



**LADEDDIE BARNS**  
PITSCOTTIE, CUPAR, FIFE







## LADEDDIE BARN. PITSCOTTIE, CUPAR, FIFE

Elegant country house with generous accommodation, annexe, stables and grazing

St Andrews 5 miles ■ Cupar 5 miles ■ Dundee 14 miles ■ Edinburgh 47 miles

Acreage 1.9 acres (0.77 hectares)

Offers Over £795,000

- 2 reception rooms, 5/6 bedrooms, (1 en suite), study/office, bathroom, conservatory
- Annexe with 2 bedrooms, 2 bathrooms (1 en suite)
- Stables with 2 loose boxes and stable yard
- Large Barn and single garage
- Lawned garden
- Paddocks

**Galbraith**

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 OnTheMarket







### SITUATION

Ladeddie Barns is a lovely family home situated in rolling agricultural land about 1.5 miles east of the pretty village of Pitscottie, a short distance to the west of St Andrews in Fife. Enjoying good views over the surrounding fields and countryside, the property is very well placed for accessing St Andrews, Cupar and Dundee. In terms of local amenities St Andrews is just a 10 minute drive from the house. It is renowned worldwide as the "Home of Golf," offering a fine cosmopolitan mix of shops, restaurants, pubs and the like. The City of Dundee is approximately 20 minutes to the north and Edinburgh about an hour to the south.

The glorious rolling Fife countryside and coastline which surrounds Pitscottie supports an array of wildlife, and for the outdoor enthusiast offers easy access to many recreational pursuits including walking, riding, cycling, and golf. There are several top courses in and around St Andrews including The Old Course which regularly hosts the British Open – the event returns to the town in 2027.

Challenging shooting and fishing may be enjoyed locally and there are the wide open spaces of the Lomond Hills and several lovely nearby beaches including St Andrews, Tentsmuir, Kingbarns, Crail, and Elie. For day trips there are a number of National Trust for Scotland properties in the area including Falkland Palace, Hill of Tarvit and Kellie Castle. The quaint fishing villages of Fife's East Neuk are a short drive to the south. State schooling is available locally with private schooling being provided at St Leonards in St Andrews and Dundee High School. There are railway stations in Leuchars, Cupar, Ladybank, and Markinch. Edinburgh airport is about one hour away.

### DESCRIPTION

Ladeddie Barns is an elegant and spacious two storey house built in 1991 from cream painted block and partially faced in local stone under a tiled roof. Approached along a quiet road between Pitscottie and Craigtoun, the house is accessed on the right through a courtyard paved in monobloc

with parking for 4 cars, entrance to the annexe, the stables and a barn/single garage. The entrance hall with study/office and cloakroom off, leads into the sunny dining room with large fireplace set in a feature stone wall and floored with warm toned engineered oak. There is a capacious understair cupboard and a door connecting to the annexe. A quarry tiled conservatory to the south opens off the dining room. Steps down take you to the large living room with windows to the south and west. A feature stone wall has a multifuel Dovre stove and doors open into the garden. The pine kitchen boasts a double sink and a 2 door Aga which also heats the hot water. This leads through to the utility room with plumbing for washing machine, a Belfast sink and a WC off, and has doors to both the garden and the courtyard.

Pine stairs from the dining room take you up to a wide landing with bedrooms off. The principal bedroom faces west and has an en-suite bathroom. There are 4 further bedrooms one of which has a connecting door to the annexe, bedroom 5/sewing room, and a family bathroom with bath, separate shower, wash hand basin and WC. The second floor has storage throughout with generous under eaves cupboards and an airing cupboard heated by the hot water tank.

The annexe benefits from air source heating and is accessed from the courtyard, but also from connecting doors to the main house on both floors. The outside door opens onto a small hall with galley kitchen with oven, hob and fridge freezer, bathroom, bedroom. The large sitting room benefits from a wood burning stove set in a stone fireplace. Stairs rise to the first floor with a further bedroom and en-suite bathroom.











## ACCOMMODATION

Ground Floor: Hall, cloakroom, study/office, dining hall, living room, conservatory, kitchen, utility room, bathroom, WC

First Floor: Principal bedroom with en suite bathroom, 4 further bedrooms, bedroom 5/sewing room, family bathroom

Annexe: Living room, kitchen, 2 bedrooms, 2 bathrooms (one en-suite).

NB The property benefits from Solar Panel installation and battery back up.  
The agreement for FIT payments is with Scottish Power. (FIT is feed in tariff)  
The commencement date was 16/07/2010  
The expiry date is 15/07/2035  
The income of FIT payments for 2024 was £2,388.90.

