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## THE OLD HALL, LITTLE CAUSEWAY CULROSS, KY12 8HP





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# The Old Hall, Little Causeway

Take a step back in time to 17th-century Scotland when you visit the picturesque village of Culross and view this stunning 3 bedroom home dating back to 1883.

A magnificent 'C' Listed property imaginatively designed for modern life, it blends character & charm with the modern, right in the heart of Culross and simply has to be on your viewing list!

As you step inside, you'll be greeted by two inviting reception rooms that offer the perfect space for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of room for the whole family to unwind and make this house a home.

Offered 'For Sale' with Colin Jenkins at AMAZING RESULTS!™ Estate Agents the property, originally built as a Sunday school, boasts a beautifully refurbished interior that seamlessly blends modern amenities with the timeless appeal of a bygone era.

From the moment you arrive, the instant kerb appeal of this home is sure to captivate you, making it a truly unique find in one of the UK's "most beautiful" places to live.

Don't miss this rare opportunity to own a piece of history in a truly special location. Book a viewing today and experience the magic of this one-of-a-kind property for yourself.

**Offers Over £310,000**



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## DESCRIPTION

Located within a medieval cobbled street in the heart of the historic conservation village of Culross, this home offers not just a place to live, but a lifestyle. The village's rich history and sought-after location make it a desirable place to call home for those who appreciate the beauty of the past. The current owners bought Stephen Memorial Hall in 2021 and carried out a painstaking renovation. It is a superior example of how an imaginatively designed historic property can retain a wealth of character & charm. They restored this unique building for luxurious living, creating a modern, energy efficient and open plan living space ideal for entertaining, while using traditional features to create a truly remarkable home.

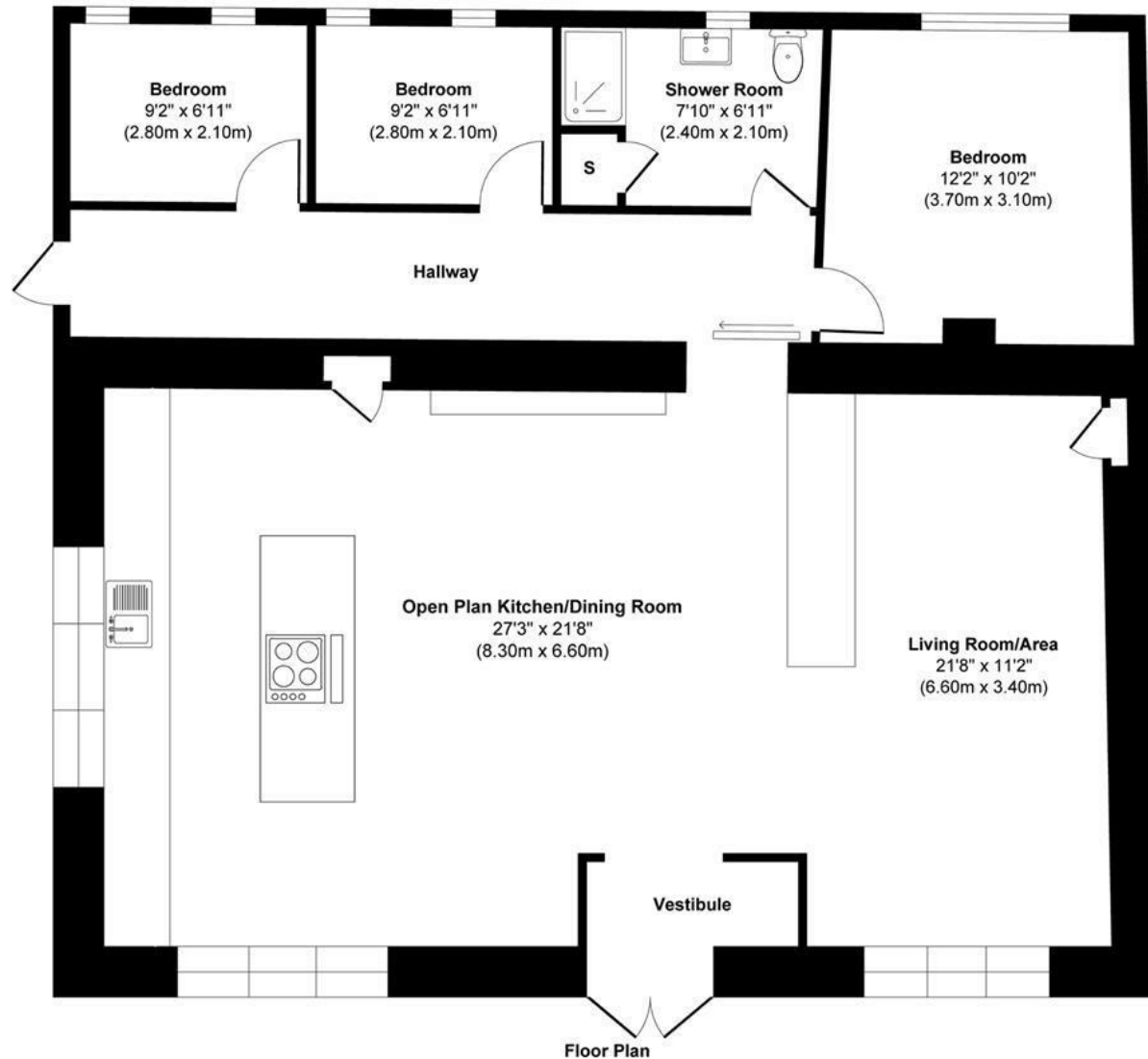
Original timber flooring throughout the main living areas, magnificent 15ft high ceiling, a beautifully designed bespoke kitchen with central island and integrated appliances, three tall tripartite timber frame windows, ornate vented ceiling roses, cornicing, timber wall panelling and a feature fireplace are just a few examples of the high specification approach seen throughout the property.

