

# Craigs Farm, Kinglassie Road, Cardenden, Fife, KY5 0HG





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Centrally located, 33.67 acre secluded smallholding with a lovely rural outlook

Cardenden train station 2m, Lochgelly 2.5m, Scotlandwell and Loch Leven 5m, Kirkcaldy 5m, Glenrothes 6m, Kinross 10m, Dunfermline 11m, Edinburgh 22m, Perth 25m

20-year-old, three bedroom bungalow in immaculate condition. Living room with wood-burning stove / dining room / conservatory, kitchen/breakfast room, utility room, main bedroom with en-suite shower room, 2 further bedrooms, family shower room.

Single garage

A: Portal-framed workshop 13 x 9.1 x 5m to eaves

B&C: 2 Nissen huts, 15.2 x 5.8m, 15.2 x 4.9m

D. Portal framed shed 16 x 15 x 5m to eaves

E: Portal-framed shed 18.3 x 10 x 4.3m to eaves

F: Shed 17 x 6.3m

G: Container 12 x 5.4m

25.95 acres grass paddocks, 6.38 acre hay field

Possible Section 75 equestrian holding house consent into the future, subject to planning

Lot 8 (6.6 acres) has some medium term development potential for housing, subject to planning.

**As a whole:**

Valued at £550,000

**Offers over: £560,000**



**West and north elevation of the house and west elevation of the workshop. Front cover shows south elevation of the house with Bishop Hill to the north.**

**The farmhouse**  
The light and airy house extends to 200 square metres and was built around 20 years ago. It could easily be extended to the east with two more bedrooms. It has oil-fired central heating and all floors and the loft have been insulated. The living room has a wood-burning stove. The conservatory storm doors were replaced seven years ago. The shower room was upgraded five years ago and the Stoves cooker was installed three years ago.

**Entrance vestibule (N&E) 1.8 x 1.5m**  
Partly glazed storm door, partly glazed internal door with glazed side panel

**Hallway 4.4 x 1.9m + 6.2 x 1.2m**  
Cloaks cupboard with mirror, two cupboards

**Living room (N) 5.9 x 3.5m + 5.3 x 1.6m**  
Spacious room with large picture window to the north overlooking open fields with views to the Lomond Hills. Partly glazed doors to the hall, marble-effect fireplace and hearth, wood-burning stove, open plan to dining room and conservatory

**Dining room (S) 4.4 x 2.8m**  
A light and airy room that's open plan to the living room and conservatory. Picture window to the south

**Conservatory (N, S, W)**  
TV point, blinds, lovely views to north, south and west

**Outside patio / sitting area 3.0 x 3.0m**  
Suntrap sitting area with four feet high mobile screen. There is a patio and tiled path round the house with a wheelchair ramp

**Kitchen (S) 4.7 x 3.3m + 3.0 x 1.0m**  
Stoves electric cooker with four-ring hob and two ovens, sink unit, walk-in pantry, plumbing for dishwasher, space for table and space for American style fridge/freezer

**Utility room (S) 3.2 x 1.8m**  
Partly glazed door to front garden, plumbing for washing machine, sink unit, Combi boiler and boot rack area

