



Magnificent example of a grand design uniquely built detached villa within a secluded location

Originally a school and has been sympathetic restored to give beautiful contemporary living

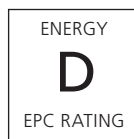
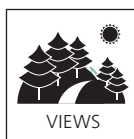
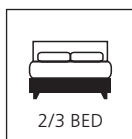


Smithy Green Old School

Cupar Road, By Leven, Fife, KY8 5NU



Scan Here!





Cupar Road

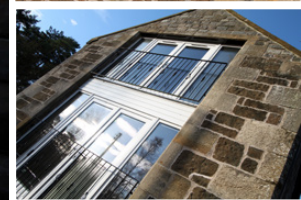
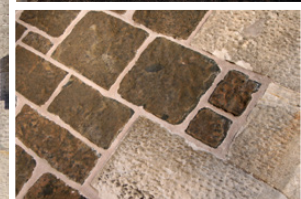
CUPAR, FIFE

The property is located near Cupar and Kennoway.

The old market town of Cupar lies in the heart of the fertile Howe of Fife. A former royal burgh, Cupar is located alongside the small River Eden and surrounded by gentle hills. Once a bustling market centre, today, this picturesque town has retained much of its character. The town boasts a number of fine historic buildings including the 17th Century Preston Lodge, Chancellor's House, the Corn Exchange, the Old Parish Church and the Mercat Cross which dates from 1683.

Cupar is a great place to bring up families with great schooling in the area and always something to do with the kids at the weekend or holidays. Make time to visit the Hill of Tarvit, an Edwardian mansion two miles South of the town that was remodelled by Sir Robert Lorimer, or visit Cairnie Maze or the Scottish Deer Centre and other local attractions. Private schools in the area include St Leonards in St Andrews, Dundee High School and Strathallan, Kilgraston and Glenalmond in Perthshire, Bell Baxter in Cupar and Madras College in St Andrews are good state schools.

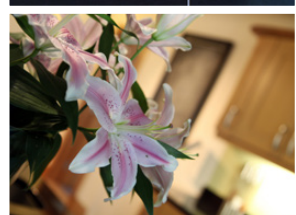
Cupar is an active town with a supermarket, railway station and good range of shops. St Andrews is renowned world wide as the 'Home of Golf'. St Andrews is also well known for its university, one of the oldest in Britain, founded in 1410.



Smithy Green Old School

STUNNING EXAMPLE OF A FABULOUS RESTORED SCHOOL AND IS A ONE OF A KIND PROPERTY





The Kitchen

DINING AREA AND KITCHEN ISLAND WITH FRENCH DOORS LEADING THROUGH TO THE WONDERFUL LANDSCAPED GARDENS AFFORDING A PEACEFUL LOCATION



THE INTERIOR

Smithy Green is a stunning example of a fabulous restored school and is a one of a kind property. The property has been carefully restored by the present owners using only the best of materials and is in truly remarkable example of a beautiful restoration. Viewing is highly recommended to appreciate this very rarely available property within a lovely location.

The entrance vestibule with cloak cupboard gives way to the impressive open opulent reception hallway with sweeping stairs leading to the upper balcony landing

complete with oak doors flooring throughout. The formal lounge is spacious and a fantastic log burner being the centerpiece of the room. Double oak doors lead to the beautiful open shaker style kitchen with an array of stylish units incorporating integral appliances, range cooker and designer granite worktop. There is a dining area and kitchen island with french doors leading through to the wonderful landscaped gardens affording a peaceful location. The lower level also includes an oversized utility room, double lower level bedroom and stunning family bathroom with separate shower.



The upper level is reached by a custom made sweeping staircase to the 'U' shaped landing with a wonderful feature stain glass window. There are two further bedrooms on this level with the opulent master bedroom benefiting from the amazing bespoke en-suite bathroom and walk in dressing room. The property further benefits from gas tank heating, and double glazing throughout.

