



BEECHWOOD

Park Place, Elie, Fife



A HANDSOME AND SUBSTANTIAL PERIOD HOUSE WITH GENEROUS ACCOMMODATION, PRIVATE GARDEN AND OUTBUILDINGS

Enjoying a prime position close to Elie Beach and overlooking the golf course

Summary of accommodation

C Listed early 19th century stone-built house with Victorian extension

Six bedrooms | Three reception rooms | Three bathrooms and a WC | Kitchen with utility room

Period features throughout

Front garden and generous enclosed rear garden with gate opening onto the golf course

Spacious double garage including workshop, attic and stores

Significant potential for modernisation and development

Distances: Leven 6 miles, St Andrews 12 miles, Edinburgh 50 miles

(All distances are approximate)

BEECHWOOD

Beechwood is a particularly appealing and substantial period C listed house, prominently positioned on Park Place in the highly sought-after coastal village of Elie. The house occupies an enviable setting, lying within easy reach of the beach and golf links, and benefiting from a fine outlook across the surrounding area.

Constructed in traditional stone, the property has a strong and attractive façade, complemented by generous proportions and a pleasing sense of symmetry. The house has been in the same family ownership for many years and retains a wealth of original features, including high ceilings, sash-style windows with decorative glazing, timber floors, cornicing and fireplaces, all contributing to its character and scale.

Internally, the accommodation extends over three floors and is well arranged for family living, while offering clear scope for modernisation and potential development.



ACCOMMODATION

The entrance hall creates an immediate sense of arrival, with a traditional staircase rising to the first floor and a stained glass window bringing light into the space.

The principal reception rooms are particularly well proportioned. The dining & sitting room, with its rear bay window, enjoys an attractive outlook over the garden and is centred around a feature fireplace. The room provides an excellent space for both formal entertaining and everyday use, while a further reception room on the ground floor offers additional flexibility as a downstairs bedroom or study.

To the rear, the kitchen and adjoining utility areas and bathroom provide practical accommodation, with clear potential to be opened up and reconfigured into a larger kitchen and family space, subject to the necessary consents.





Upstairs, the bedrooms are arranged around a central landing and include several generous double rooms, many enjoying good natural light and open aspects. Whilst now dated, the bathroom is spacious and has clear scope for upgrading.

The principal accommodation also includes an elegant drawing room and a charming library, providing well-proportioned and characterful living spaces. Overall, the layout is balanced and adaptable, offering excellent potential to enhance and reconfigure for modern family living.

The second floor provides further well-proportioned accommodation arranged around the central landing, including the two double bedrooms and a family bathroom. Off the secondary staircase there is a further double bedroom with substantial eaves storage and a large storage attic.

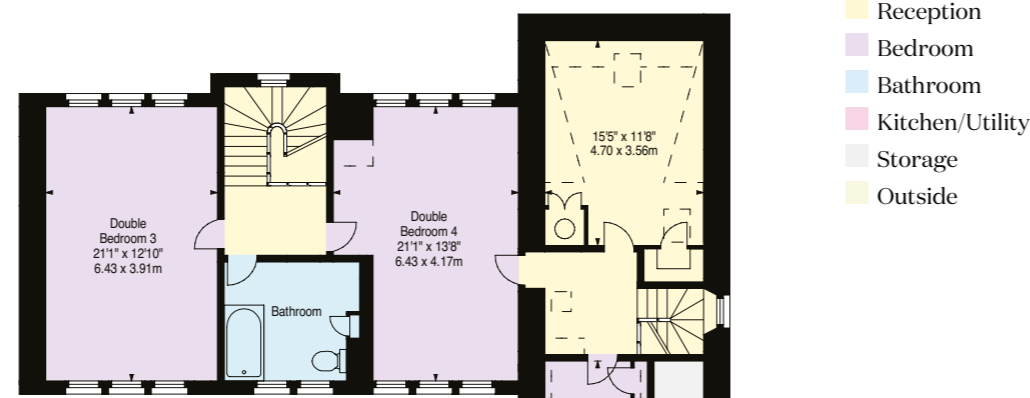
Overall, the accommodation is well balanced and very adaptable for an incoming owner, with excellent potential for reconfiguration and modernisation.