**Family shower room 3.2 x 2.0m**  
Wet room with Mira shower, shower screen, WC and wash hand basin

**Main bedroom (S) 4.0 x 3.3m + 2.1 x 1.2m**  
Wardrobe with mirrored doors, attractive outlook to south.

**En-suite shower room (S) 3.3 x 1.3m**  
Shower, WC, wash hand basin and partly tiled walls

**Bedroom 2 (N) 4.5 x 3.0m**  
Wardrobe with mirrored doors

**Bedroom 3 (N) 3.9 x 3m + 1.5 x 0.5m**  
Wardrobe with mirrored doors

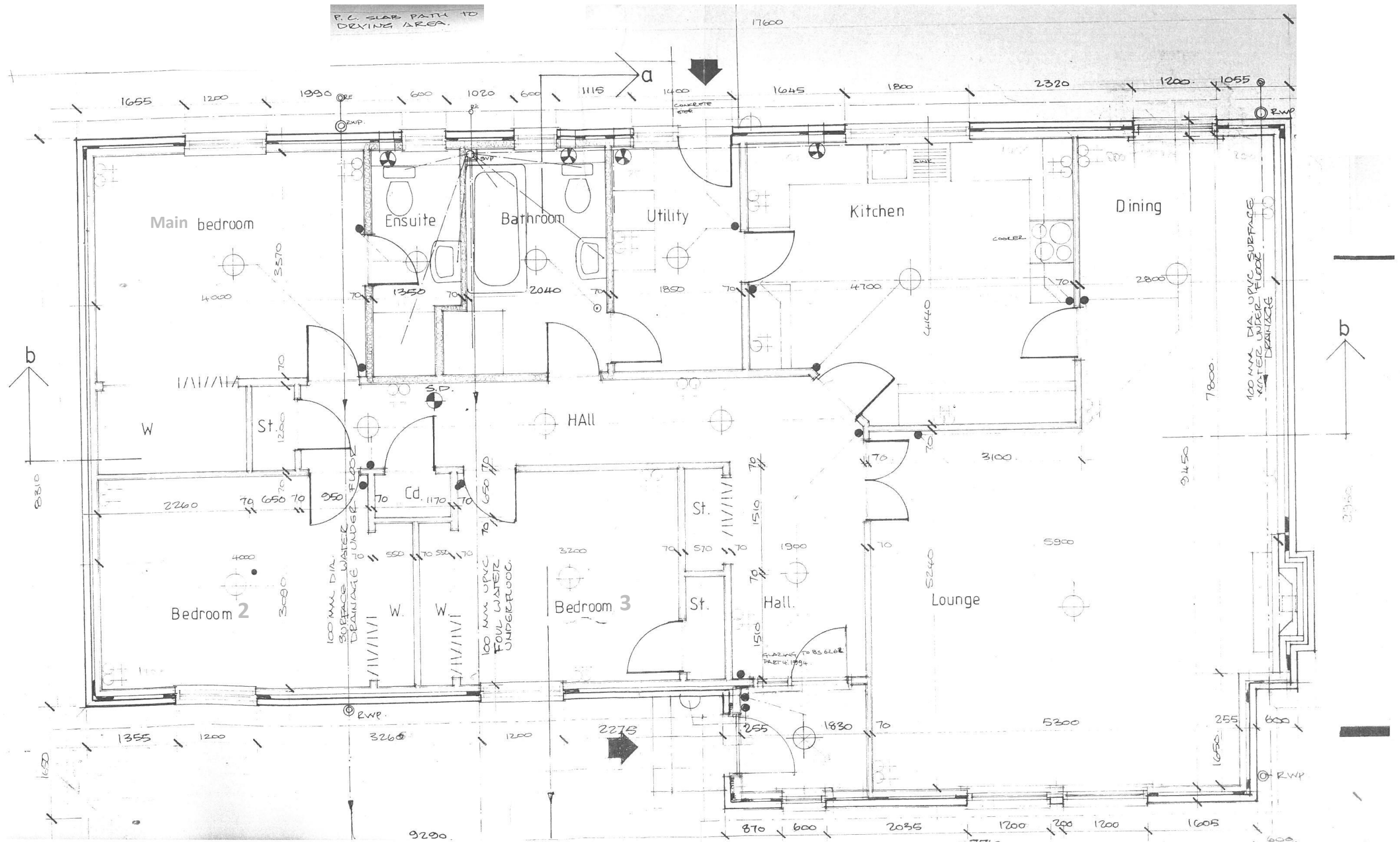
**Single garage**  
The single garage lies to the south east of the house. It has a concrete floor and measures 5.7 x 4.0m

The house has a dog-proof garden with a lawn to the south and north. It has a real feeling of seclusion and is surrounded by its own farmland. The gorse-covered escarpment to the south and west of field 4 is very steep and impenetrable. There is a drop of about 36 metres (120 feet) down to Auchterderran village to the south and Woodend village to the west so no one can access the farmland. The B921 Woodend-Kinglassie road lies 245 metres to the north of the house which is partly shielded by the steading.

The house has a slightly elevated location with outstanding view to the west over to Pitcairn Farm forestry and northwards over fields to Bishop Hill and the Lomond Hills.

The house has a Section 75 agricultural restriction but the selling agents have applied to have this removed. (This should be a formality). The house is on mains electric and mains water. It has a private sewage septic tank which lies to the north west of the house in field 4. A SEPA licence has been applied for it.

## House floorplan







Conservatory



Living room



Dining room



Kitchen





Bedroom 3



Family shower room



En-suite shower room



Main bedroom

**The outbuildings**

A. The workshop was built around 20 years ago. It is a portal framed shed 13 x 9.1 x 5m to eaves. It has two electric roller doors 4.5 x 4.0m, 4.0 x 3.5m, 3 phase electricity, a concrete floor and two workbenches. The third workbench is excluded from the sale.

B. & C. Nissen Huts, 15.2 x 5.8, 15.2 x 4.9m

D. Portal framed shed, 16 x 15 x 5m to eaves, 20 years old

E. Portal framed shed, 18.3 x 10m x 4.3m to eaves

F. Shed, 17 x 6.3m

G. Container, 12 x 5.4m

Sheds, 5.7 x 3.78, 3.2 x .2m, 2.6 x 1.8m, 4 x 2.5m, 3.3 x 2.22m

There are concrete aprons extending to 1175 square metres around the house and sheds

**The Fields**

The farmlands are well served with mains water troughs and have excellent fences. They are classified as being 3.2 by the Macaulay land system and slope gently from 96 metres (315 ft) to 117 metres (383 ft) above sea level.

Field 3: To the east of the house is a 0.44 acre

grass paddock with three chicken sheds. There are nine chickens and nine geese all included in the sale.

