

TIGH COMRAICH OLD PERTH ROAD, COWDENBEATH KY4 9PS

HARPER & STONE
ESTATE & LETTING AGENTS





TIGH COMRAICH OLD PERTH ROAD

COWDENBEATH, KY4 9PS

PROPERTY FEATURES

- A unique Category B Listed detached church conversion Circa 1832
- Rich in distinctive, original features including the original pulpit
- Approximately 407 meters squared of flexible living space
- Set in the cemetery grounds, the property features stunning views from all sides
- Grand hallway which stretches gracefully between two staircases
- Generous open plan kitchen and living space designed for flexibility and flow
- Exceptionally large upper lounge with balcony overlooking the ground floor
- Parking space available next to property
- Fantastic opportunity to own a rare and beautiful piece of local history
- Early viewing recommended

Harper & Stone are delighted to present Tigh Comraich to the market, a beautifully converted B Listed traditional stone church, transformed into a striking detached home in 2012. This exceptional property offers its fortunate new owners the chance to add their own personal touch to a truly unique conversion. Retaining many original features, including the pulpit and several pews, this charming home exudes character, warmth, and timeless appeal.

The accommodation is presented as follows:

Ground Floor: Entrance Vestibule, Hallway, Open plan Living/Dining/Kitchen open to raised games area, two Bedrooms, Rear Hallway and Bathroom.
First Floor: Landing, Bedroom, upper level Lounge and Shower Room.

You enter the property through double doors into a spacious vestibule with tiled floor and a beautiful arched doorway that leads to the hallway. The hallway provides a spectacular welcome to this unique home, with wood panelled walls, curved stairwells on both sides, original candle sconces and commemorative stone tablet. Under stair cupboards provide plenty useful storage.

The open-plan kitchen, dining, and living area occupies what was once the nave of the kirk. This impressive space retains many original features, including the pulpit and several pews, some of which have been creatively repurposed throughout the property. The kitchen offers generous cabinet space, a classic Belfast sink, and a solid-fuel Raeburn range stove. The rear hallway includes a cupboard suitable for housing a washing machine and tumble drier and gives access to the rear door.

Bedrooms two and three are located on the lower level, just off the main reception area. Both are generously proportioned and feature windows fitted with traditional wooden shutters. There are two bathrooms on the ground floor. The larger features a roll-top bath and a separate shower cubicle, while the second includes a bath with an over-bath shower.

Heading upstairs, you will discover the impressive principal bedroom. This spacious room showcases a beautiful stained-glass window, exposed beams, and original wood panelling, combining character with comfort. Two radiators provide efficient heating throughout the space.

The upstairs lounge is an exceptionally spacious room, featuring a balcony that overlooks the ground-floor reception area and elegant solid wood flooring. Large windows line the walls, flooding the space with natural light, while a substantial wood-burning stove provides both warmth and a cosy focal point.

Completing the upstairs accommodation is a bathroom with a free-standing shower cubicle. This delightful space is finished with distinctive Broons and Oor Wullie wallpaper, a playful touch that is sure to evoke fond childhood memories.



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Externally, the property rests within the tranquil setting of the historic Kirk cemetery, surrounded by a landscape steeped in character and history. Sweeping views extend in every direction, offering a true sense of peace and seclusion. A private parking space, accessed via the main cemetery entrance, lies discreetly to the rear, ensuring both convenience and privacy. Do not miss this rare opportunity to view a truly distinctive property, brimming with exceptional character, charm, and potential. Homes of this nature are seldom available, offering a unique blend of heritage features and scope for personalisation. Whether you're drawn to its rich history, striking architecture, or the lifestyle it affords, this is a property that must be seen to be fully appreciated.

The sale will include all fitted floor coverings, light fittings, window coverings, and integrated appliances where applicable. Any other items are to be by separate negotiation with the seller.

Viewings are strictly by appointment only via Harper & Stone.

