

Puddledub Cottage, by Auchtertool, Fife, KY2 5XA



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A rarely available, updated and cosy country cottage in an attractive smallholding

Auchtertool 2 miles, Aberdour 3 miles, Burntisland 4 miles, Kinghorn 5.5 miles, Kirkcaldy 6.5 miles, Dunfermline 9 miles, Edinburgh 23 miles

An attractive smallholding located in a quiet setting that is peaceful and secluded yet central. A recently renovated 3 bedroom, cosy country cottage with potential to have a 1 or 2 bedroom extension added.

- 3 bedrooms
- Large lounge with wood burning stove
- Attractive newly fitted kitchen
- Entrance vestibule
- Recently refitted modern shower room
- Hall
- Oil central heating and double glazing
- 2 stables and hay store/tack room/kitchen with storage and a sink
- 1.4 acres with two elevated terraces ideal for pods, office/summerhouse with spectacular views out to the sea to the east, the Firth of Forth to the south, and World Heritage Site Forth Bridges to the south east.



South elevation of cottage with extension.

Front cover photo – west and north elevation

Offers over £375,000

Home report value £390,000

Council Tax Band E


mccrae&mccrae Ltd
Chartered Surveyors, Estate Agents, Planners & Valuers



Accommodation:

Entrance hall (N) 5.11 x 0.81m, 0.79 x 0.55m, 0.79 x 0.55m

Partly glazed storm door, oak floor, meter cupboard, access to shower room, bedroom 1, 2, 3 and lounge, 3 down lighters

Shower room/ WC (E) 2.51 x 1.4m

New installation two years ago with double shower cubicle, sliding doors full width of the room, slate tiled floor and tiled walls, WC, wash hand basin set in drawer unit, wall mounted radiator/towel rail, mirrored wall cabinet, four down lighters

Lounge (W) 4.43 x 3.77m

Cosy room with an attractive outlook to the west, fitted with a multi fuel stove, original hardwood floor boards, oak window shelf. Feature fireplace with hardwood mantle, tiled surround, inlays and slate hearth

Front door entrance hall (W)

Partly glazed front storm door, cloak hanging area

Kitchen (W, N, N & W, N) 5.05 x 2.81m

Attractive views to the west and north. Newly fitted kitchen with wall and floor units, electric Lamona oven, hob, extractor hood and microwave. Two built-in wall cupboards, pantry and airing cupboard with hot water tank. Plumbing for washing machine. Tiled floor. Central heating boiler, room for American style fridge freezer. Hatch to attic

Bedroom 1 (S) 4.46 x 3.75m

Two built-in wardrobes, large built-in linen wardrobe, lovely views to south and west

