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SANDFORD COUNTRY COTTAGES

Luxury Self-Catering
opportunity near St Andrews

Commerical
6 Self Catering Properties
14 bedrooms with en-suite

Owner's house
3 bedrooms
2 bathrooms

Contact Us

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SANDFORD COUNTRY COTTAGES, SANDFORD HOUSE

NEWPORT- ON-TAY, FIFE, SCOTLAND

DD6 8RG



Asking offers over
£2.2m





Executive Summary

- 6 Luxury Self Catering Properties, totalling 14 bedrooms, all en-suite
- Owner's house, 3 bedrooms, 2 bathrooms
- Magnificent B listed Arts and Crafts house close to St Andrews
- Comprising stunning 3 bed owner's house; and six luxury, 5 star self-catering properties totalling 14 en-suite letting bedrooms
- Fully restored by the current owners
- Delightful setting in glorious Fife countryside, just 10 miles from St Andrews and 5 miles from Dundee
- Extensive mature gardens and grounds
- Garaging, workshop, treehouse, BBQ house
- Asking offers over £2.2m

Location

Sandford House sits in an idyllic, very private country setting close to the popular coastal villages of Newport on Tay and Wormit, with outstanding views over the magnificent surrounding Fife countryside which include glimpses of the River Tay to the north. The property is highly accessible, well positioned for access to Dundee, Cupar and St. Andrews. with Perth, Aberdeen and Edinburgh also within comfortable driving distance. There is a wide range of outdoor activities on hand with walking, cycling, sailing and riding all readily available. It is perhaps golf for which Fife is most well-known however with numerous top-quality courses in a comparatively small area including the world-renowned Old Course at St. Andrews which regularly hosts the Open Championship and Dunhill Cup. Other notable courses nearby include Carnoustie, Ladybank, Scotsraig, Kingsbarns, Dumbarnie, Blairgowrie, Downfield and Crail. Shooting and fishing are also catered for locally whilst the lovely quaint fishing villages of the East Neuk such as Elie, Anstruther, Pittenweem and St. Monans are within easy driving distance. There are good state primary and secondary schools in the area with independent schooling on hand at a number of highly rated schools including St. Leonards at St. Andrews and the High School of Dundee. There are railway stations in Leuchars, Cupar, Ladybank and Dundee with Edinburgh airport approximately one hour to the south. The regional airport at Dundee offers short-haul flights.

General Description

The property has been fully restored by the current owners, and is presented to an excellent standard throughout. Sandford House presents a unique opportunity for purchasers to acquire a well established 5 star rated self-catering business with exceptional owner's accommodation. The property is available as a whole comprising a stunning 3 bed / 2-bathroom owner's house along with six luxury self-catering properties totalling 14 en-suite letting bedrooms as follows:



Baillie Scott

Valentines

Lady Bluebell

The Giddy Limit

The Coach House

Red Squirrel

Sandford House

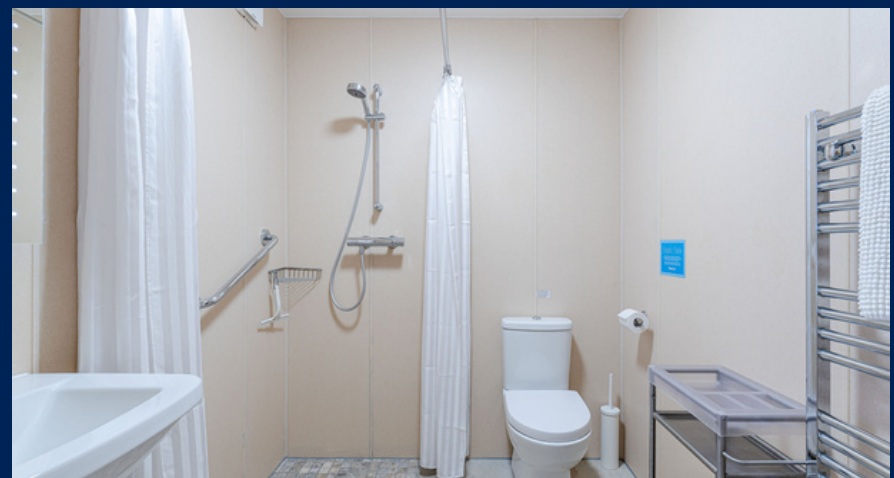


This property is a two bedroomed cottage which sleeps four and the bedrooms both contain en-suite bathrooms.