## GARDEN AND GROUNDS

To the south of the house lies a lawned garden enclosed by low stone walls, and surrounded by well established shrubs and flower beds. There is a water feature in the centre of the lawn and a small stream meanders along the side. Two paddocks are found to the west, one with a donkey shed, both served by the stream. The stables are to the north of the house and accessed both through an attractive stone arch from the courtyard and from the larger paddock and comprise two looseboxes, a hayloft and a large barn. A stable yard is accessed from the entry road at the rear of the barn. At the entrance to the courtyard is a barn/single garage.

## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private	Freehold	Oil/ PV/Air Source	Band H	E	FTTP	Yes

## FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

## DIRECTIONS

From the village of Pitscottie, take the B939 towards St Andrews and just outside the village bear left towards Craigtoun and follow the road for about 1.5 miles. Ladeddie Barns is found on the right, a cream painted house accessed via its own courtyard.

## POST CODE

KY15 5TX

## WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

Basics.leopard.moment

## FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. The large dining table and 8 dining chairs is included in the sale. (NB The dining table converts into a snooker table).









## VIEWINGS

Strictly by appointment with the Selling Agents.

## ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

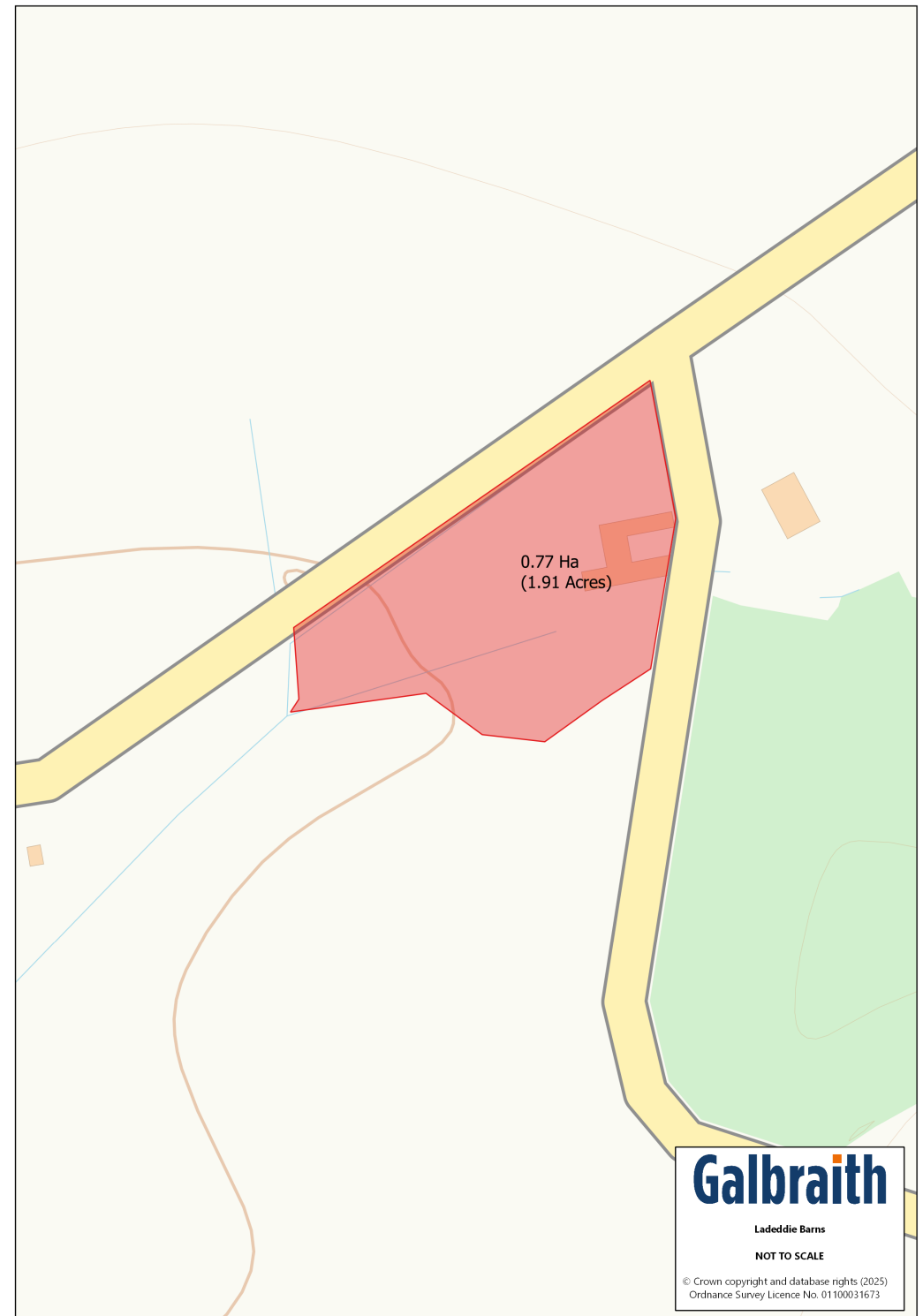
Failure to provide required identification may result in an offer not being considered.

