



Couston Castle, Aberdour, Fife



An outstanding **fairytale castle** with lochside setting, maintained to the highest standard, close to Edinburgh.

Summary of accommodation

- Restored Scottish castle with modern kitchen wing
- Secluded rural setting but accessible to Edinburgh & Airport
- High quality specifications with modern fittings and finishes
- Separate staff or guest flat above garage
- Good security & WiFi Category 6+/6/5 wiring
- Vaulted sitting room | Drawing room | Cinema | Kitchen | Dining room | Office & gym | Five bedrooms | Five bathrooms | Two WCs
- Guest/staff one bedroom flat above triple garage
- Formal gardens | Outbuildings
- Private, rural setting surrounded by Loch

About 5.37 acres

Distances

Aberdour 1.6 miles, Edinburgh Airport 16 miles, Edinburgh City Centre 18 miles
(All distances are approximate)



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Situation

Couston Castle has a private rural setting in mature grounds overlooking Otterston Loch, close to the Fife coastline. The property is surrounded by rolling green countryside but is only 15 miles from Edinburgh Airport, 56 miles from Glasgow Airport and 18 miles from Edinburgh city centre. The property benefits from strong 5G cellular coverage. Dalgety Bay train station, which has a commuter service to Edinburgh and trains to Dundee, St Andrews and beyond, is 2.5 miles away. Inverkeithing is a Mainline train station (3.2 miles), with frequent trains to Edinburgh and elsewhere. This includes easy access to London, with several daily LNER Azuma trains providing direct service to King's Cross in under five hours. The Caledonian Sleeper offers daily, overnight, direct service between Inverkeithing and London Euston. Aberdour (1.6 miles) is an attractive village and former Britain in Bloom Gold Award winner, with two beaches including the popular Silver Sands, which is a Blue Flag beach. Dalgety Bay has primary schools, supermarkets, restaurants and pubs. Dunfermline provides a wider range of retail, business and leisure facilities. The private schools of Stewart's Melville College and Mary Erskine in Edinburgh and Dollar Academy operate their own bus services from Dalgety Bay.

The Fife coastal path is on the doorstep providing a spectacular 117 mile trail around the coastline stretching from Culross to Tay Bridge. The surrounding Fife countryside offers an unrivalled range of recreational sporting activities including hill walking, cycling, riding and sailing. For the golfer there are many highly regarded courses in the area including Aberdour, Dunfermline, Kirkcaldy, Burntisland. Lundin Links and round to the Old Course at St Andrews. Day trips include the stunning sandy beaches of Elie, Kingsbarns and St Andrews, whilst the attractive fishing villages of St Monans, Anstruther, Crail and Pittenweem are all within an hour's drive.

Historical Note

In the late 12th century Robert de London (an illegitimate son of King William the Lion) granted Couston and other lands in Fife to Roger Frebern. By the 16th century Couston is documented as being a fortified castle well protected by artillery. James V conferred a charter to James Logan of Couston in the 17th century. At this time that the castle was remodelled into a form close to its modern plan. In the 1660s Rev Robert Blair, Regent and Professor of Moral Philosophy at Glasgow University came to reside at the castle.

Blair was banished as minister at St Andrews by Archbishop Sharp due to his covenanting sympathies. He sought refuge at Couston Castle where he died in 1666. An epitaph was erected to him at St Filan's, Aberdour. The castle fell into disrepair during the early 19th century.



During the latter half of the 1840s the castle was dismantled to provide stone for the erection of a farm steading. For over a century the castle remained a ruin with only fragments remaining which included a 17th century door piece opening onto the foot of a scale-and-platt stair rising to first floor height. In the 1980s Couston Castle was purchased by Alastair Harper, a Dunfermline businessman who set about rebuilding the castle. Harper employed Ian Begg of Morris & Steedman Architects to reconstruct the castle using as much of the surviving masonry as was possible. Original stone was recovered from the adjacent Otterston Loch and from rubble left over from the now demolished steading. Although the majority of the Castle is modern (only one single gable remained intact) much of the original stone was used in the castle's re-creation which followed its original plan. In 1988 Mr Harper and Ian Begg were given a Saltire Society Award for their contribution to the enhancement of Scotland's architectural heritage. The castle has been further upgraded by the present owners who use it as their family home. They have installed the fabulous modern kitchen and new bathrooms and have brought the finish up to a very high standard.