Bedroom 2 (S) 3.54 x 2.62m, 1.04 x 0.4m

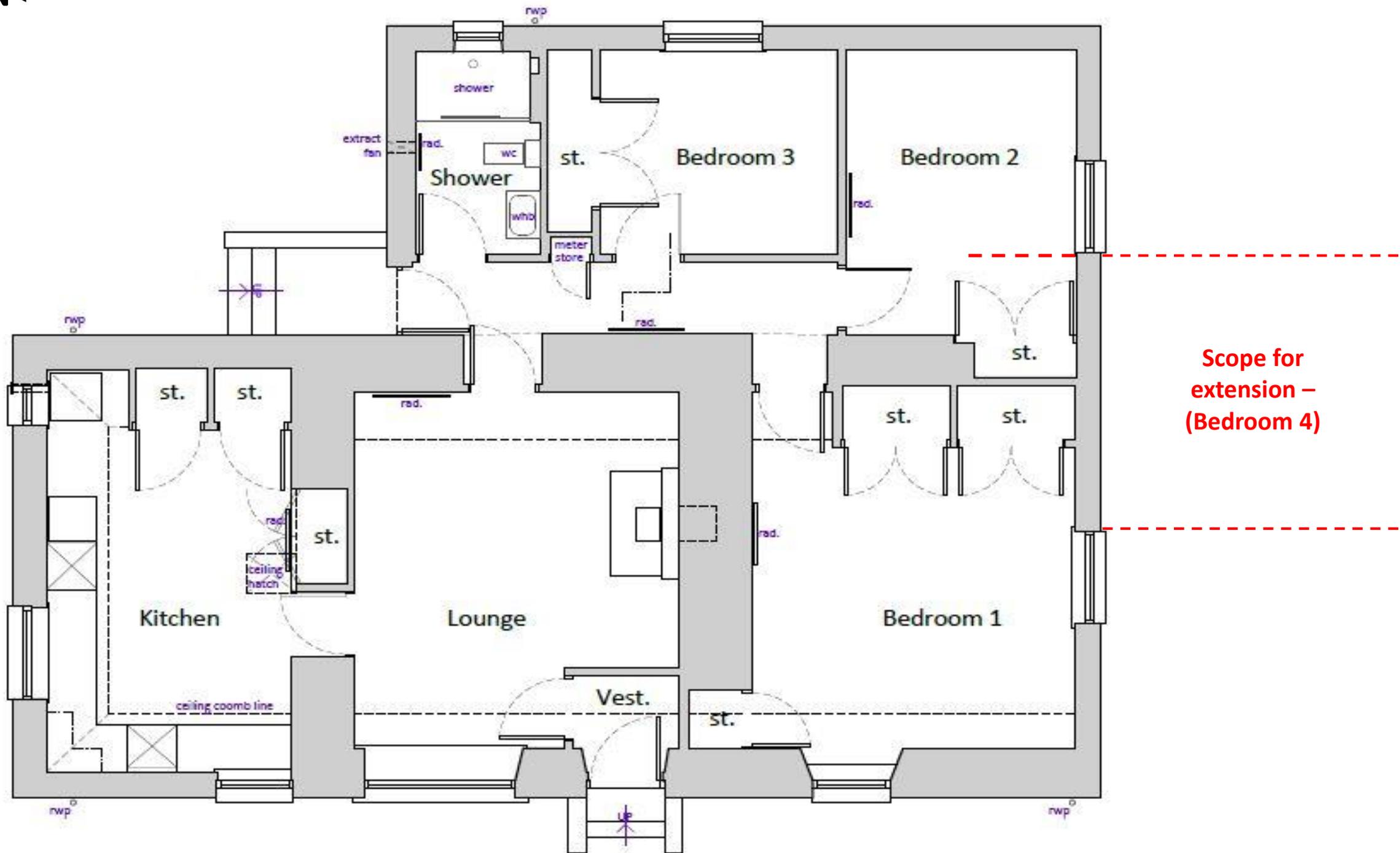
Doubled fitted wardrobes. Lovely views to the south

Bedroom 3 (E) 2.72 x 2.51m, 1.04 x 0.4m

Built-in wardrobe. Lovely views to the east



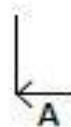
North elevation of the cottage with one elevated terrace to the far away left



Scope for extension – (Bedroom 4)

