

Puddledub Cottage, by Auchtertool, Fife, KY2 5XA



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

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

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 2 bedroom extension added.

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



Offers over £350,000

Home report value £360,000

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 downlighters

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 downlighters

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











Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 3

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. Within the past two years the present owners have carried out substantial upgrading and further renovations to the property. 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 limitless scope for extension(s) to the cottage if required.

The Stables

The stable block was built around three 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 5.0 x 4.0m.

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, garden shed.

Available if required

The shipping container at a price of £4000.

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.



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

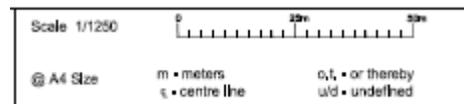
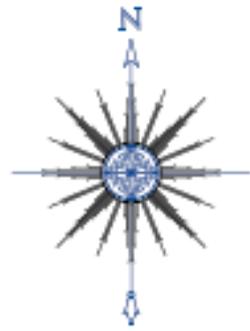
THIS IS THE PLAN REFERRED TO IN THE FOREGOING DISPOSITION

Templehall Cottage, Kirkcaldy, KY2 5XA

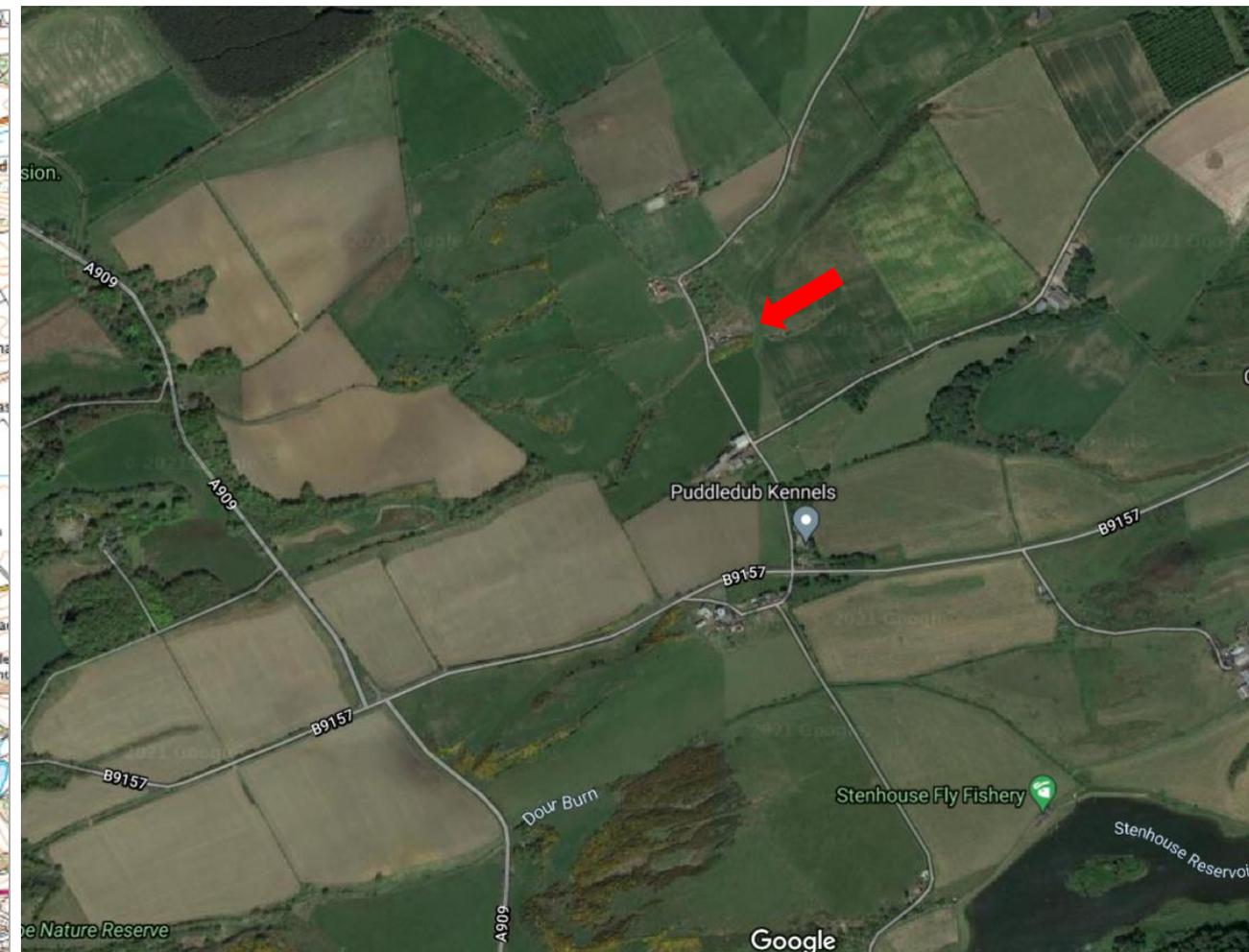
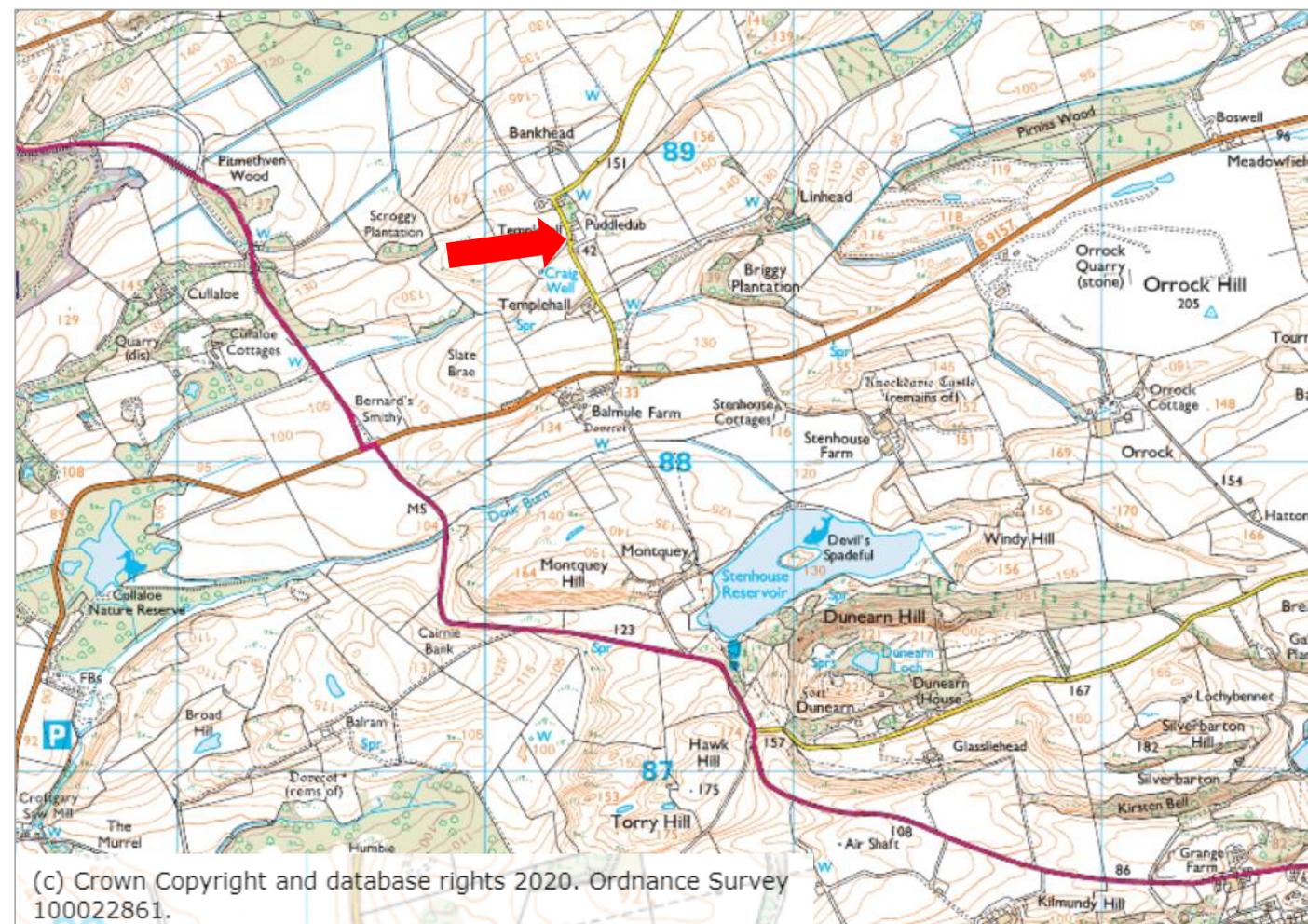
Ref. PP-18-00103 CA
Date. 26/02/2018

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

Area outlined red = 5675m²



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



Directions

From Dunfermline and Kirkcaldy: Exit the A92 at the Burntisland/Cowdenbeath junction. Take the A909 south and go straight ahead through the roundabout. At the junction with the B9157 turn left onto the A909. Half a mile along this road turn left and 0.3 miles up the road Puddledub Cottage is on the right.