Lady Bluebell

This is a three bedroomed apartment that sleeps six all with en-suite bedrooms. This apartment has its own private terrace leading to the garden.



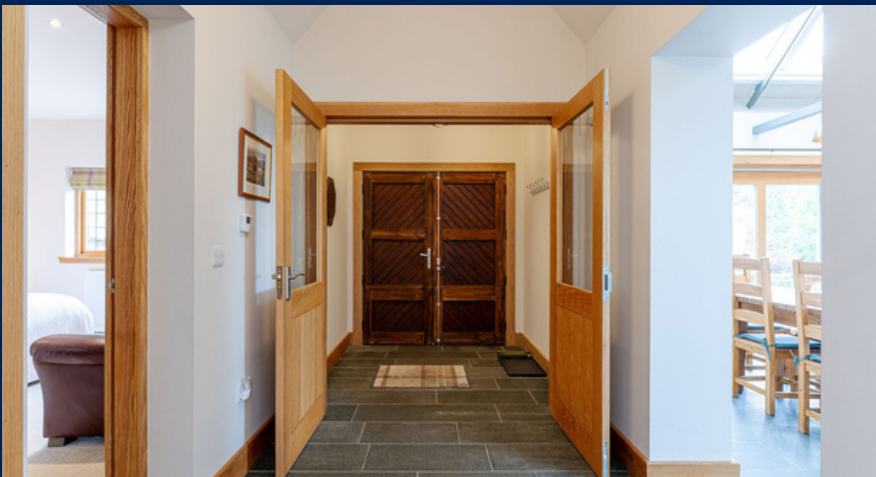
The Giddy Limit

This is a three bedroomed apartment that sleeps six all with en-suite bedrooms. It is on the first floor and has a balcony looking over the garden towards the River Tay.



The Coach House

This is a new detached cottage which is also suitable for wheelchair users. It is very spacious with 3 large ensuite bedrooms, one of which has a large walk-in wet room.



Red Squirrel

This is a one bedroom apartment located on the second floor of the original old Arts and Crafts house.



Sandford House

This property is currently occupied by the owners. The house comprises of a living room, family room, open plan kitchen with a dining room, 3 bedrooms and an attic room. The dining area opens to an attractive patio and private garden.



Exterior

- Extensive mature gardens and grounds
- Extensive storage garage, workshop, treehouse, BBQ house
- Ample parking



The self-catering cottages have been operated by the owners for 9 years, after an extensive period of upgrading and redevelopment. The detached Coach House cottage was constructed and ready for trade in 2019. The only other staff required are 2 housekeepers to assist with change-overs. The business currently operates with 3 night minimum stays and is extremely popular with larger groups for family get togethers and accommodation for local events, along with golf tours and visitors using the cottages as a base to explore the surrounding areas.

The website domain would be available with the sale of the property:

<https://www.sandfordcountrycottages.co.uk/>

All furniture, fixtures and fittings required for the operation of the self-catering cottages would be included within the sale price. Personal items and furniture within Sandford House would be excluded from the price.

Current and historic trading performance will be made available to serious parties on formally viewing the property. Drysdale and Company can provide introductions to finance brokers who specialise in the hospitality sector.

EPC Rating – C/D

Rateable Value - £16,300

Price – Offers **over £2.2m** are sought for the property as a going concern

Additional ground

There may be scope to acquire additional ground with planning permission for further residential development a short distance to the east of the main house – further details are available from Drysdale and Company.



Get in touch

For inquiries and viewing appointments, please contact:



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About Sandford Country Cottages:

Sandford House is a meticulously restored B listed Arts and Crafts estate in the heart of the Fife countryside. This extraordinary property offers a unique opportunity to own a thriving 5-star self-catering business alongside a stunning owner's residence. With a range of luxurious self-catering properties, extensive gardens, and a prime location, Sandford House is the quintessential Scottish dream come true.

Drysdale & Company specialise commercial property investments

Looking for guidance within the commercial property market?

Get in contact with Drysdale and Company today