Existing Floor Plan

Scale 1:50





Newly fitted kitchen



Newly fitted kitchen



Lounge



Shower room



Bedroom 1



Bedroom 1



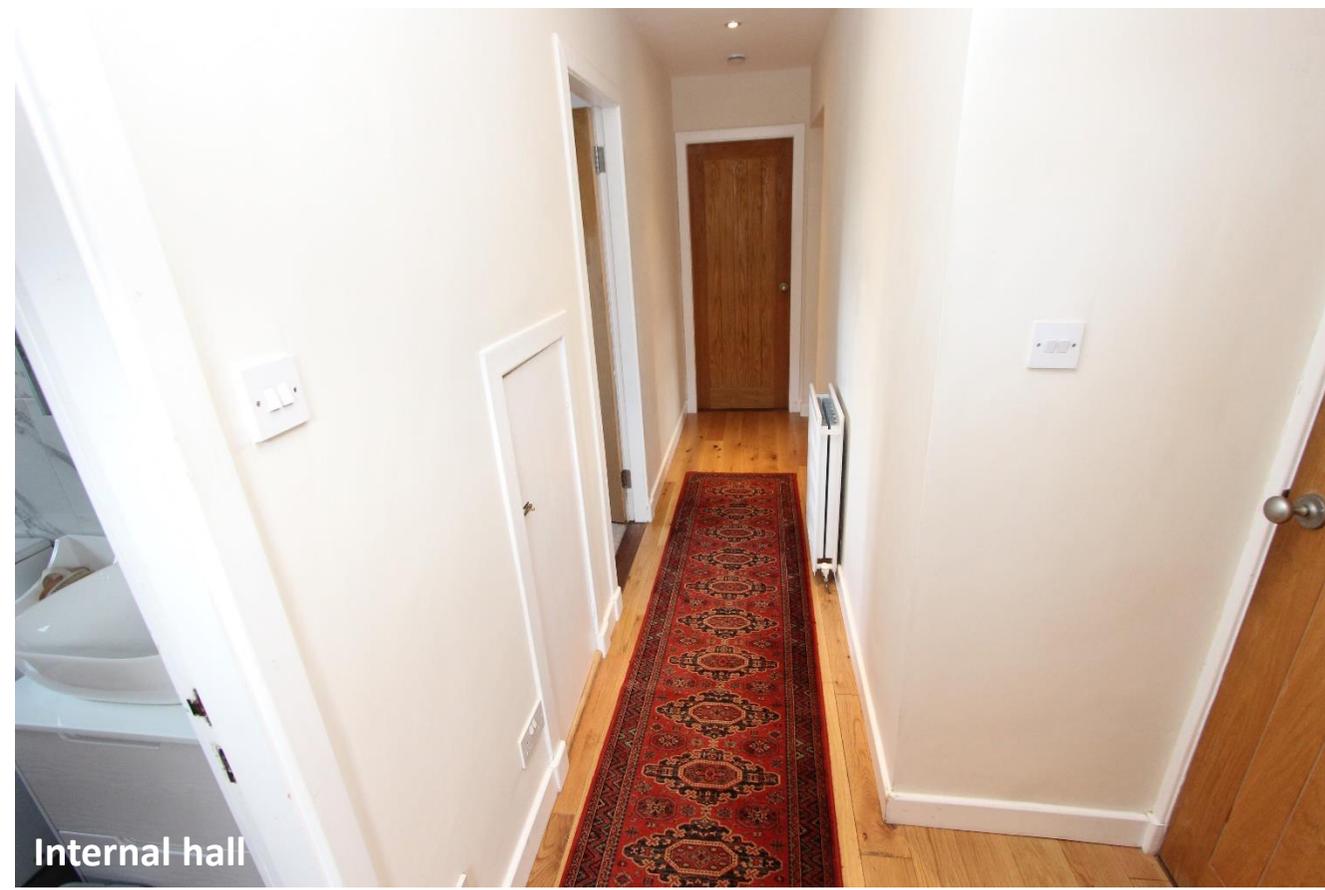
Bedroom 2



Bedroom 3



Lounge



Internal hall



Utility room



South terrace



The field with the blue temporary fencing through the middle has been used with the cottage for many years rent free



East elevation of the cottage



South elevation of the stables with the north terrace this side of the trees



The north terrace



The east and north elevation of the cottage



The Forth Bridges and Firth of Forth are visible to the south



Stables/kennels with the kitchen extension on the right





Situation

This attractive country cottage with smallholding has a very quiet rural location on a peaceful, rarely used unclassified rural road two miles south of the village of Auchtertool. Puddledub Road is really only used by five houses and two farms and meanders southwards linking the Kirkcaldy to Aberdour/Dalgety Bay road. If you were to count passing traffic you would wait for some time before a vehicle passed. It is very rare for smallholdings like this in this area to come up on the open market. It is near the sought after Kirkcaldy, Kinghorn, Burntisland, Dalgety Bay coastline/rail line which enjoys favourable weather and access to beaches.

The Cottage

The cottage was originally renovated and extended in the 1970s. Over the past three years substantial upgrading and further renovations to the property have been carried out. This includes: new Siberian Larch cladding with extra insulation and a new roof on the eastern extension, new internal oak doors, built in double wardrobes, new external doors, new modern shower room and kitchen installations, new carpeting, hardwood flooring and lighting. In addition, extensive landscaping of the grounds includes: new patio, traditional sandstone walling, cobbled entrance, gated gravel driveway, gravelled yard, post and rail fencing, new planting. The property also benefits from double glazing and oil fired central heating.

