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MINTLEA COTTAGE, SANDHAVEN, *CULROSS, KY12 8JG*




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Mintlea Cottage, Sandhaven,

Nestled in the enchanting village of Culross, this charming ‘B’ listed Cottage, dating back to 1638, offers a unique blend of historical elegance and modern comfort. With two inviting double bedrooms and three versatile reception areas, this property is perfect for those seeking a tranquil retreat in a picturesque setting.

As you enter, you are greeted by a delightful lounge featuring a stunning coal effect living flame fireplace, which serves as a focal point for relaxation and gatherings. The dining room is on a fashionable open-plan basis with the lounge and provides an ideal space for entertaining, while the superbly refitted luxury Wren family kitchen is a culinary enthusiast's dream with integrated appliances and includes a SMEG range cooker. Additionally, the garden room, which can also serve as an office, allows for a seamless connection to the outdoors.

The master bedroom boasts a newly installed ensuite dressing room, providing a private sanctuary, while the second double bedroom features full-length built-in mirror wardrobes, ensuring ample storage. The large landing includes a walk-in cupboard, adding to the practicality of this charming home. The beautifully refitted shower room enhances the overall appeal of the property and cannot fail to impress.

Outside, the lovely, easily maintained private walled garden is a true gem, offering a serene escape with its delightful landscaping and seating areas, ideal for enjoying sunny afternoons or hosting gatherings. The prized cobbled parking area accommodates up to three vehicles, adding convenience to this idyllic residence.

Offers Over £399,950





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SMEG







DESCRIPTION

This traditional 'B' Listed 2 bedroom, 2/3 reception Cottage dating back to the 1600's enjoys instant kerb appeal within of one of the most sought-after historical villages in Scotland. With considerable charm and character this impressive home includes a feature living flame coal effect gas fireplace, sash and case windows overlooking an attractive cobbled lane, leaded and stained glass window, window seats, solid hardwood flooring, delightful nooks and crannies and a beautiful private cottage garden that will delight all who view!

Mintlea Cottage has recently undergone a complete refurbishment, internally and externally, by the present owners that includes installation of a modern luxury Wren fitted kitchen, beautifully refitted shower room, new electrics, alarm system, lighting, radiators and a new dressing room to list just a few.

The accommodation on the ground floor comprises entrance with cloaks cupboard, large dining room on a semi-open plan basis from the comfortable living room with feature fireplace, a good-sized luxury fitted kitchen and a bright garden room/study with flexible use complete the ground floor.

The upper floor includes a spacious landing with large walk-in cupboard, master bedroom boasting built-in wardrobes and an en-suite dressing room. There's a further good-sized double bedroom with full length mirror wardrobes and an luxury refitted shower room. A generous floored attic space is accessed from the landing.

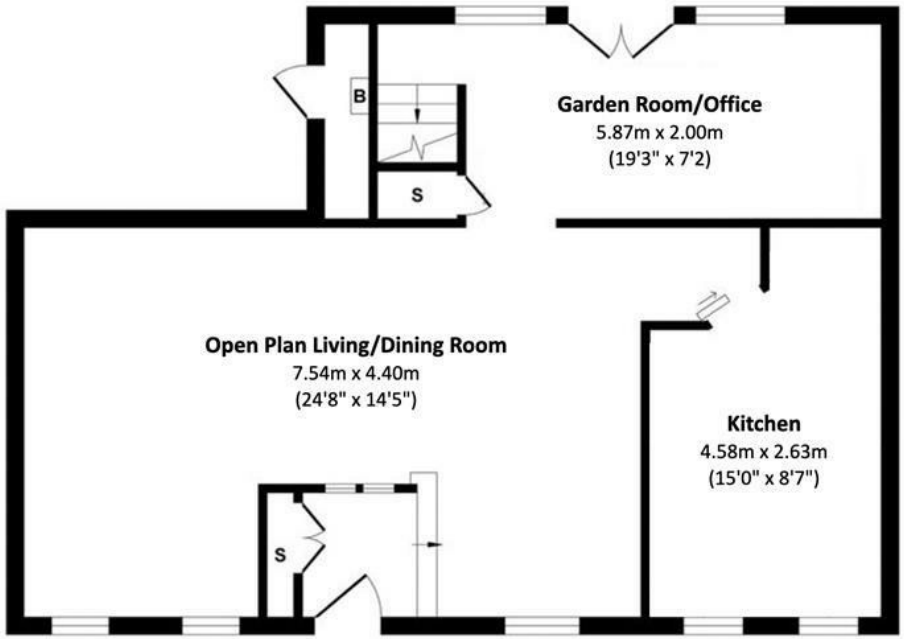
Early viewing is strongly recommended to fully appreciate the charm and character, spacious accommodation, stunning location and wonderful private walled gardens offered with this outstanding family home.