Field 4: This extends to the west and south of the house. It’s ideal for horses.

Fields 8, 10 & 11 are good grazing fields which are down to grass. Field 9 is a silage field. Plots 5 & 12 are steep escarpment.

**Possible Section 75 equestrian occupancy house**

If 18.87 acres (eg fields 8, 9, 10 & 11) are put in the purchasers relatives’ name, this purchaser could apply for planning consent for a mobile home, say, to the north west of the biggest portal framed shed (D, see page 6) eg in the south west corner of field 9. If they built 20 stables in the existing portal framed shed D and ran a livery yard over the lands for two years, then they could get planning permission for a house to replace the mobile home.

**Existing access and proposed new access road**

The existing access road H – I – A is shared with the cement making plant. Maintenance is shared, as per usage. It is suggested that a new access could be installed by K – J on the plan, especially if a second house secures consent. There is a dropped kerb at the public road.

**Services**

Scottish Power have a wayleave for a pole line over Craigs Farm. This has been capitalised. There is also a mains water pipeline serving the farmhouse, sheds and troughs.

**Sellers:** James and Annette Somerville

**Sellers’ solicitor:** Craig Bennet, Morgans, Dunfermline



Craigs Farm is centrally located in Fife with excellent access to Central Scotland. The A92 dual carriageway is 3.5 miles away to the south west at the junction for Lochgelly (the junction at Kirkcaldy is 5 miles away). The A92 heads west to link with the M90 at junction 3 (Halbeath) which is 8.5 miles away. Junction 5 on the M90 is 7 miles away to the north west (without having to pass through a settlement).

The local primary school is Denend Primary School in Cardenden and the nearest secondary school is in Lochgelly (2.5 miles). It may be possible to drive children to Scotlandwell (5 miles) and Kinross (10 miles). Local facilities include golf courses at Auchterderran, Lochgelly, Cowdenbeath, Milnathort and Kinross. Lochore Meadows Country Park (5 miles) has excellent walking and cycling trails, adventure playground, cafe, golf course, watersports centre and visitor centre. Cluny Activities (3 miles) has golf, football golf, clay shooting, air rifle shooting, archery, adventure playground and cricket nets.