Scope for an extension

There is scope for a single bedroom extension to the south of the cottage, if required.

The Stables

The stable block was built around five years ago and comprises two good sized stables measuring approx. 12ft x 12ft and 12ft x 14ft with a concrete apron. There is also a tack room / hay store measuring 16ft x 13ft with a recently installed utility room extension. 16ft x 13ft

The Land

Stone steps lead up to the elevated south terrace, a flat area of land with spectacular views to the south east over the Forth Bridges World Heritage Site and surrounding countryside along with wonderful views of the sea to the east. The other elevated terrace in the north field also has spectacular views and both areas are ideal locations for perhaps an Air BnB pod or office/summerhouse. Both north and south fields offer grazing for ponies/sheep/livestock and potentially secure dog walking.

Included in the sale

The carpets, curtain poles, blinds and the built in kitchen appliances and garden shed.

Available if required

There are two shipping containers.

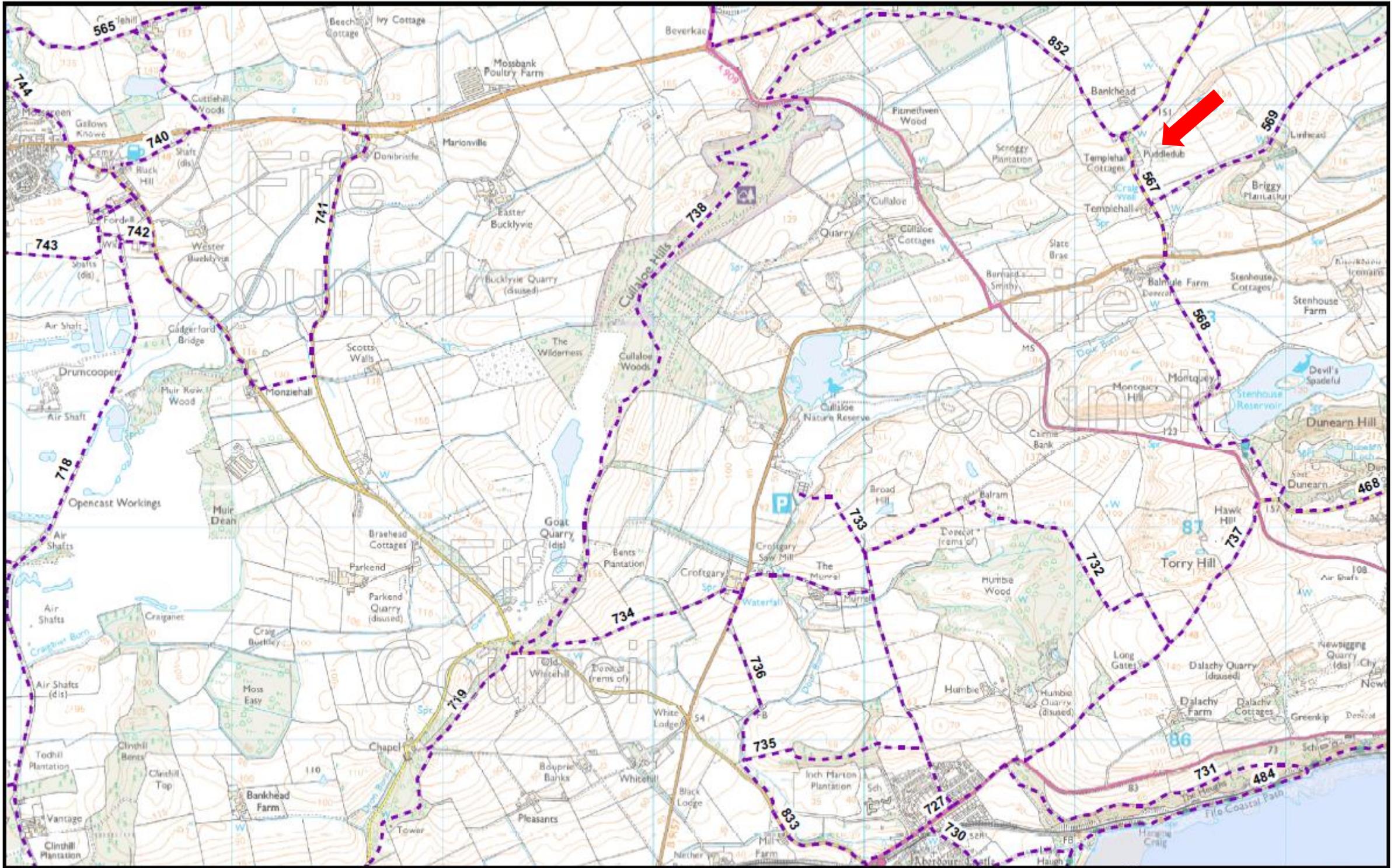
Services

Private water is from a borehole. There is an ultra-violet filter which filters this excellent supply. There is a private septic tank and soakaway in the neighbouring field. There is mains electricity.

Amenities