The mainly all-on-the-level accommodation comprises of a most impressive living room area on a semi open plan layout to the beautifully designed bespoke fitted kitchen, seating and dining area with the focal point being a feature fireplace. The living room, reception and seating area, as well as the dining area and kitchen have near full height windows opening into a small cobbled lane to the south and west, flooding the room with natural light.

Three steps from the main accommodation lead to a large inner hall providing access off to 3 excellent bedrooms and superb modern fitted shower room. The inner hall has a door leading to the cobbled lane of Little Causeway to the side. The property is warmed by low carbon air source heat pumps and electric heaters, all controlled by wifi.

With the benefit of only a small paved area of sunny west-facing garden to maintain, you have all the advantages of the surrounding amenities to enjoy with superb riverside and wooded walks including an award-winning community garden close by (to the east along Low Causeway) and nearby Devilla Forest and many other recreational amenities. With the benefit of no garden ground to maintain, you have all the advantages of the surrounding amenities to enjoy with superb riverside and wooded walks including nearby Devilla Forest and many other recreational amenities.





Floor Plan



This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media

# SITUATION

Culross is one of Scotland's best-preserved and prettiest 17th-century villages and famous for its role in the TV series Outlander, so fans definitely need to visit.

This home sits peacefully within the heart of this idyllic conservation village, a lively, friendly community. Culross is one of the most complete examples in Scotland of a 17th Century Royal Burgh in superb setting of white-harled 16th and 17th century houses with red pan-tiled and cobbled streets and an ochre-coloured Palace with its beautifully reconstructed period garden, complete with herbs, fruit, vegetables and rare Scots Dumpty hens sitting at the centre of The Royal Burgh. Culross is a beautiful and historic coastal sea-port village dating back to medieval times yet lying just 12 miles west of the Forth Road Bridge and 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

- Fully refurbished stone-built single storey home
- Character & charm
- Highly sought-after conservation village
- Beautifully designed bespoke kitchen
- Lounge & seating area with feature fireplace
- Dining area
- 3 bedrooms
- Modern fitted shower room
- Air Source heat pump & electric heating
- Sealed unit double glazing

# EXTRAS

All fitted floor coverings and built-in kitchen appliances are included in the sale price.

# ARRANGE A VIEWING

Viewing by appointment. Please call your local Estate Agent, Colin Jenkins at AMAZING RESULTS!™ to see this property today. 01383 699000 | 07977 170505.

# MORTGAGE ADVICE

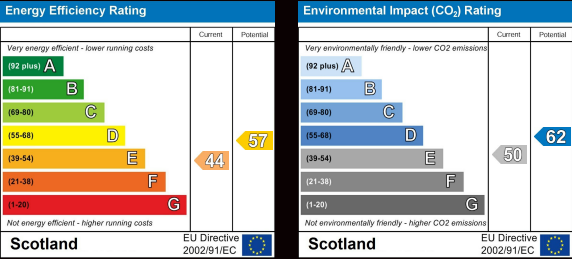
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