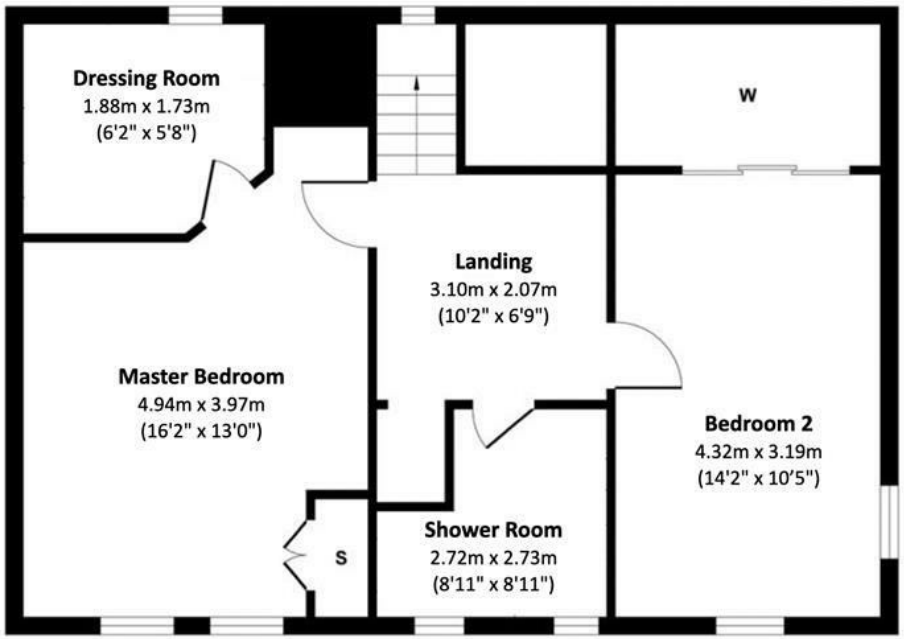








Ground Floor



First Floor

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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.

LOCATION

Located in the heart of the historic conservation village of Culross on the banks of the Firth of Forth tucked away in a delightful hideaway setting amongst picturesque white-harled 16th and 17th Century houses with red pan-tiled roofs and cobbled streets only a few yards from the ochre-coloured Culross Palace, Mintlea Cottage sits peacefully within this idyllic conservation village. With a lively, friendly community, Culross is one of the most complete examples in Scotland of a 17th Century Royal Burgh. Culross is a beautiful and historic coastal sea-port village dating back to medieval times with an ochre-coloured Palace and its beautifully reconstructed period garden, complete with herbs, fruit, vegetables and rare Scots Dumpy hens sitting at the centre.

Lying just 12 miles west of the Forth Road Bridge Culross now has a vibrant social community for both adults and children with a small primary school, parks, eating places as well as a gallery, renowned Pub/Restaurant and pier. The village is served with good bus links and is within easy commuting distance to both Edinburgh and Glasgow. Dollar Academy is 14 miles to the north. The house is also well positioned for the Edinburgh Schools including Cargilfield Prep School, Fettes and George Watsons College. Edinburgh.

Nearby Dunfermline is Scotland's historic capital, a bustling city with a good road and rail network making it one of the most accessible in central Scotland. Dunfermline has a broad range of amenities including professional services, a good retail offering and leisure facilities including the principal bus station on Queen Anne's Street and educational establishments associated with a modern City. Dunfermline mainline railway station offers regular and direct services to Edinburgh's stations, including Waverley (under 35 minutes), Edinburgh Gateway (under 25 minutes) and Haymarket (under 30 minutes). Edinburgh International Airport is only 16 miles away and there's easy access to M90 and Scotland's major motorway network.

KEY FEATURES

- Charming 'B' Listed Cottage
- In Heart Of The Conservation Village Of Culross
- Hideaway Location Just Yards From Culross Palace
- Delightful Lounge With Feature Fireplace
- Dining Room
- Luxury Fitted Kitchen
- Garden Room/Office
- Master Bedroom With En-suite Dressing Room
- Further Double Bedroom
- Beautifully Refitted Shower Room
- Gas Heating
- Private walled Garden
- Cobbled Parking

EXTRAS

All fitted floor coverings, blinds, integrated kitchen appliances and shed are included in the purchase price.

PARKING & GARDENS

In front of the Mintlea Cottage there's a private parking area tucked away in this quiet cobbled lane allowing parking for up to 3 cars. To the rear of the Cottage is a delightful secluded walled cottage garden. As you enter the garden from the garden room there are numerous seating areas and beautiful paving which leads round to a terraced planted garden with beautiful stone walled surround. There is also a storage cupboard (lockable) for garden implements. Steps lead to another raised seating area maximising the sunny aspect and the peaceful idyllic setting that you'll love.

ARRANGE A VIEWING

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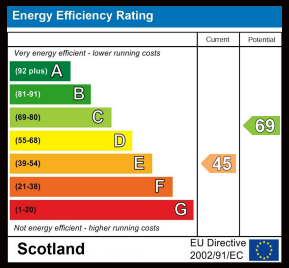
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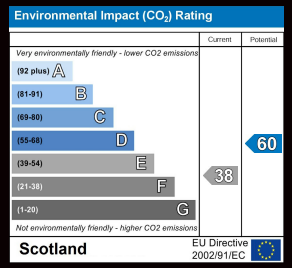
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