The driveway provides ample off-street parking and leads to the double garage. The mature gardens are mainly laid to lawn with an abundance of well stocked beds and shrubs and patio to enjoy alfresco outdoor dining and includes a log shed and greenhouse.



The Lounge



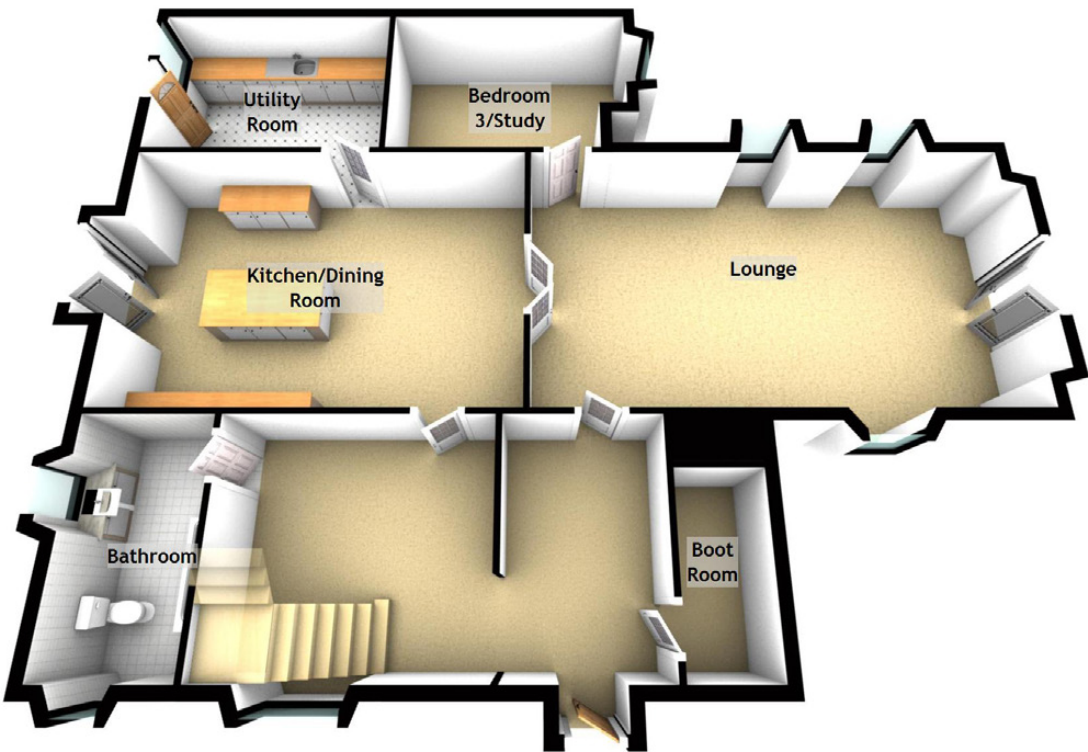


Master bedroom

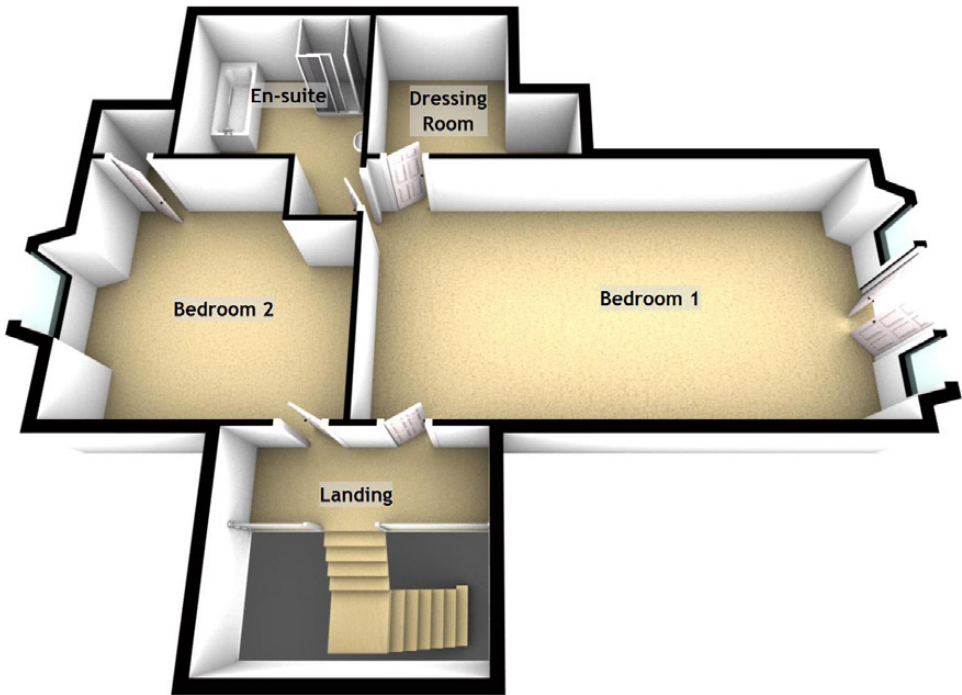


Specifications

Ground Floor



First Floor



Approximate Dimensions

(Taken from the widest point)

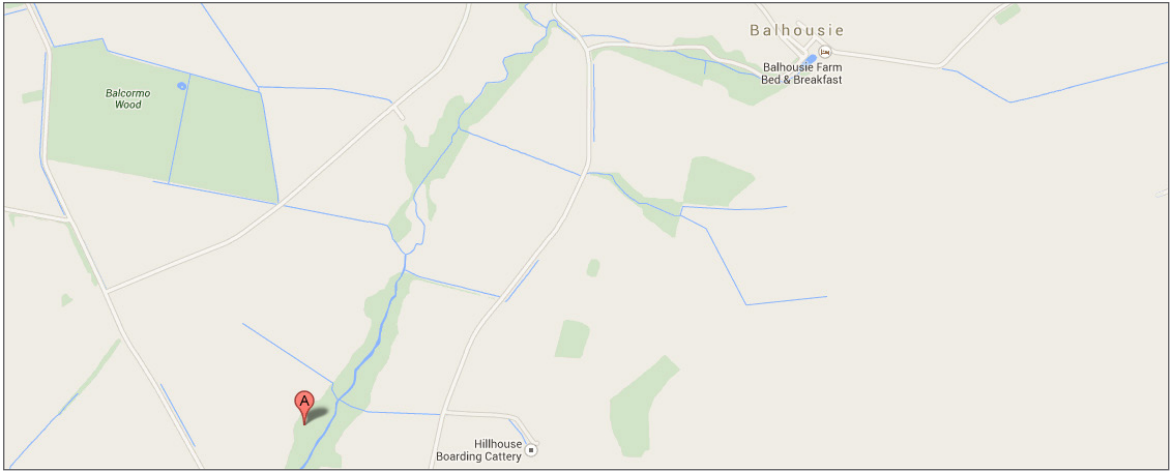
Lounge	8.12m (26'8") x 4.45m (14'7")
Kitchen/Dining Room	6.45m (21'2") x 4.45m (14'7")
Utility Room	4.00m (13'1") x 2.80m (9'2")
Boot Room	2.85m (9'4") x 1.30m (4'3")
Bedroom 1	8.72m (28'7") x 4.40m (14'5")
Dressing Room	3.55m (11'8") x 2.90m (9'6")
En-suite	3.10m (10'2") x 2.90m (9'6")

Bedroom 2	4.44m (14'7") x 4.40m (14'5")
Bedroom 3/Study	4.10m (13'5") x 2.80m (9'2")
Bathroom	3.65m (12') x 1.95m (6'5")

Extras

(Included in the sale)

Carpets, floor coverings, light fittings, blinds, integrated kitchen appliances.





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Text and description
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