



The Farmhouse Grassmiston Farm, Crail, KY10 3XQ  
Offers Over £625,000



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**OFFERS OVER**  
**£625,000**

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The Farmhouse is a particularly impressive, detached bungalow. Set amongst mature gardens with a field of 3 acres or thereby and benefitting from views to the sea, it is conveniently placed for access to the historic fishing village of Crail, which has a good range of amenities including primary school, shops, restaurants and golf facilities, whilst nearby Kingsbarns and St Andrews offer world class golf facilities. The property may suit those seeking accommodation offering potential for equestrian or small holding usage. Excellent parking for numerous vehicles is provided via a driveway with a gated entrance.

The generous accommodation comprises: hallway with walk-in cupboard, lounge, sitting room, conservatory, dining kitchen, master bedroom with en-suite, three further bedrooms, family bathroom, utility room and W.C. / cloaks. The large, bright lounge has a bay window enjoying views over the field to the sea, feature central stone fireplace and dining area. It opens to the sitting room with panoramic aspect and a glazed door leading out to a decked seating area. The dining kitchen has an integrated hob and oven,

space for freestanding appliances and floor and wall mounted units with complementary work surfaces. French doors lead to the conservatory with views over neighbouring countryside. The master bedroom has a built-in wardrobe and modern en-suite shower room. The family bathroom suite consists of WC, wash hand basin, bidet, bath and separate shower cubicle.

The property benefits from double glazing and oil-fired central heating.

The large garden to the front is split level with lawn bounded by a stone wall, various mature plants and shrubberies. A gate connects to the field which is laid to lawn. The garden to the rear is predominantly a chipped driveway enclosed by conifers with a gated entrance. To the side is a charming patio seating area with lawn.

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





- Detached bungalow
- Lounge & Sun room
- Conservatory
- Dining kitchen & Utility
- Master bedroom & En suite
- Three further bedrooms
- Bathroom & W.C.
- Oil FCH & DG
- Garden to front & driveway to rear
- Three acres or thereby

### INCLUDED

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

### SERVICES

Mains water and electricity are connected to the property. Drainage is to shared septic tank.

### VIEWING

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

**COUNCIL TAX BAND E**

**EPC RATING: C**

**FLOOR AREA: 1969.80 SQ FT**







## Room Sizes

*Approximate measurements*

|                      |                |
|----------------------|----------------|
| Lounge               | 24'2" x 19'3"  |
| Sitting Room         | 9'8" x 9'4"    |
| Conservatory         | 15'5" x 12'9"  |
| Dining Kitchen       | 14'9" x 11'5"  |
| Utility Room         | 9'8" x 7'6"    |
| Master Bedroom       | 12'4" x 10'7"  |
| En Suite Shower Room | 8'5" x 4'5"    |
| Bedroom              | 11'11" x 10'1" |
| Bedroom              | 11'6" x 8'7"   |
| Bedroom              | 9'10" x 8'6"   |
| Bathroom             | 9'10" x 8'11"  |
| W.C.                 | 7'6" x 3'7"    |



## GROUND 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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at any of our offices.

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