



Crawley House Station Road, Springfield, KY15 5RU

Offers Over £595,000



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**OFFERS OVER
£595,000**

Rollos are delighted to bring to the market Crawley House which offers stunning original features throughout including operational shutters and cornicing. Situated within the village of Springfield which is located on 3 miles from the town of Cupar.

Springfield offers many local facilities including primary schooling, local shop, bar and restaurant as well as being situated within walking distance to Elmwood Golf Course

Cupar offers a comprehensive range of recreational and shopping facilities as well as the mainline railway station with connections to Dundee and Edinburgh. The historic town of St Andrews well known for golf is only 13 miles away.

Situated within extensive garden grounds and offering family accommodation throughout. The property offers a large dining kitchen in two sections with operational Aga.

Bathroom with bath, W.C. and wash hand basin. Stunning lounge with fire place and bay window to garden

Dining room with large window to garden and non-operational gas fire.

Sitting room leading through to office and shower room which could be utilised as a self-contained area.

A staircase with feature-stained glass window leads to the upper level where there is two bedrooms with jack and jill bathroom and a further two bedrooms, bathroom with free standing roll top bath, W.C., and wash hand basin.

A further staircase from the hallway leads to the attic area which offers three individual rooms offers potential to extend the accommodation further.

There is gas central heating throughout and an alarm system is fitted within the property. The grounds are entered via double wrought iron gates into the chipped driveway where there is parking for numerous vehicles. Drying green and greenhouse to the front.

Triple garage which is accessed via up and over doors with workshop area beyond.

The delightfully extensive garden grounds and filled with established trees and shrubs, pond and summerhouse.

Viewing of this unique property is highly recommend.





- Delightful, detached family home with original features throughout within extensive private garden grounds
- Large dining Kitchen
- Three public rooms
- Office through to shower room
- Two bedrooms with jack and jill bathroom & a further two bedrooms
- Two bathrooms
- Two attic rooms and attic storage room
- Triple garage and workshop
- Large parking area secured by wrought iron gates to the front
- Delightful, well established garden grounds surround the property

INCLUDED

All fitted carpets, fitted floor coverings and curtains.
Some items of furniture may be available by separate negotiation

SERVICES

Mains water, drainage, gas and electricity

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND G

EPC RATING: D

FLOOR AREA: 3799.00 SQ FT







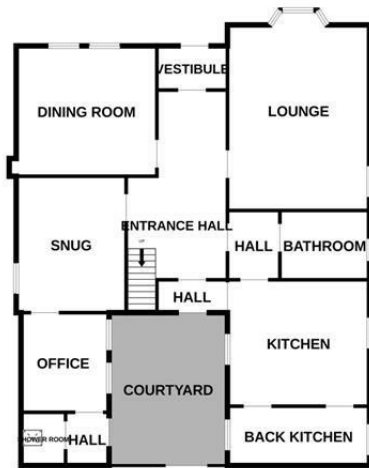
Room Sizes

Approximate measurements

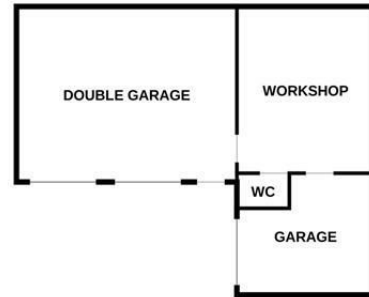
Dining room	15'0" x 13'11"
Snug	11'10" x 14'6"
Office	9'6" x 10'8"
Shower room	5'0" x 5'8"
Lounge	15'2" x 18'11"
Bathroom	9'7" x 7'7"
Kitchen	15'0" x 12'11"
Rear kitchen	15'0" x 9'0"
Bedroom	13'9" x 14'2"
Bedroom	11'10" x 14'5"
Bedroom	14'11" x 13'3"
Bathroom	7'9" x 8'2"
Bedroom	15'0" x 18'0"
Bathroom	9'3" x 9'3"
Attic Storage	23'3" x 17'1"
Attic room	13'7" x 19'1"
Attic room	9'9" x 15'5"



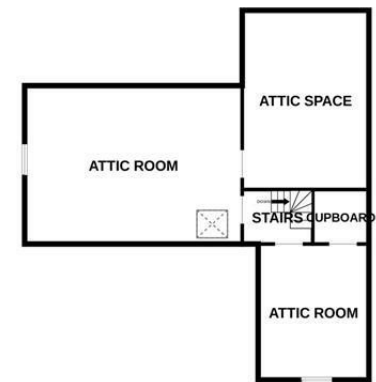
GROUND FLOOR
224.9 sq.m. approx.



1ST FLOOR
116.3 sq.m. approx.



2ND FLOOR
84.3 sq.m. approx.



TOTAL FLOOR AREA : 425.4 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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We are pleased to offer a
free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.