



Castlebank House Castlebank Road, Cupar, KY15 4HL

Offers Over £650,000



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**OFFERS OVER**  
**£650,000**

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Castlebank House is beautiful detached three storey villa with self-contained basement annex offering many original features throughout the property.

A private driveway from Castlebank Road leads to timber gates which open into the grounds of Castlebank House. A grand entrance opens into the vestibule where double doors lead into the hallway. On ground level the accommodation comprises lounge with bay window to the front and gas fire with surround, dining room again with bay window to the front electric fire with surround. Sitting room with window to the rear, electric fire with surround, W.C. fitted with wash hand basin and W.C., kitchen fitted with light coloured base and wall units, light coloured work surfaces, stainless steel sink and drainer, window to rear garden, slot in cooker, under counter freezer. A staircase with feature stain glass window from the main hallway leads to the upper level where there are four bedrooms three with windows to the front offering views towards Tarvit Hill and one bedroom to the rear. The bathroom offers a window to the rear, bath, w.c. and wash hand basin. The shower room

offers a double shower cubicle with electric shower, wash hand basin and W.C.

Access to the basement annex can be gained from the main hallway or a door from the rear garden. The basement accommodation comprises of a fitted kitchen, utility, lounge with multi fuel stove and window to the front, sitting room with access to office within, dining room, W.C. and bathroom. The delightful, private established garden grounds surround the property with several seating areas, ponds various fruit trees and shrubs and area laid to the front. There is excellent parking to the front and side. The detached garage accessed via double timber doors offers space for up to four vehicles and offers power and light. External coal store.

The property offers gas central heating, excellent storage throughout and attic which is partially floored





- Impressive C Listed detached villa Circa 1851
- Accommodation over three levels
- Separate annex within basement
- 6 Public rooms
- 4 Bedrooms
- 4 Bathrooms / Showers/ W.C.'s
- Kitchen within main accommodation & basement annex
- Original features throughout
- Detached garage with space for 4 vehicles
- Delightfully private garden grounds surround the property

### INCLUDED

All fitted carpets and fitted floor coverings

### SERVICES

Mains water, drainage, gas and electricity

### VIEWING

By appointment through our Rollos Cupar Office  
Telephone: 01334654081

**COUNCIL TAX BAND F**

**EPC RATING: E**

**FLOOR AREA: 4273.00 SQ FT**







## Room Sizes

*Approximate measurements*

Vestibule	7'4" x 8'10"
Lounge	18'11" x 19'9"
Dining room	17'1" x 19'7"
W.C.	7'10" x 3'4"
Sitting room	11'10" x 13'2"
Kitchen	15'8" x 13'10"
Bedroom	13'0" x 14'0"
Bedroom	13'6" x 19'8"
Bedroom	13'7" x 16'3"
Bedroom	18'0" x 19'7"
Family Bathroom	10'1" x 12'0"
Shower room	7'6" x 7'9"
Ground level kitchen	9'3" x 13'9"
Utility	15'3" x 5'10"
Lounge	18'6" x 20'1"
Office	7'9" x 8'3"
Sitting Room	11'3" x 11'2"
Dining room	16'11" x 19'11"
W.C.	8'1" x 3'4"
Shower room	9'4" x 11'11"



## Castlebank House, Cupar

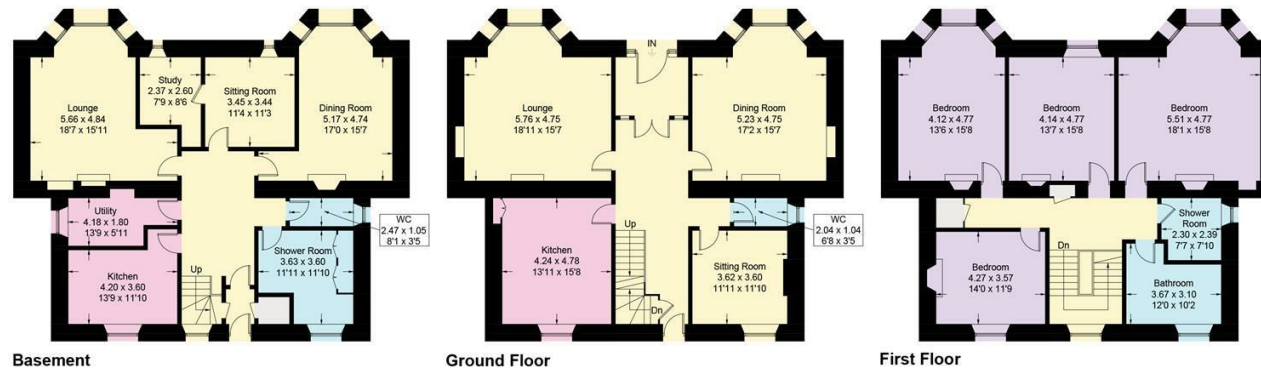


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1064132)



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