



CARPHIN HOUSE

LUTHRIE, CUPAR, FIFE, KY15 4NX

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CARPHIN HOUSE

An imposing country house with far reaching views, superbly located within easy reach of St Andrews.

Cupar	7 miles
St Andrews	16 miles
Edinburgh	42 miles



9/10 bedroom (7 en suite) traditional house
with 3 reception rooms

5 bedroom stable conversion

1 bedroom log cabin

Garage with development potential

Established holiday let

In all about 6.10 Ha (15 acres)

Carphin House is a fine country house set in 15 acres of beautiful gardens. The property benefits from stunning views and a tranquil rural setting just 20 minutes from the historic town of St Andrews. Sitting within the grounds lies the 5-bedroom Stable House which is overlooks the dovecot and a one-bedroom summer house nestled in the walled garden. The manicured lawns, woodland trails and rural outlook add to the feeling of space and escapism that this property exudes.



LOCATION

Surrounded by breath-taking countryside and with some fine views, the house is well positioned within easy reach of the East Neuk of Fife and Edinburgh. A good range of local services and facilities are available in the market town of Cupar, with a wider offering available in the bustling town of St. Andrews. The Kingdom of Fife is known for its attractive countryside and stunning coastline. The area offers many recreational activities for the outdoor enthusiast such as walking, cycling, sailing and riding which are all readily available but it is perhaps golf for which Fife is most famous. Despite its relatively small area there are a number of top courses including the world renowned, Old Course at St. Andrews which plays regular host to the Open championship. In addition to golf there are plenty of opportunities to partake in country sports such as shooting and fishing which may be taken locally and the picturesque fishing villages of the East Neuk such as Pittenweem, Anstruther, St. Monans and Crail along with the Lomond Hills which are right on the doorstep. In terms of visitor attractions, the area is well served by a number of National Trust for Scotland properties including Kellie Castle, Falkland Palace and Hill of Tarvit. The Fife Hunt is the most northerly pack of fox hounds in the UK and there are many opportunities for riding in the area.

The area is well catered for in terms of schooling with both state and private schooling available. Reputable local state schools include Bell Baxter in Cupar and Madras College in St. Andrews. Private schools in the area include St. Leonards, Strathallan, Kilgraston, Glenalmond and the High School of Dundee. There are railway stations in Cupar, Ladybank and Leuchars with Edinburgh Airport about a 45-minute drive. The regional airport at Dundee offers an increasing selection of short haul flights.



The nearby world-famous town of St. Andrews



PROPERTY

Sitting above the hamlet of Luthrie, Carphin House dates back to the 1790's and enjoys an elevated position surrounded by open countryside. The house has been lovingly renovated to provide a magnificent contemporary family home, whilst retaining much of the original charm and character including the impressive marble fireplaces and cornicing in the reception rooms.

The house is constructed of largely white painted rendered stone over three levels and extends to about 675 sqm (7,266 sqft). The property is approached from the south by a pedimented porch with tripartite fanlight doorway with coat of arms above. The ground floor comprises a central hallway with doors off to the dining room and sitting room, which connects through to a drawing room with a deep bay window. The large family kitchen has an AGA plus twin gas oven and hob. There are a good range of fitted floor and wall units with granite worktops and is equipped to professional standards with ample space for day to day family

dining. A sunroom leads out from the kitchen to the lovely grounds with a long rear corridor leading off to various stores, shower room and TV room/study. The principle bedroom accommodation on the first floor comprises five spacious bedrooms (4 en-suite) and a family bathroom. The second floor offers four further en-suite bedrooms.

THE STABLES

The Stables has been recently converted to a luxurious 5-bedroom house with views out across farmland. With 3 ensuite rooms and two reception rooms it provides spacious, flexible accommodation and has been finished to an incredibly high standard. The property sits in a tranquil private position overlooking the doocot and would serve well as a let property or could provide ancillary accommodation. The property lies within walking distance of the main house and sits opposite the stone garages which are ripe for development.