Couston Castle – Ground Floor

Inner courtyard is linked to glass dining/living room with Chess Board.
Entrance to vaulted sitting room with "Great Fireplace" rescued from loch.
Raised ledge with stove. Ceramic tiled floor and oak laminate cupboards
dividing off cloakroom area with separate WC.

Corridor to hall with stairs to first floor. Vaulted wine cellar and laundry room.

Glass sided dining/living room with doors opening into inner courtyard.
Caithness stone flooring and pillars. Open plan to kitchen with Gaggenau
appliances including four ovens, wine fridge, fridge freezer. Five metre island
unit with granite work surface and breakfast bar. Separate island unit for
serving dining area.

Office with granite topped units. Stairs up to gym with oak floor and electric
skylights, four fixed TVs and fitted Kinesis Techno gym. Window opens to
create balcony overlooking loch. Coffee making area. Wet room with sauna,
WC and double shower.





First Floor

Spiral stairs up to first floor landing with Thomas Crapper WC off. Panelled cinema room with a 65" TV. Solid oak panelled door to drawing room with reclaimed oak parquet floor, beamed ceiling, fireplace and oak window seats.

Second Floor

Principal bedroom suite with oak panelling, sitting area and dressing area with wardrobes. Bathroom with copper

bath and double shower. Separate tiled shower room. Bedroom 2 with built in wardrobe.

Third Floor

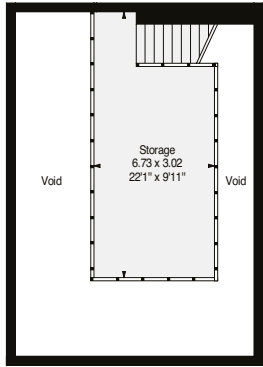
Bed with wardrobes and en suite bathroom with bath and double shower. Two further bedrooms and shower room. Recessed bunk beds in one of the bedrooms.



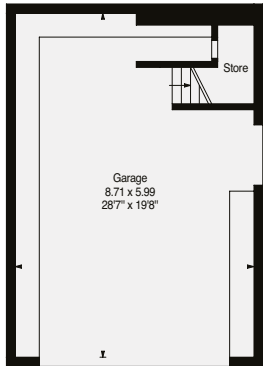
Couston Castle, By Aberdour,
Burntisland, Fife KY3 0RX

Approximate Gross Internal Floor Area
545.51 sq m (5872 sq ft)
Outbuilding: 241.54 sq m (2600 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



