rail services are available from Leuchars or Markinch, both within 20 miles.

Fife's beautiful and varied coastline includes several good sandy beaches such as Kingsbarns, Crail, Elie and St. Andrews with direct access to the popular Fife Coastal Path which winds its way through Pittenweem harbour. The Graig Miller Seafood Restaurant in nearby St Monans and The Cellar in Anstruther are both award-winning restaurants, specialising in local seafood, while The Peat Inn, about 10 miles away, is considered to be one of the best restaurants in Scotland. A wide range of recreational facilities including cycling, walking, sailing, riding and golf with many highly rated courses within easy reach including courses at Anstruther, Crail, Kingsbarns, St. Andrews Bay, Elie, Leven, Ladybank, Lundin Links and the ancient and historic "Home of Golf" in St. Andrews where the Old Course is located.

KEY FEATURES

- Detached 19th Century Family Home
- Sought-After Village Setting
- Character & Charm
- 5 Beds, 2 Recept
- Large Modern Fitted Kitchen/Breakfast Room
- Utility & Laundry Room
- Bathroom, Shower Room & WC
- Flexible Accommodation
- Private Walled Garden
- Secondary Glazing
- Gas Heating

GARDEN GROUNDS

In front of the property there's a small area of paved garden with hedge surround. To the rear of Seaforth is a private, sunny, south-facing mainly grassed area of easily maintained garden with stone walled surround providing a high degree of privacy and good sized paved patio that will delight all who view!

EXTRAS

All fitted floor coverings and built-in kitchen appliances are included in the purchase price.

ARRANGE A VIEWING

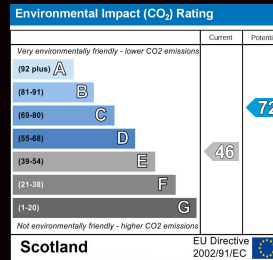
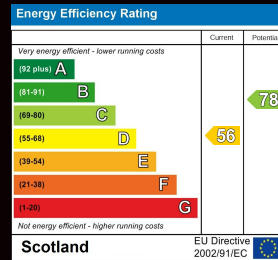
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