GARDENS & GROUNDS

Carphin House is approached by an impressive gated entrance with railed quadrant wing walls which leads up a long tarmac drive to a gravelled parking area with balustrade looking out over an area of meadow and exceptional Fife countryside. The garden to the north-east is largely laid to lawn and interspersed by mature trees and shrubs and gravel pathways. It is partially bounded by a high stone wall creating a walled garden within which sits the former greenhouse which is served by electricity and is currently used as an alfresco dining space. A short stroll from the walled garden lies the one-bedroom log cabin which enjoys a private position within a wooded enclave. The cabin has all modern conveniences and is often used to accommodate additional guests.

The driveway leads from the entrance gates round to the rear of the house to a further generous parking area, which leads off to a courtyard and off on towards the Stables and garage. An external stairway leads up to a studio currently used as a beauty salon to compliment the wedding venue.

A track continues on from the parking area to the woodland cabin, Stables House and large garage. The garage is largely built of rendered walls under a pitched rosemary tiled roof and could be easily converted to offices or annexe accommodation if required (subject to consents). On the other side of the track is the newly converted Stable block which is constructed of stone under a pitched slate roof. The track then continues up to Carphin Farmhouse and onto a shared track which leads back through bluebell woods to the entrance gates of Carphin House and back to Luthrie. To the south of the house lies an area of woodland and access to a shared track to the south.

EXCLUSIVE USE HOLIDAY LET

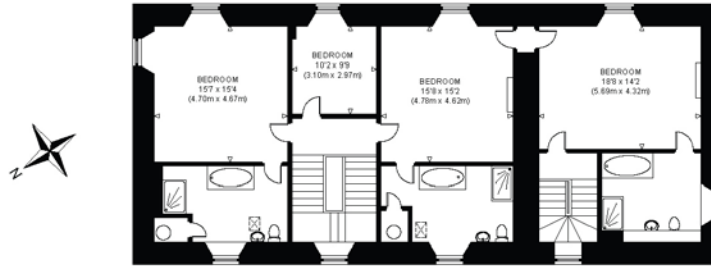
The property is currently let as a very successful exclusive use holiday let. The property lends itself well to providing guest accommodation with its generously sized receptions rooms, grand dining room and en-suite bedrooms. The inclusion of the Log Cabin and Stables cater for larger parties and the grounds offer a host of opportunities for outside dining or celebrations.