Auchtertool village has a small primary school which feeds into Balwearie High School in Kirkcaldy. The school bus stops right outside the cottage. There are many beautiful rural walks and extensive hacking around the nearby Balmuto Estate and Drumpuddock Wood. There are golf courses at Kinghorn, Kirkcaldy, Dunfermline, Lundin Links, Balbirnie and Elie with beaches and sailing clubs at Kinghorn, Burntisland and Aberdour. Halbeath Park & Ride is five miles away with rail stations at Aberdour, Burntisland, Cowdenbeath and Lochgelly for services to Edinburgh and around the Fife Circle. Dunfermline and Kirkcaldy offer a full range of shopping, leisure and sporting facilities. Fife Leisure Park is six miles away with bowling alley, cinema and restaurants. Charming Aberdour (3 miles), on the Fife Coastal Path, has the award-winning Silver Sands beach, boutique shops, golf course, bakery, tearooms and the historic Aberdour Castle and St Fillan's Kirk.

Puddledub Cottage is surrounded by core paths for walking, biking and hacking. This is just one example.



Adopted Fife Core Paths Plan: Map 58

For current information, closures and diversions visit:
<http://www.fifedirect.org.uk/corepaths>

Date: December 2014

This map has been produced for use in connection with Council duties under the Land Reform (Scotland) Act 2003

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Key

- Adopted Core Paths
- Water Access Core Paths
- Neighbouring Authority Core Paths

Scale:

