



Lawmill Cottage Lade Braes, St. Andrews, KY16 8QW

Offers Over £795,000



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Rollos are delighted to offer this exciting opportunity to purchase C Listed Lawmill Cottage with historic former Mill occupying a stunning, wooded, tranquil setting within the Lade Braes. The property is positioned in a Conservation area off Hepburn Gardens and close to the beautiful Mill Pond. A particularly charming feature of the property is the access via a bridge over the Lade Braes burn taking you to the cottage. The Mill dates to c1757 and a Mill may have been on the site dating back to 13th Century. The building is semi-ruinous with no roof. There may be potential to develop the former Mill, subject to necessary planning consents.

Lawmill Cottage is an attractive detached villa with accommodation over two levels comprising on ground floor; hallway, lounge, sitting room, kitchen, two bedrooms, shower room and utility. The lounge has a feature fireplace, useful walk-in cupboard and access to the kitchen, bedroom and shower-room. The sitting room overlooks the Mill to the front, has a fireplace and a door connecting to a bedroom. The kitchen has a built-in cooker, floor and wall mounted units with complementary work surfaces. A door connects to the utility room and gardens. The first-floor accommodation consists of two double bedrooms with charming

wooded outlooks and shower-room.

Externally a sweeping driveway leads to the property offering off street parking for several cars. The garden is surrounded by an array of mature trees, shrubs and extends to a wooded area. The property is also bound by the Lade Braes burn.

The cottage benefits from gas fired central heating.

Upon entering St Andrews from Balone, go straight ahead at the roundabout passing Little Carron Gardens on the left-hand side. At the traffic lights, a road to the right leads to the cottage. Follow this road over the bridge where Lawmill Cottage is directly ahead.

Rollos highly recommend an early inspection to appreciate the accommodation and location on offer.





- C Listed detached cottage & former mill
- In Conservation area
- Sitting room & Lounge
- Kitchen & Utility room
- Four bedrooms
- Two shower rooms
- Gas fired central heating
- Gardens & wooded area

INCLUDED

All fitted carpets, fitted floor coverings and integrated kitchen appliances will be included in the marketing price.

SERVICES

Mains water, drainage, gas and electricity are connected to the property.

VIEWING

By appointment through our Rollos St Andrews Office
Telephone: 01334 477700

COUNCIL TAX BAND C

EPC RATING: D

FLOOR AREA: 1506.95 SQ FT







Room Sizes

Approximate measurements

Sitting Room	15'2" x 15'0"
Lounge	15'3" x 13'0"
Bedroom	6'8" x 12'11"
Kitchen	6'1" x 8'7"
Utility	6'2" x 7'10"
Bedroom	6'8" x 15'5"
Shower Room	9'1" x 6'4"
Bedroom	18'6" x 13'1"
Bedroom	18'6" x 12'0"
Shower Room	7'3" x 9'6"



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Approximate Gross Internal Area = 140.0 sq m / 1507 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1035815)



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We are pleased to offer a
free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.