Field 4 in foreground.  
Fields 8 & 9 beyond field 4



Field 4 showing impenetrable cliff  
escarpment on right hand side



garage

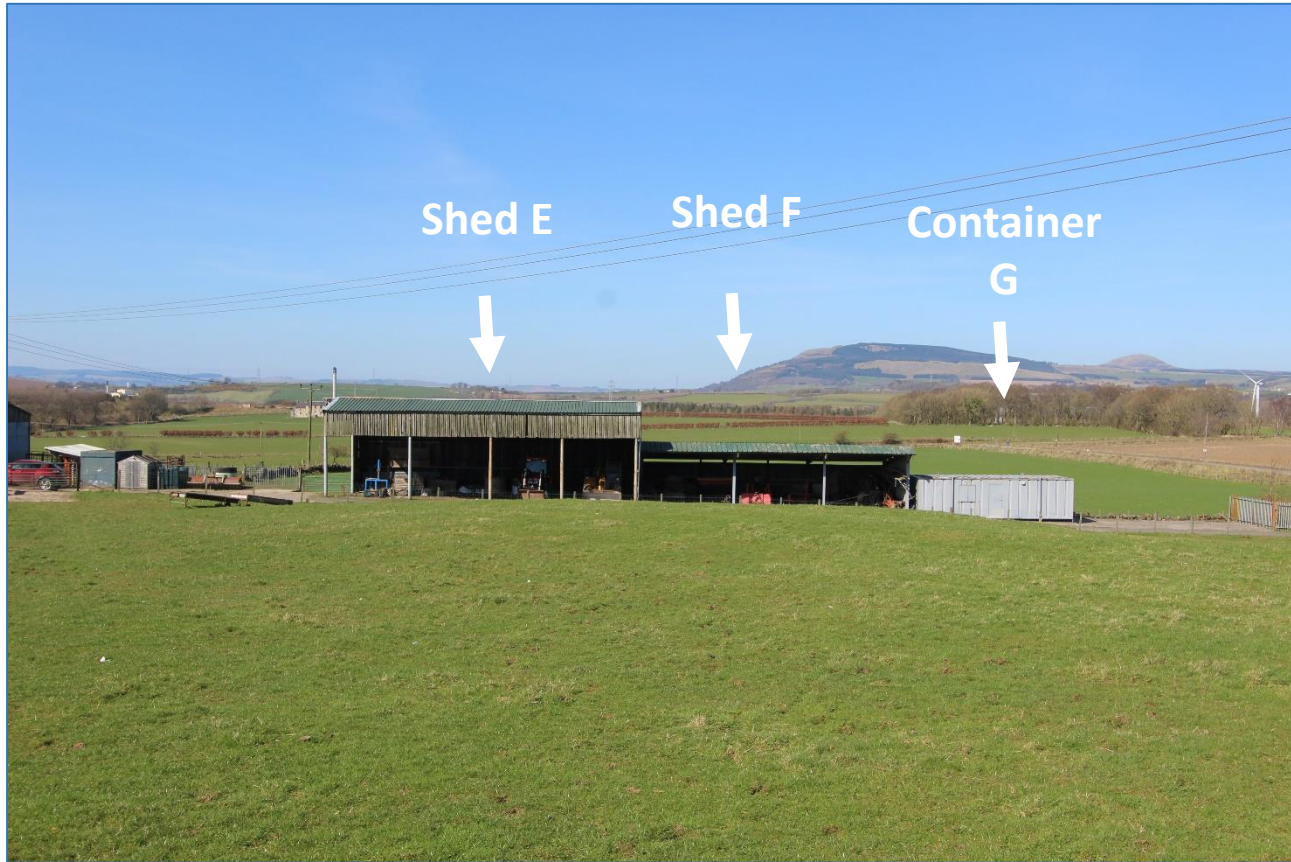






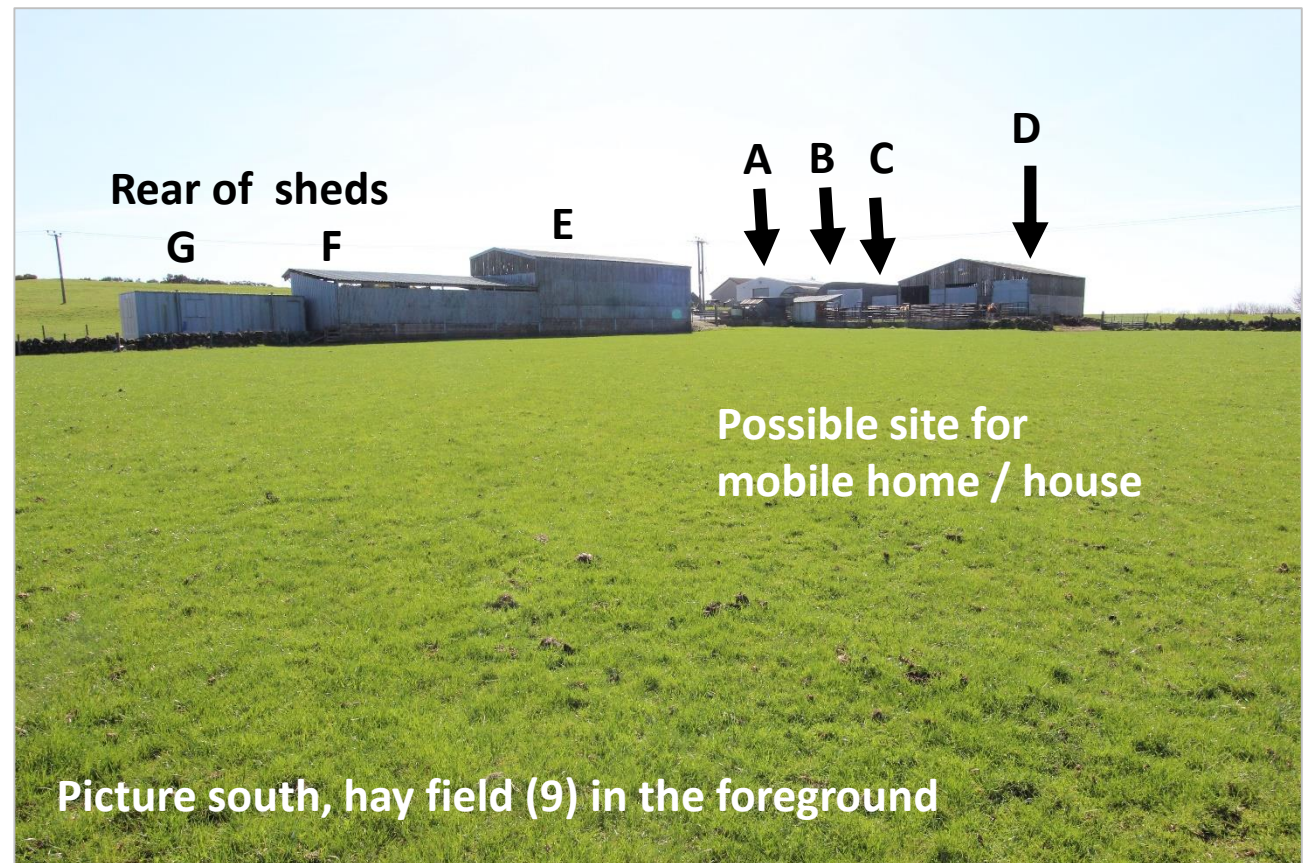
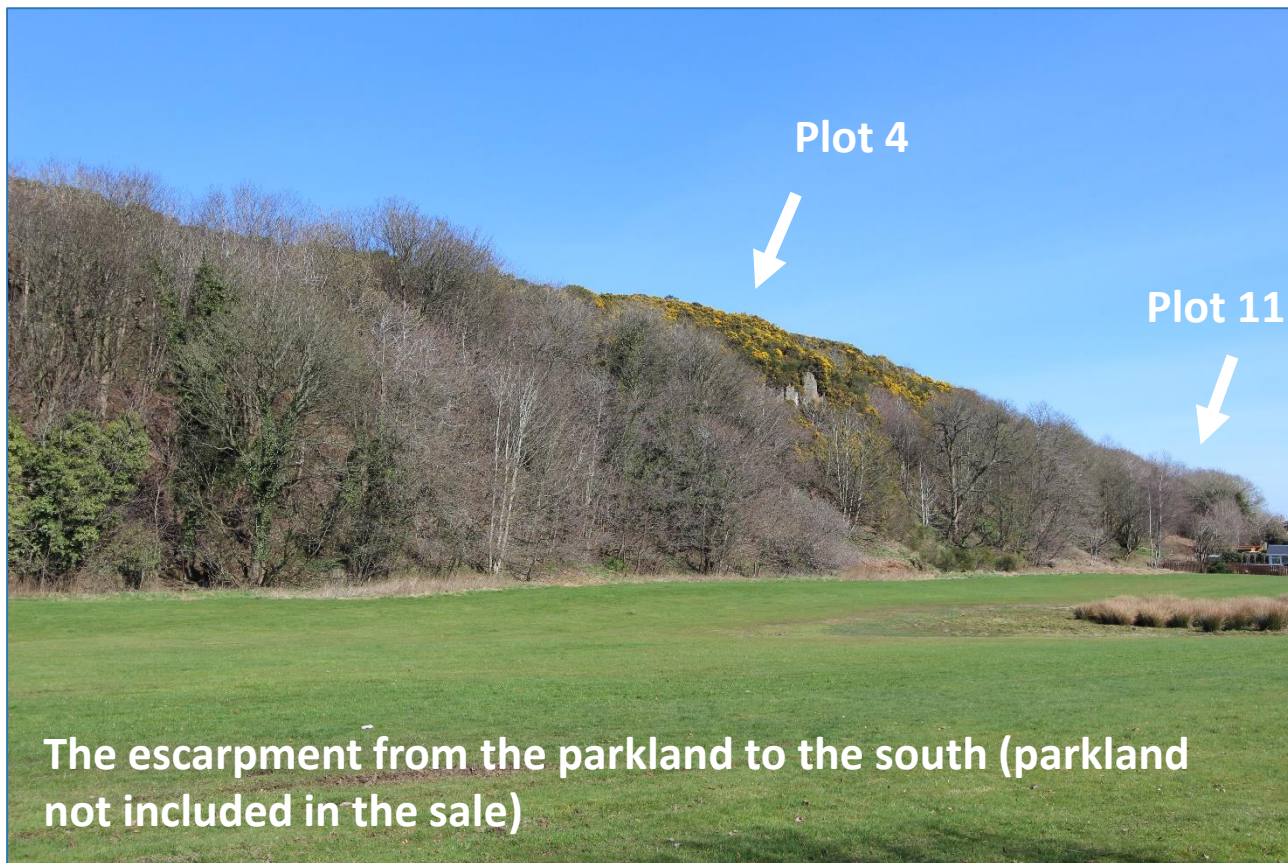