1:23,000



LEISURE & CULTURAL SERVICES



The north terraced field



Views from the north terraced field



South westerly views from the elevated terrace



Westerly views from the elevated south terrace



The west elevation



The south elevated terrace



The south field



Space to extend the cottage / car park and elevated terrace beyond

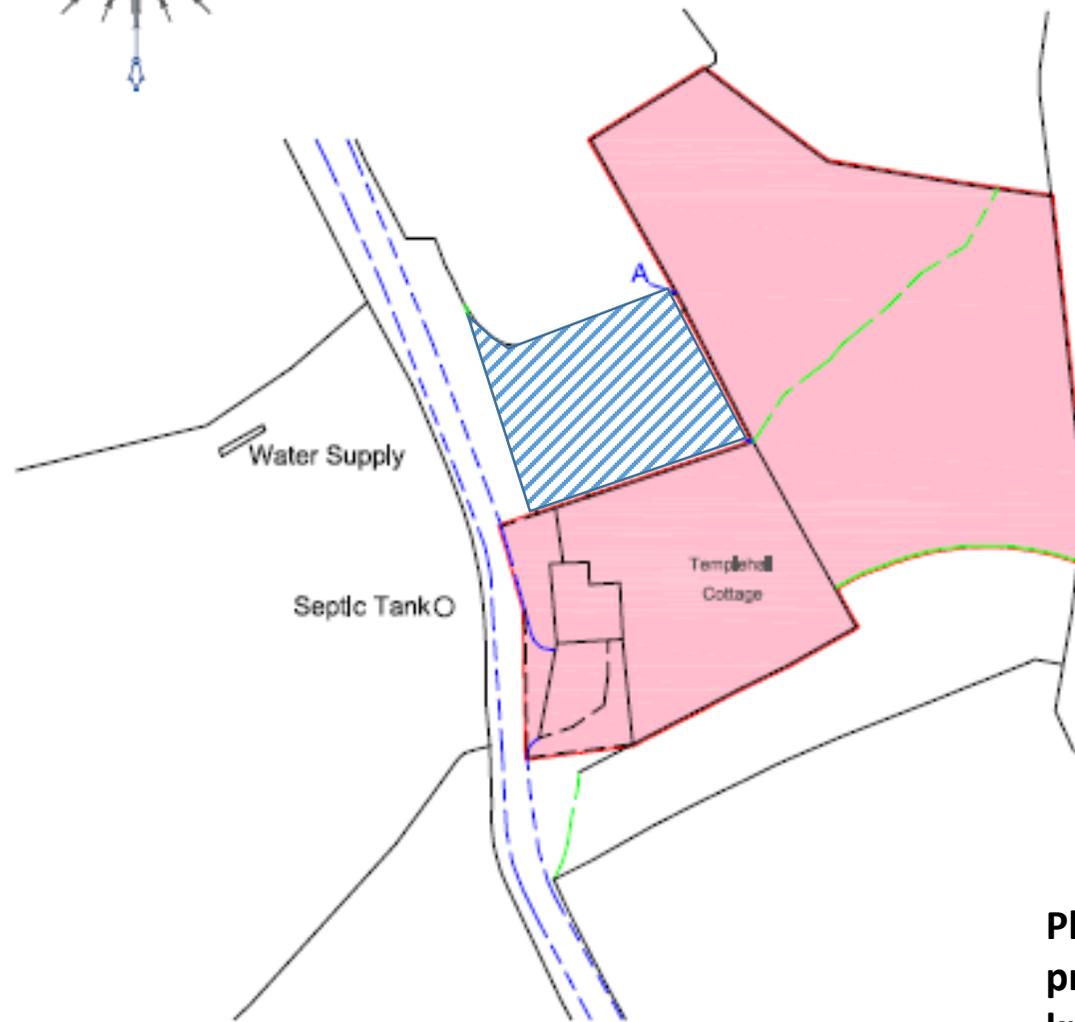
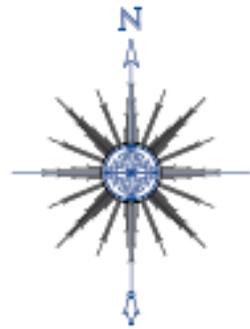
THIS IS THE PLAN REFERRED TO IN THE FOREGOING DISPOSITION