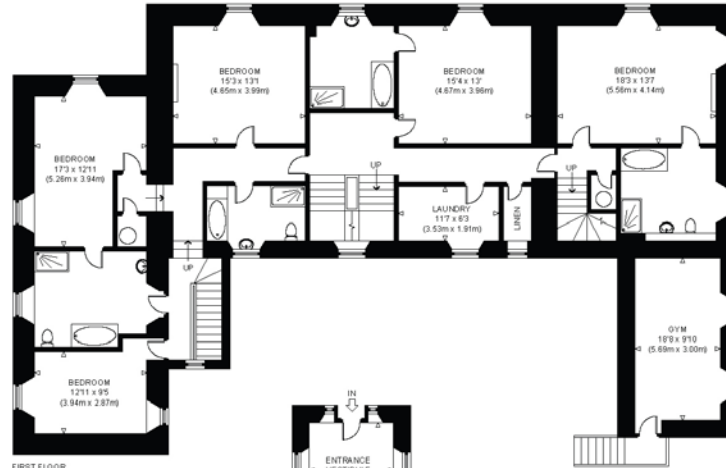




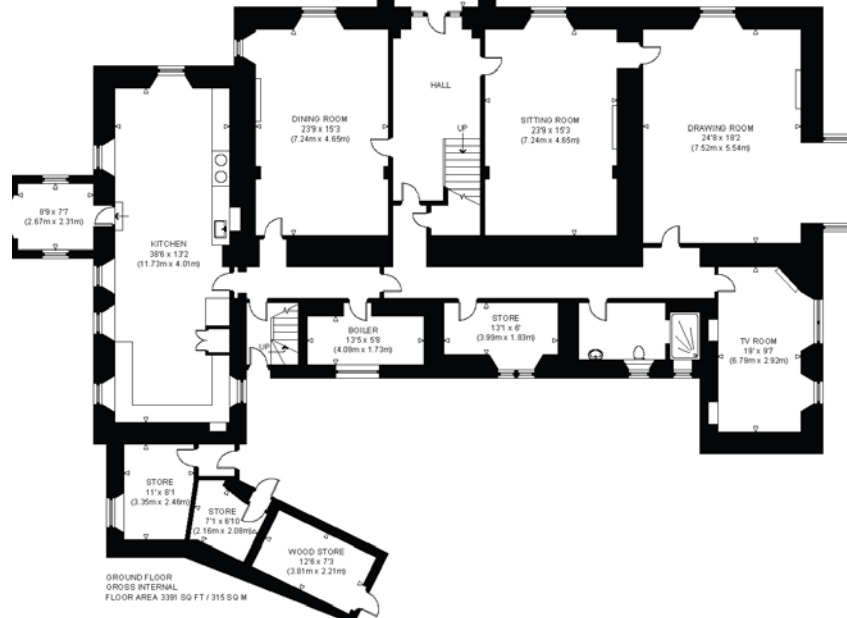




SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 1804 SQ FT / 169 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 2271 SQ FT / 211 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 3391 SQ FT / 315 SQ M

CARPHIN
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
GROSS INTERNAL FLOOR AREA 7266 SQ FT / 675 SQ M
STORE & WOOD STORE AREA 258 SQ FT / 24 SQ M
GYM AREA 194 SQ FT / 18 SQ M
APPROXIMATE GROSS INTERNAL FLOOR AREA 7718 SQ FT / 717 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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GENERAL REMARKS

HISTORIC SCOTLAND: Carphin House, the gate piers and Gate Lodge are category C listed by Historic Scotland.

LOCAL AUTHORITY: Fife

BUSINESS RATES : Carphin Stables £5,000
Exclusive Use Wedding Venue £10,200

The owner currently benefits from Small Business Bonus Scheme relief reducing their business rate liability to zero.

EPC RATING : Carphin House -
Stables -

TENURE FREEHOLD

TABLE OF SERVICES:

Water supply - Mains
Electricity Supply - Mains
Heating - Oil

FIXTURES AND FITTINGS: All fitted carpets, curtains, lights fittings and white goods in Carphin House are included in the sale.

CONTENTS: The contents of Carphin House and The Stables may be available by separate negotiation.

MACHINERY AND EQUIPMENT: Machinery and equipment is available by separate negotiation. For more details please contact the selling agents.

VIEWING: Strictly by appointment only.

OFFERS: Offers to be made in Scottish Legal Form and submitted to the selling agents Goldsmith & Co. at 48 North Castle Street, Edinburgh, EH2 3LU

CLOSING DATE: A closing date for offers may be set. Therefore, prospective purchasers are encouraged to register their interest with the selling agents following a viewing.

DATE OF ENTRY: To be mutually agreed by both parties.

CONDITIONS OF SALE: On conclusion of the missives a non-refundable deposit of 10% of the purchase price is payable by the purchaser(s). The balance being due at the Date of Entry (regardless of whether entry is taken or not). Please note interest will accrue thereafter at a rate of 5% above the Royal Bank of Scotland base rate.

The seller reserves the right to divide the property in to lots or withdraw the property or exclude or remove any part of the property shown in these particulars.

The selling agents reserve the right to request a guarantee from a bank confirming necessary funds are in place and available to support any offer made ahead of viewing or at the time of an offer being made.

BOUNDARY PLAN, AREAS AND SCHEDULES

The Estate plan was produced in good faith and based on the Ordnance Survey. However, all plans are for guidance purposes only. Purchaser(s) must satisfy themselves with the Title Deeds and the description of the property. Any error or miss statement shall not annul the sale nor entitle either party to compensation in respect thereof.

DIRECTIONS

From Edinburgh take the A90 over the Forth Road Bridge, join the M90, exiting at Junction 2a and then join the A92 which is signposted to Glenrothes and Kirkcaldy. Continue on the A92 past Freuchie and Ladybank then, cross the Melville Lodge roundabout and continue on for a further 5 miles before taking the turning to Luthrie on the left. In the village of Luthrie bear left, passing Lower Luthrie Farm and at the end of this track the drive leading to Carphin House will be seen straight ahead. The Gate Lodge is situated just to the left side of the gate piers. Carphin Farmhouse and Emily Cottage are situated off the shared track which leads up the hill to the right of the just before the gate piers. The land at Wester Kinsleith is situated just beyond Wester Kinsleith Cottage at the end of the track which leads up the hill to the left of the gate piers to Carphin House.

POSTCODE:
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