View from the patio



Field 3 with sheds







## Craigs Farm Schedule of acreage

	Pasture	Trees / escarpment	Roads & buildings	Total
1. House & garden			0.20	0.20
2. Sheds & access road			0.62	0.62
3. Chicken run / hay storage shed	0.44			0.44
4. Paddock	9.84			9.84
5. Escarpment		3.7		3.7
6. Shed			0.11	0.11
7. Paddock	0.25			0.25
8. Parkland	6.60			6.60
9. Hay field	6.38			6.38
10. Paddock	2.44			2.44
11. Escarpment		3.09		3.09
<b>GRAND TOTAL</b>	<b>25.95 acres</b>	<b>7.20 acres</b>	<b>0.93 acres</b>	<b>33.67 acres</b>

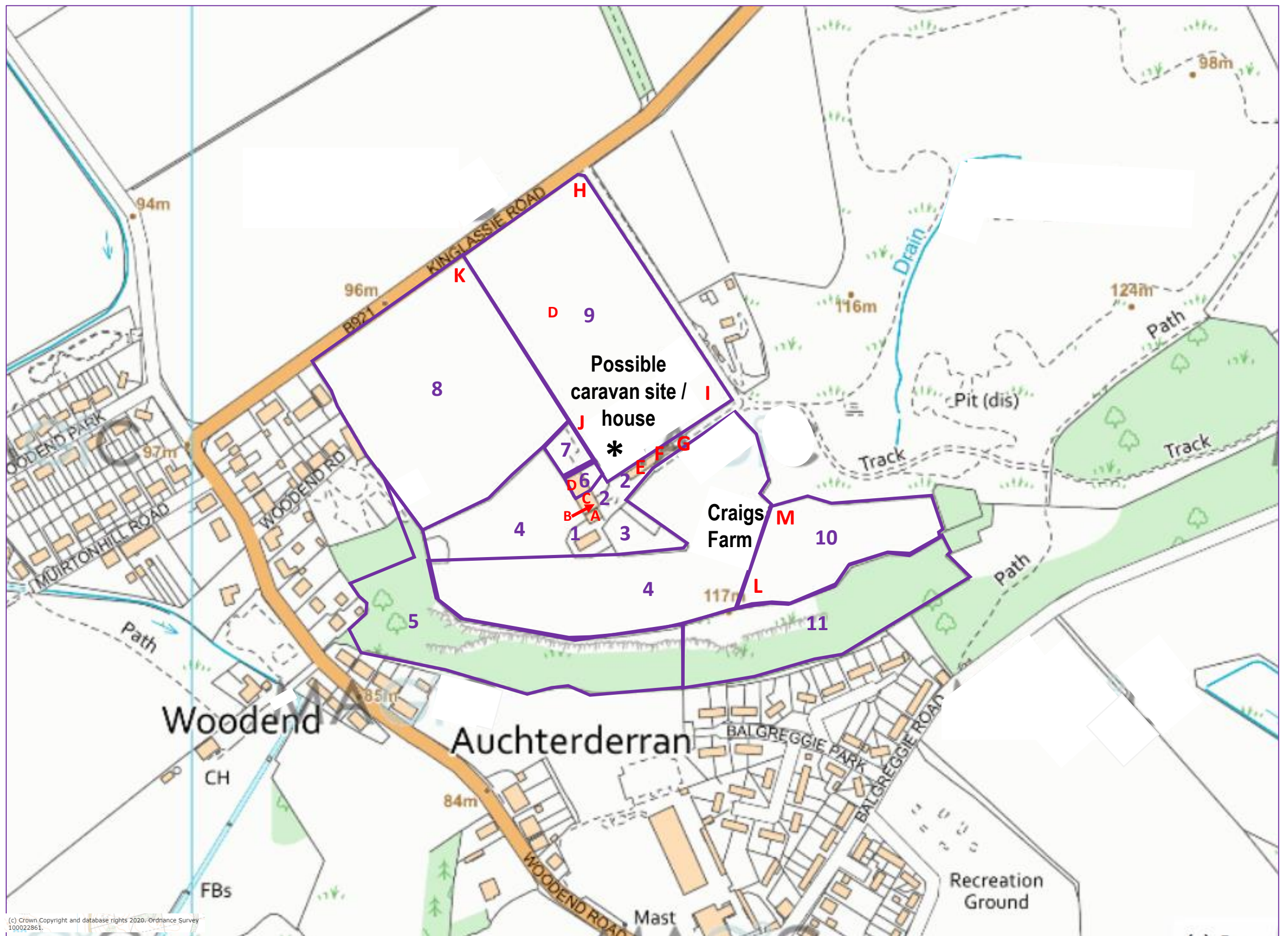
### Clawback on future development

If any of field 8 secures planning permission for housing in the future the sellers reserve the right to clawback 30% development for the next 30 years.

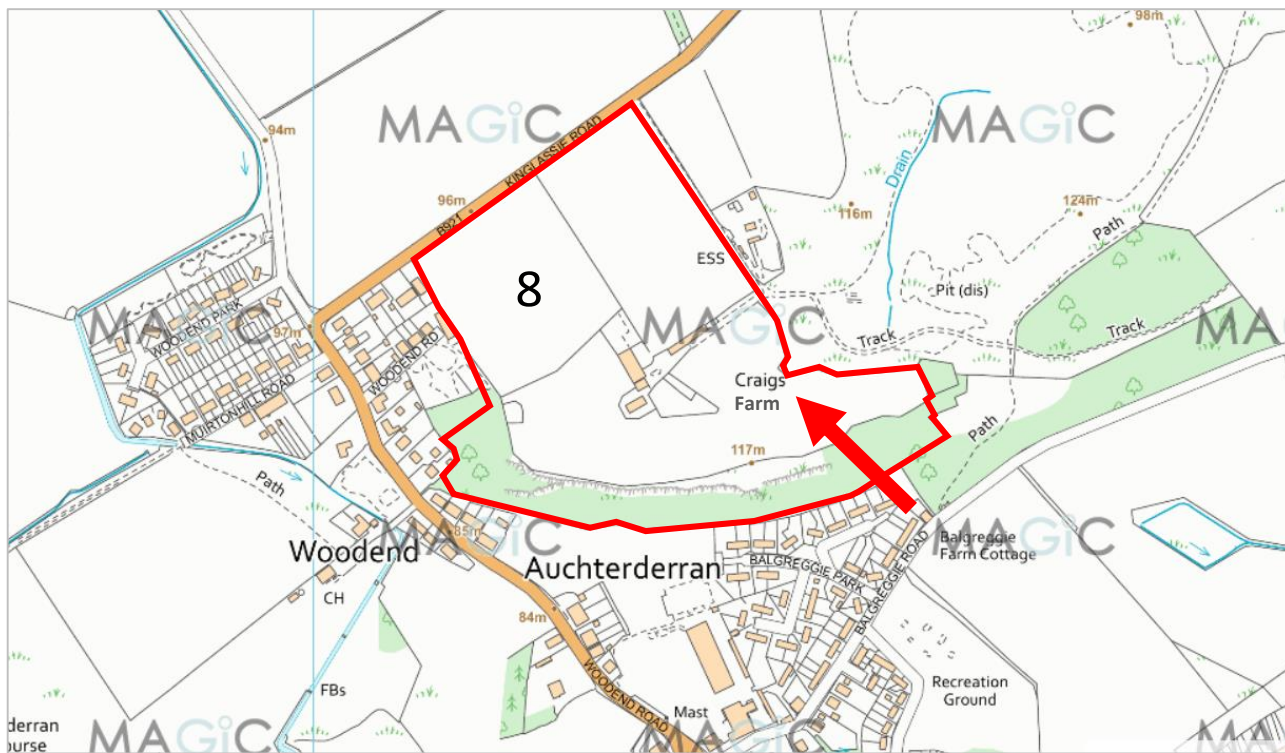
### Possible sale of remote plots for gardens