Templehall Cottage, Kirkcaldy, KY2 5XA

Ref. PP-18-00103 CA
Date. 26/02/2018

Coordinates at centre of plan - E:320298, N:688730

Area outlined red = 5675m²

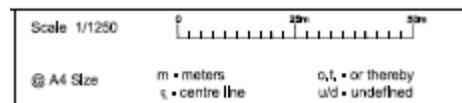


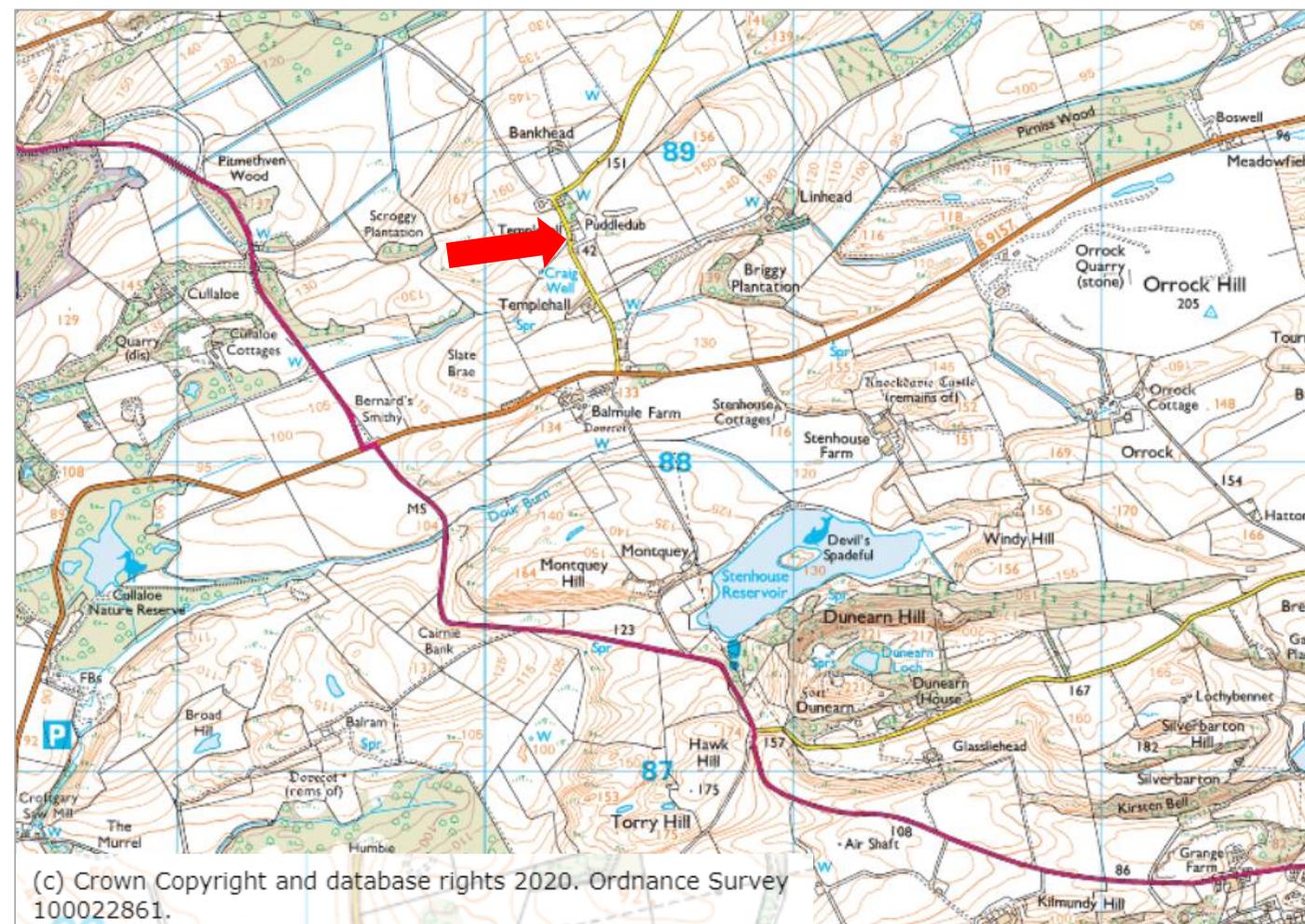
Key:

 Puddledub Cottage lands – 1.4 acres

 Area used freely by Puddledub owners for many years rent free but not on official title deeds

Please note that the property was previously known as Templehall Cottage.





Directions

From Rosyth & A92:

Exit the M90 at Junction 1 Rosyth (just north of the Queensferry Crossing). Take 4th exit at interchange towards Hillend and Dalgety Bay. Go straight on at Hillend train stations towards Aberdour. Just short of Aberdour (and its lovely beach) turn left towards Kirkcaldy B9157. Ignore the left turn 2 miles later to Cowdenbeath A909. Take first left to Puddledub 500 yards later. The property for sale is the third property on your right after 500 yards.

From Burntisland:

Take the A909 north out of the town. Where it reaches the B9157 turn right. Half a mile along this road turn left and 0.3 miles up the road Puddledub Cottage is on the right.

From Kirkcaldy:

Proceed southwards past Beveridge Park and Raith Rovers football ground. Take next right on B9157 towards Rosyth. After 4 miles turn right signposted Puddledub. The property is second on the right after 500 yards.

[Puddledub Google map.](#)

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 mis-statement 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.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is **KY2 5XA**

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Fixtures and Fittings

Any fitted carpets are included in the sale. No other items are included unless specifically mentioned in the particulars.

Home Report

Home Report can be sent on request.

Basic Payment Scheme (BPS)

The sellers do not hold any BPS entitlements and as such, there are no entitlements available to purchase.

Solicitors

Pacitti Jones, 9 Laporte Precinct, Grangemouth, FK3 8BG. Contact: Kirsty Pllu. Tel: 01324 482197.

Service Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor McCrae & McCrae, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

McCrae & McCrae and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. McCrae & McCrae have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.

