



Mansfield Stables , Strathmiglo, KY14 7QE

Offers Over £250,000



# Mansfield Stables Strathmiglo KY14 7QE

**OFFERS OVER**  
**£250,000**

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Mansfield Stables is a delightful re stored former stable block within beautifully, mature garden grounds, currently being used as office accommodation and has been granted full planning to convert into a 4 bedrooms family home, bordering open Farmlands with open views from the Upper Level.

The current accommodation is entered from the main door into the entrance hallway where double doors leads through to a further hallway giving access to the Shower room which offers a corner shower cubicle with mixer shower, W.C., wash hand basin and window.

The kitchen is fitted with white base units, stainless steel sink and drainer, electric hob and space for fridge freezer.

The main office space on ground level offers several windows and French doors.

A staircase from the main entrance leads to the upper level where there two further office areas both offering windows with views over open Farmlands and beyond.

The delightful walled garden grounds are accessed via Double Gates from Manse Road. The mature garden is mainly laid to lawn and offers mature

trees and shrubs.

It should be noted there is a pre-emption right over the property.

Full planning can be found on Fife Council Website 24/02910/FULL

Directions - What3words -  
///cans.desktops.replayed





- Detached former converted stable block
- Delightful walled garden grounds
- Currently being used as office space on two levels
- Full planning to convert to a 4 bed roomed Family home
- Parking area accessed via double gates
- Bordering open Farmlands with rural views

## INCLUDED

Mains water, Septic tank, oil, under floor heating

## SERVICES

Fitted floor coverings

## VIEWING

By appointment through our Rollos Cupar Office  
Telephone: 01334654081

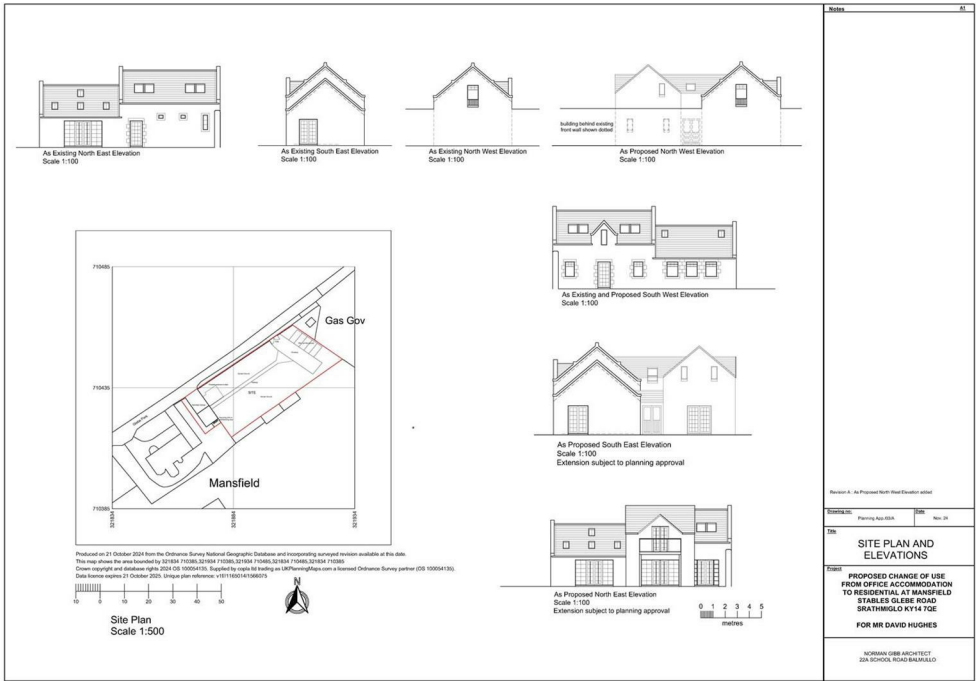
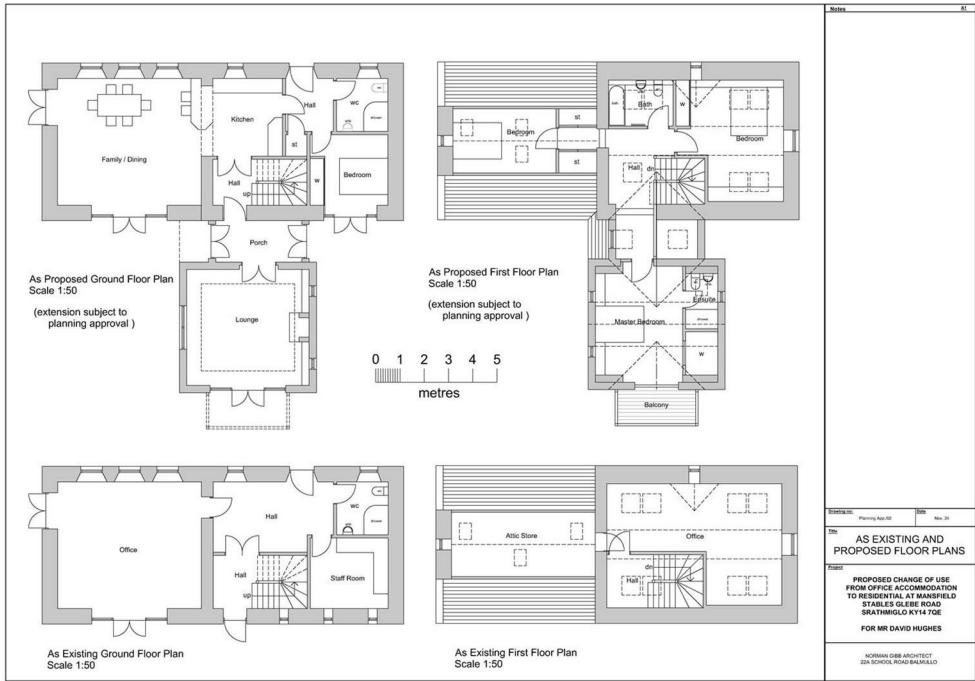
**COUNCIL TAX BAND EXEMPT**