The purchaser may consider selling some small plots of land off at the very south edge of the steep escarpment that backs into existing houses. Plots 5 & 11.

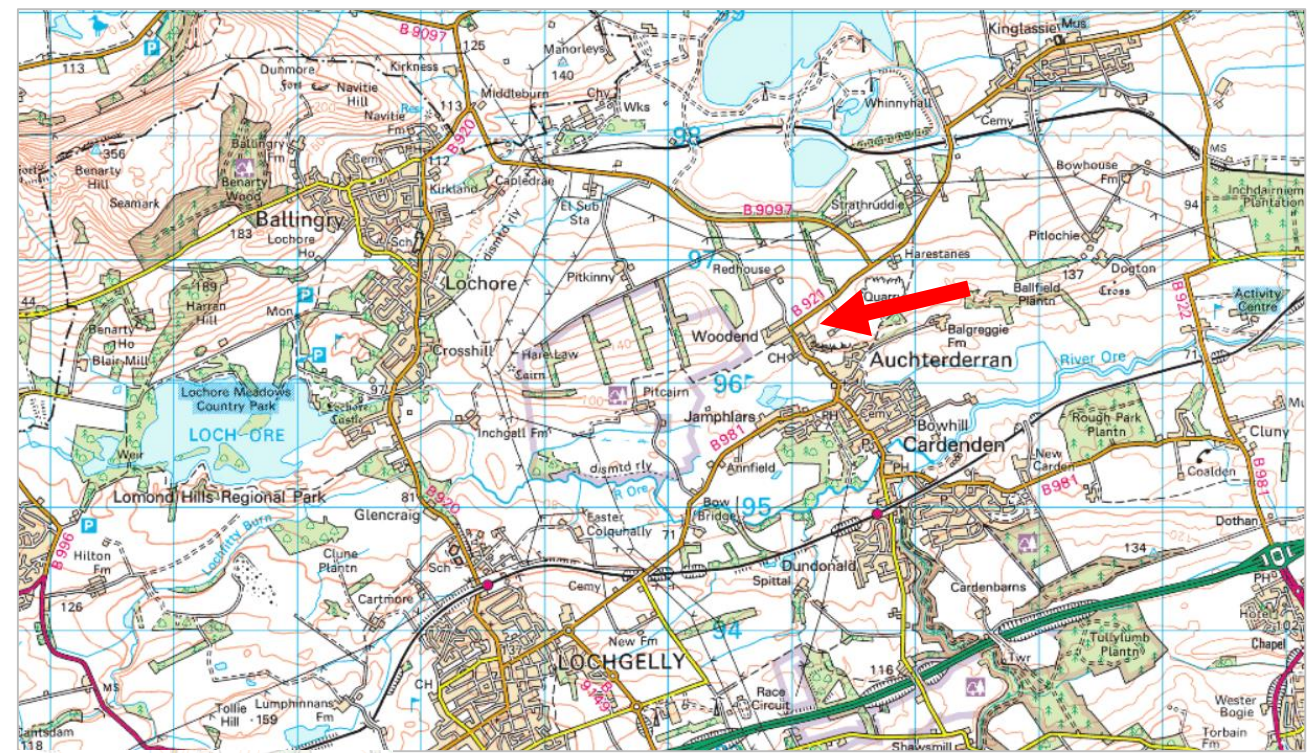








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## Directions

**From the A92 (east or west):** exit at the Lochgelly interchange and head north on the B9149. At the third roundabout turn right onto the B981 and head into Auchterderran. In Auchterderran, at the roundabout, take the B921. As you pass Auchterderran Golf Club on the left, the B921 turns to the right. A quarter of a mile from this bend the entrance to Craig Farm is on the right hand side. Turn in and at the top of this road turn right.