From Aberdour: Take the A921 west out of the village and at the first roundabout turn right (Kirkcaldy). Follow the road for three miles until you reach the turn off on the left to Puddledub. The cottage is on the right 0.3 miles up this road.

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.

[Puddledub Google map.](#)

Sellers

Fiona and Alan Melville.

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

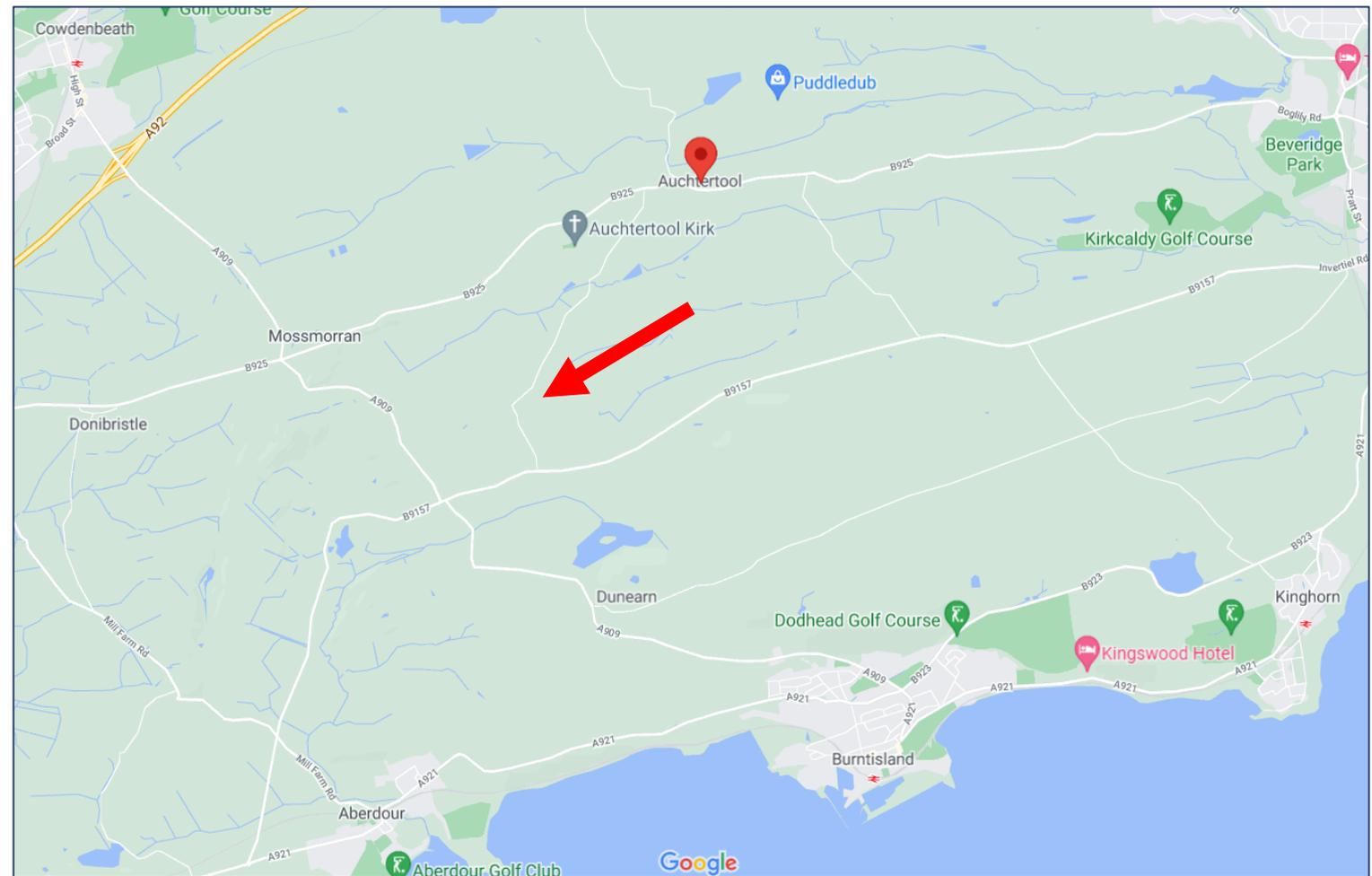
It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

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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