**EPC RATING: C**

**FLOOR AREA: 1313.00 SQ FT**







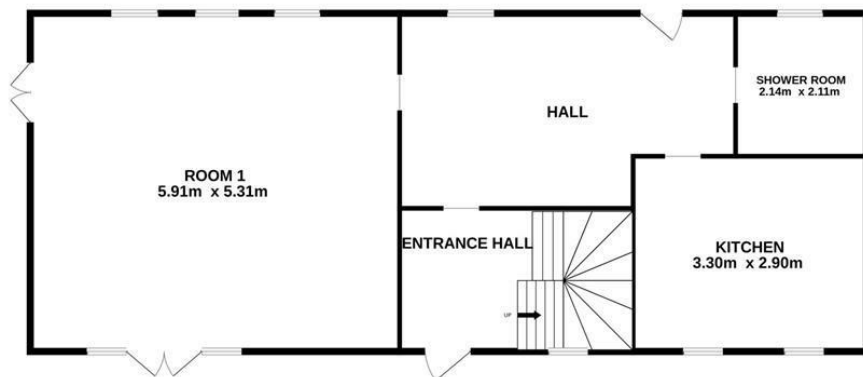
## Room Sizes

*Approximate measurements*

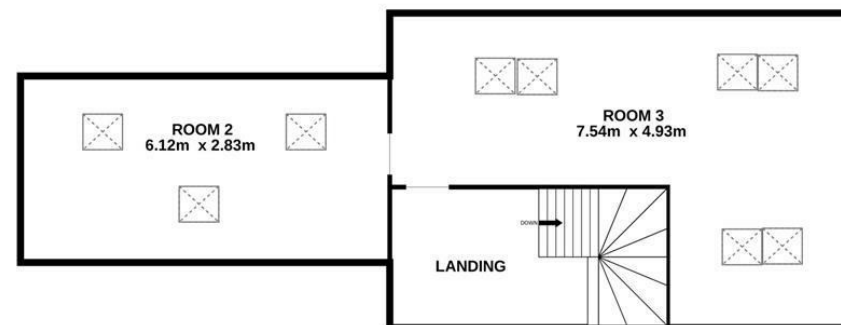
|                   |                |
|-------------------|----------------|
| Board room        | 20'8" x 19'7"  |
| Inner hallway     | 9'9" x 16'7"   |
| Kitchen           | 9'8" x 10'7"   |
| Second board room | 24'10" x 10'5" |



**GROUND FLOOR**  
180.4 sq.m. approx.



**1ST FLOOR**  
137.7 sq.m. approx.



**TOTAL FLOOR AREA : 318.1 sq.m. approx.**

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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without any obligation.

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at any of our offices.