**From Glenrothes:** Exit on the B921, go through Kinglassie. Half a mile from Kinglassie the road bends to the left and the entrance to Craigs Farm is one mile along from this bend on the left hand side. Follow the road to the end and turn right.

**From Edinburgh and the north:** Exit the M90 at junction 3 (Halbeath) and take the A92 east to the Lochgelly junction. Follow the directions above.



The farm with field 8 in the foreground



## Viewing and registering an interest

Viewing is strictly by appointment only. To arrange a viewing please contact McCrae & McCrae Ltd, 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. Tel: 01383 722454. Out of office hours please contact Rod McCrae on 07711 561814.

## Closing Date

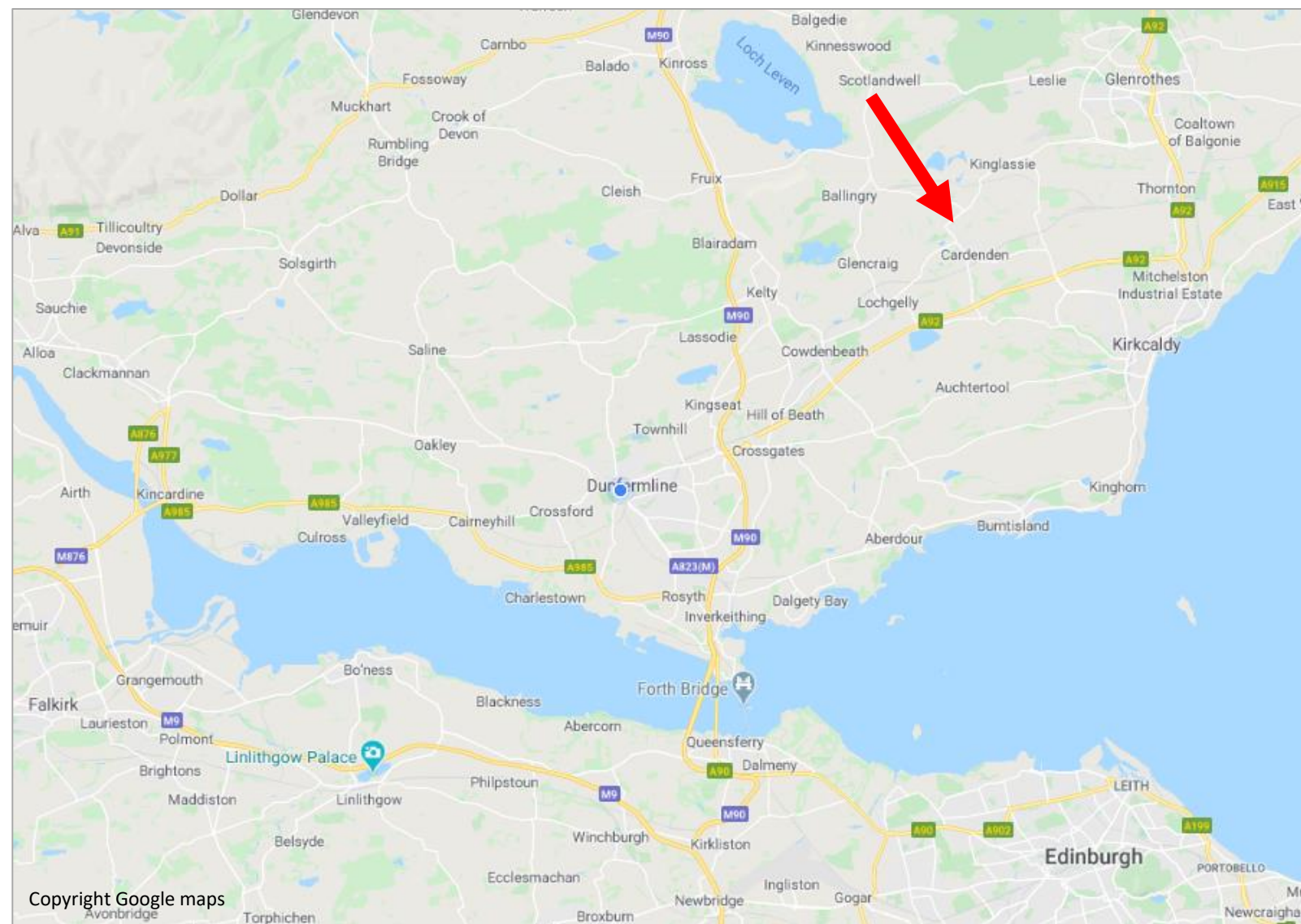
It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

## Property Misdescription

These particulars do not constitute any part of an offer or contract. All measures are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or misstatement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

## Offers

Offers must be submitted in Scottish legal terms to the Selling Agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents.



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