<https://w3w.co/defended.sleeper.cushy>

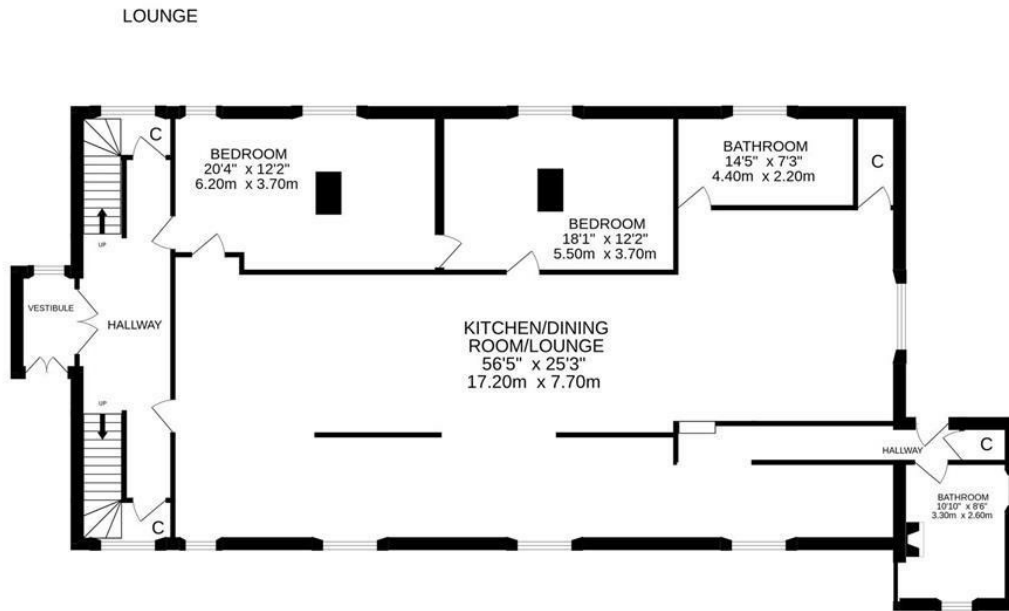
- Council Tax Band C
- EER Band G
- Water: Mains
- Sewage: Private Septic Tank
- Heating: Solid Fuel & Electric Boiler

Cowdenbeath is a friendly former mining town in west Fife, Scotland, offering a strong sense of community and convenient amenities. It's well-connected by road and rail, with easy access to Dunfermline, Kirkcaldy, and Edinburgh, making it ideal for commuters. The town features a variety of shops, cafes, and local services, along with schools, leisure facilities, and green spaces such as Cowdenbeath Public Park. Surrounded by attractive countryside and within reach of the Fife Coastal Path, Cowdenbeath combines small-town charm with practical modern living, appealing to families and professionals alike.

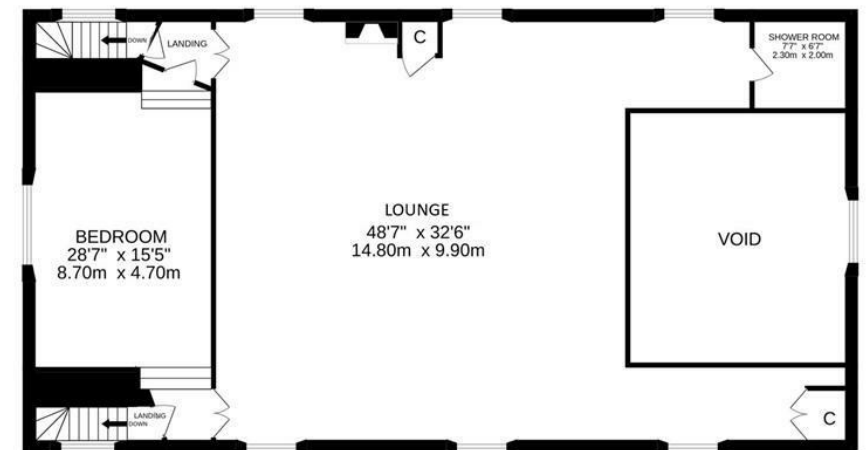
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Floor Plan by Mike Dow Photography