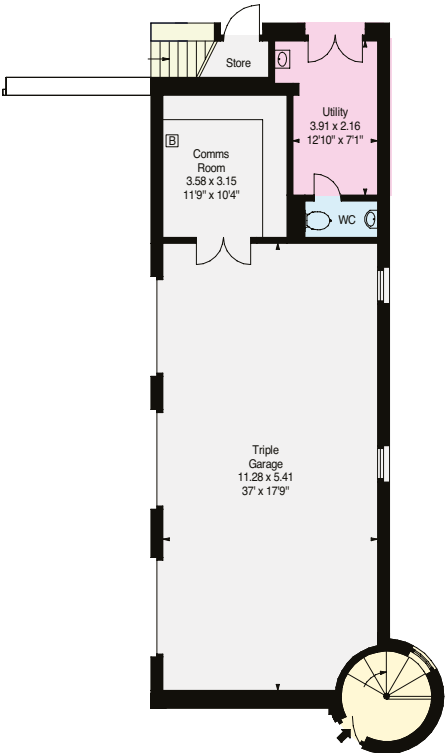
First Floor



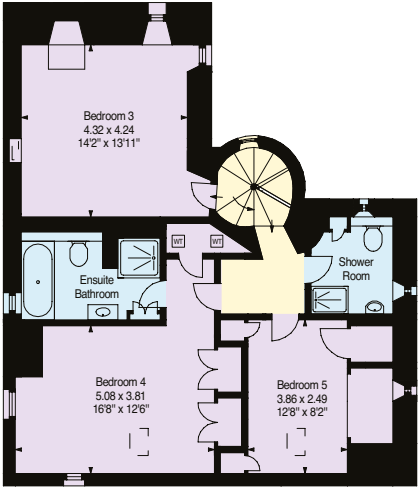
Ground Floor



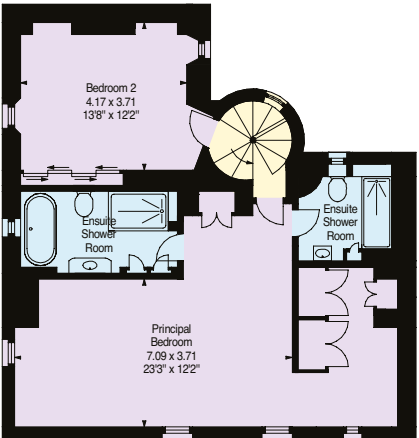
Ground Floor



First Floor



Third Floor



Second Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Outer Courtyard, Garage and Flat

There is an outer courtyard of stone and gravel with up lighters. There are two carved stone boars. An arched wall connects to a triple garage with an epoxy floor. There is a workshop/hub at the end.

There is a staff or guest flat above the garage which is finished to the same standard as the castle. The accommodation comprises a living room with oak floor and gas fire which is open plan to a high spec kitchen with granite worktops, family bathroom and bedroom with oak doors to wardrobes. There are doors and outside stairs at both ends.

Gardens and Outbuildings

Couston Castle is set in grounds of about 5.37 acres on the edge of Otterston Loch. The gardens are given privacy by a belt of trees behind and are protected by fencing and automatic gates. The drive leads past lawns to the outer courtyard. There is an outside kitchen/barbeque and paved seating and dining areas to the west of the castle between it and the loch. There are lawns and a children's play area in the trees beside. Beyond the castle, through the arch of the outer courtyard, are further lawns and an apple orchard.



There are hedges and rhododendrons and dog kennels. There is a water channel with sluice and a bridge over to a sitting area. A back drive forks off to a gardener’s compound to the side. Here are raised beds, fruit cages, sheds, a log store and greenhouse. There is a two-storey barn with space for two cars and generous storage. It has a new epoxy floor, electric doors, lighting, internet/data and CCTV.



Residential Schedule

Property	Occupancy	Services	Council Tax/Rating	EPC Rating
Couston Castle	Owner occupied	Mains water, mains electricity, mains gas and private drainage	G	C

Otterston Loch

Otterston Loch is in separate ownership but, importantly, is an SSSI.

Directions

Leave the M90 at junction 1C and drive east on to the A921 towards Aberdour. Pass Dalgety Bay railway station and take the turning on the left after 2 miles. The driveway to Couston Castle is on the left after 0.5 miles.

What3Words

///tribes.expensive.message

Solicitors

Turcan Connell, Princes Exchange, 1 Earl Grey St, Edinburgh, EH3 9EE
Tel: 0131 228 8111 Email: iain.alexander@turcanconnell.com

Entry

Entry is available by arrangement with the seller.

Household Contents

Some furniture may be made available in addition.

Listing

Couston Castle including walled garden and garage is category C-listed by Historic Scotland.

Viewing

Strictly by appointment through Knight Frank (tel 0131 222 9600).





Offers

Offers should be submitted in Scottish legal form to the selling agents.
Prospective purchasers are advised to register their interest in writing with the selling agents following inspection.

Overseas Purchaser (s)

Offers should be submitted in Scottish legal form to the selling agents.
Prospective purchasers are advised to register their interest in writing with the selling agents following an inspection.

Anti-Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase.

In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

Closing date

A closing date for offers may be fixed, and prospective purchasers are urged to note their interest formally to the selling agents. The seller reserves the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer for any part of the subjects of sale.



Conditions of Sale

- Title**
The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.
- Deposit**
On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.

Property information

Tenure: Freehold
Local Authority: Fife Council
Council Tax: Band G
EPC Rating: C
Guide Price: £000,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>.
Particulars dated November 2023. Photographs and videos dated June 2022.
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