## HEALTH & SAFETY

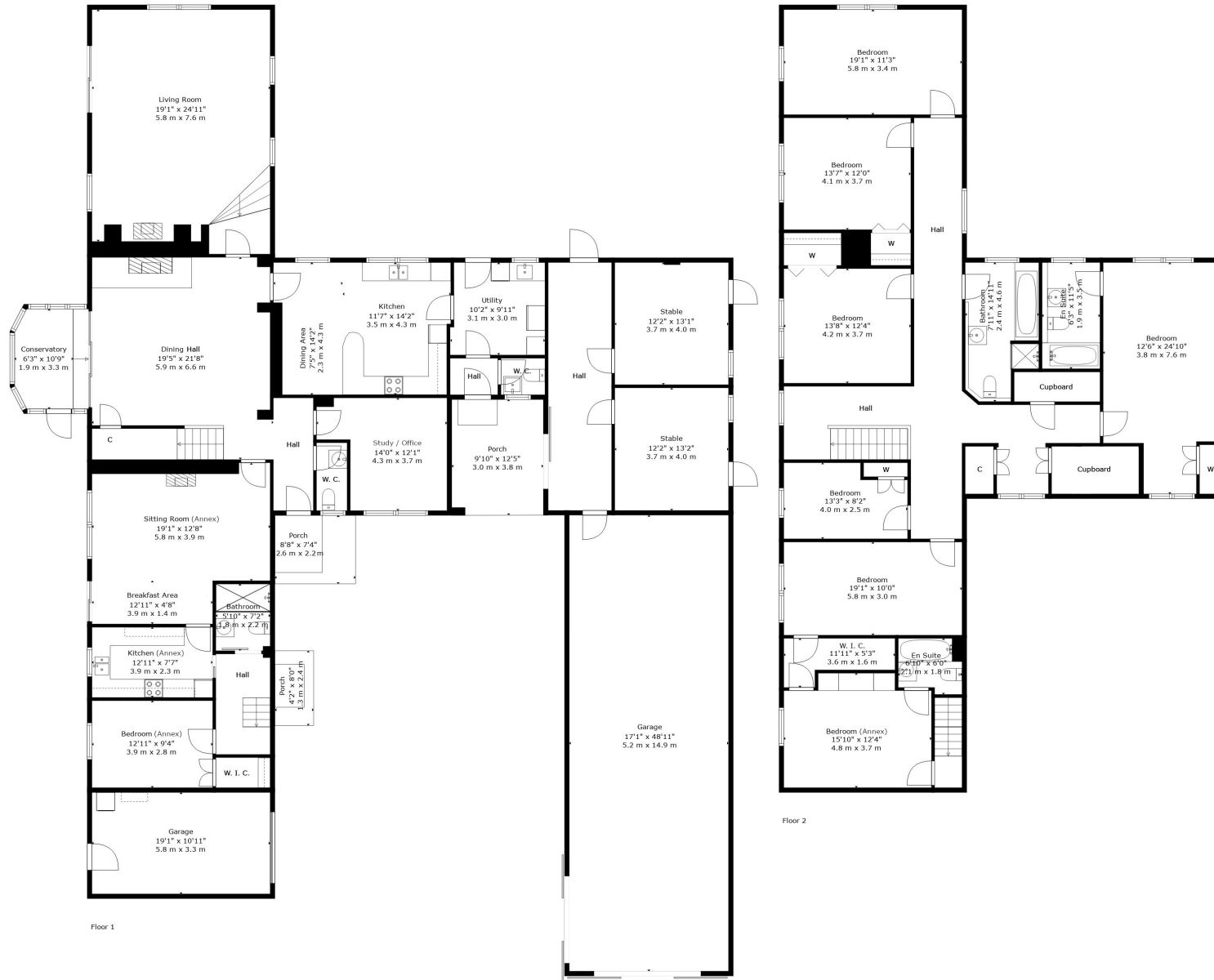
Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

## IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in March 2025.







Floor 1

Floor 2

**TOTAL: 4584 sq. ft, 425 m2**

FLOOR 1: 2341 sq. ft, 217 m2, FLOOR 2: 2243 sq. ft, 208 m2

EXCLUDED AREAS: GARAGE: 1044 sq. ft, 97 m2, STABLE: 321 sq. ft, 30 m2, PORCH: 219 sq. ft, 20 m2,  
 " " : 181 sq. ft, 17 m2











**Galbraith**



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