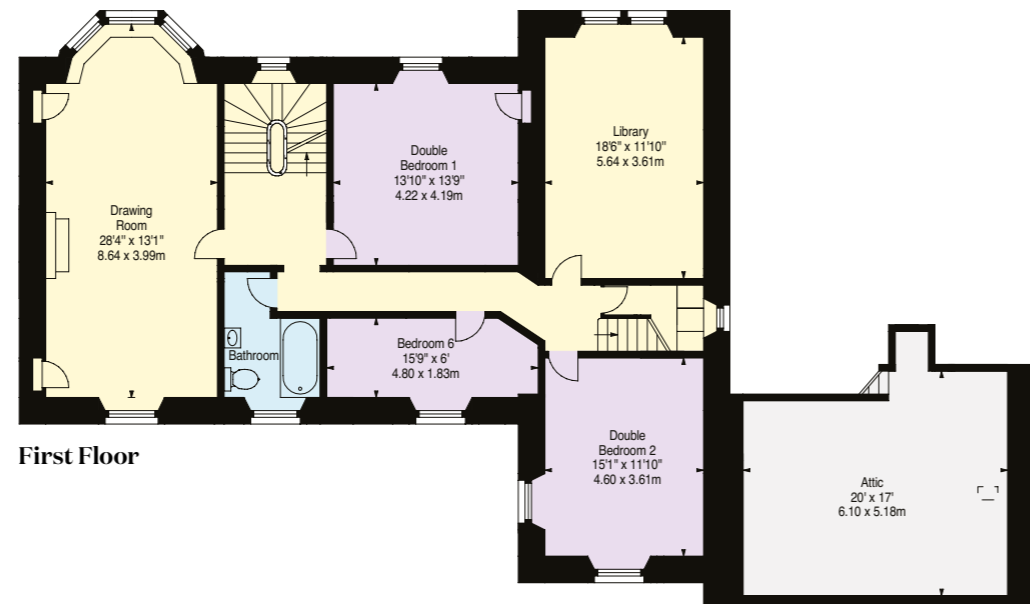


Ground Floor

Approximate Gross Internal Area
 4228 Sq Ft - 392.78 Sq M
 Outbuildings: 988 Sq Ft - 91.79 Sq M



Second Floor



First Floor

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

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

OUTBUILDINGS

To the side of the house is a useful range of traditional outbuildings, including a spacious garage with an attic above, a connected workshop area, ancillary storage spaces and a potting shed to the rear. This offers excellent practical storage and workshop use, whilst also presenting further potential for redevelopment or conversion, subject to the necessary consents.

GARDEN AND GROUNDS

The rear garden is a particularly attractive and valuable feature of the property. Extending to a generous size of approximately 484 sq metres, it is laid primarily to lawn and enclosed by traditional stone walls, providing a high degree of privacy and shelter.

Mature trees and established planting give structure and character, while the scale of the garden offers excellent space for family use and outdoor entertaining. A gate at the far end opens directly onto the surrounding golf course land, further enhancing the sense of space and connection to the wider landscape.

DEVELOPMENT POTENTIAL

In 2005, permission was granted to convert the outbuilding (existing garage and workshop) to form an ancillary accommodation to the existing dwelling. This was renewed in 2010. Although all four applications 00/00870/EFULL, 00/00871/ELBC, 05/02780/EFULL & 05/03979/ELBC were approved, none of the consents were implemented and the works have not been carried out.





A pre-application proposal exploring the full development potential of Beechwood has been undertaken with Fife Council in 2025, by the current owners in conjunction with LBA Architects. Pre-application advice from Fife Council was supportive of development in principle, subject to further consideration of scale, design and parking provision, depending on the nature of any future proposals.

The property therefore offers clear potential for enhancement or redevelopment, subject to the necessary consents. Interested parties are invited to discuss the findings of the pre-application process with LBA Architects, with introductions and supporting information available via Knight Frank.

SITUATION

Elie is widely regarded as one of the most desirable coastal villages in the East Neuk of Fife, famed for its beautiful sandy beach, historic harbour and strong sense of community. The village offers an excellent range of amenities including local shops, cafés and restaurants, while The Ship Inn is particularly renowned for its food, atmosphere and traditional summer beach cricket.

Beechwood enjoys a particularly attractive position on Park Place, lying within easy reach of Elie Beach and directly adjacent to Elie Golf Links. The village offers a wealth of recreational facilities, including sailing and water sports at Elie Harbour, a well-regarded 18-hole links course and a 9-hole course, tennis courts, padel facilities and a bowling green. The award winning restaurants of The Kinneuchar Inn and the highly regarded Peat Inn are nearby.

The surrounding East Neuk coastline is known for its picturesque fishing villages and unspoilt beaches, while the historic town of St Andrews, the home of golf, is approximately 13 miles away and offers a wide range of amenities, schooling and cultural facilities. Edinburgh is within comfortable commuting distance, providing access to national and international transport connections.



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GENERAL REMARKS

Viewings: Strictly by appointment

Services: Mains water, gas, electricity and drainage

Local Authority: Fife Council

Council Tax Band: G

EPC Rating: G

Fixtures & Fittings: Only items specifically mentioned are included

Offers: Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date, but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.



Your partners in property

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