

An aerial photograph of a large farm property. The central focus is a main house with a dark blue roof and light-colored walls, surrounded by a landscaped garden with various plants and trees. To the right of the house is a large, rectangular green field enclosed by a wooden fence. Further to the right is another smaller building with a blue roof. The property is situated in a rural landscape with rolling green hills and some brown, plowed fields. In the background, there are more buildings and a stone wall. The overall scene is bright and clear, suggesting a sunny day.

Galbraith

BLINKBONNY SOUTH
EAST OF LINDORES, NEWBURGH, FIFE



BLINKBONNY SOUTH, EAST OF LINDORES, NEWBURGH, FIFE

**An impressive country property with land, outbuildings
and spectacular views.**

Cupar 7 miles ■ Perth 15 mile ■ Dundee 15 miles
St Andrews 17 miles ■ Edinburgh 48 miles

Offers over £897,500

- 3 Reception Rooms; 4 Bedrooms (all en-suite); additional integral 2 bedroom flat
- Wonderful elevated position
- Beautifully landscaped gardens and grounds
- 2 grazing paddocks
- Large double garage with ancillary workshop area; stable building
- About 3.52 acres (1.42 Ha)



Galbraith

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 **OnTheMarket**



SITUATION

Blinkbonny South is an attractive and most impressive country property standing in a wonderful elevated position with land, good outbuildings and spectacular views over the surrounding hills and countryside, a short distance to the north-west of Cupar. Local services and amenities are available in both Cupar and Newburgh which between them offer an excellent range of shops, restaurants, supermarkets and the like. In terms of city facilities there is straightforward access to both Perth and Dundee whilst a short drive to the east lies the ancient and historic university town of St Andrews which also offers an excellent selection of services and is also a major tourist destination. The nearby hamlet of Dunbog is a thriving community with a popular church and a highly regarded primary school.

Blinkbonny South is surrounded by some glorious Fife countryside which is home to an array of wildlife and in terms of recreational pursuits offers great scope for walking, cycling, riding and golf with many highly rated courses within easy reach including Ladybank, Leven, Lundin Links, Scotsraig and Kingsbarns as well as the many fine courses in and around St Andrews where the Old Course regularly hosts the British Open.

There is racing and polo at Scone outside Perth which is also the venue for the annual Scottish Game Fair. The pretty fishing villages of Fife's quaint East Neuk, such as Anstruther, Elie, Pittenweem and Crail are just a short drive to the south whilst in terms of days out the wide open spaces of the Lomond Hills are close at hand along with a number of National Trust for Scotland properties including Hill of Tarvit outside Ceres, Kellie Castle and Falkland Palace. Fife's beautiful and varied coastline includes several good sandy beaches such as Tentsmuir, Kingsbarns, St. Andrews and Elie.

State schooling is available locally with private schooling being provided at St Leonards in St Andrews, the High School of Dundee and several well-regarded schools in the Perth area. There are railway stations in Ladybank, Cupar, Leuchars, Markinch and Perth with Edinburgh Airport approximately 45 minutes to the south. The busy regional airport at Dundee offers a good selection of short haul flights.

DESCRIPTION

Blinkbonny South is an outstanding contemporary house in a superb elevated rural position, commanding truly spectacular panoramic views over the surrounding countryside. Of an attractive dark stone exterior under a slated roof, the house stands entirely on its own and is accessed via an immaculate private driveway with electric security gates. The present owners of Blinkbonny South have upgraded a number of the rooms and added significant storage capacity. Four of the bedrooms have in-built bespoke oak wardrobes. The generous high quality family accommodation is centred around a fabulous well-proportioned dining kitchen with sitting room and sunroom off. The kitchen contains a variety of fitted appliances including a new Quooker tap with large tank, for instant boiling water.

With exceptional panoramic views the sitting room has a stove set into an impressive fireplace as well as a glazed door leading out to a lovely garden terrace. The sunroom also has outstanding views as well as glazed double doors leading out to the garden terrace. There is a good-sized double bedroom at ground floor level which benefits from an en-suite shower room and walk in wardrobe, as well as glazed double doors leading out to a garden deck. The gym/games room contains a purpose-built storage cupboard with shelving to accommodate floor to ceiling storage boxes. The boot room has a tiled floor and bespoke design and constructed floor to ceiling storage cupboards offering considerable storage for items. A luxury family bathroom, impressive entrance hallway, utility room and side hall complete the ground floor accommodation.



At first floor level is a spacious open plan living area off which are accessed three excellent double bedrooms which benefit from en-suite facilities that have just been fully reconstructed and modernised. There is also internal access to the integral self-contained flat which is described below.

THE FLAT

The property benefits from an excellent integral self-contained two-bedroom flat with open plan kitchen/living area and shower room. The flat has its own separate entrance to the rear of the property with an internal access from the upstairs living area in the main house in addition.

ACCOMMODATION

Ground Floor: Entrance hall, dining/kitchen, sitting room, sun room, bedroom with en-suite shower room and a walk in wardrobe, bathroom, laundry/utility room, hall, boot room, games room, WC.

First Floor: Gallery/family room, 3 bedrooms with en suite shower rooms.

Flat: Kitchen/reception room, 2 bedrooms, shower room.

OUTBUILDINGS

Garage

Large double garage with electric power and light, tiled floor and workshop area. The garage contains a high capacity storage loft with a pull down loft ladder. It has a high quality (Hormann) electrically operated roller shutter doors and a personnel door. The workshop has a heavy-duty bespoke workbench. The garage is equipped with new LED lighting of exceptional quality providing shadow free workspace.

Stable building

Purpose built timber stable building with tack room and car port, currently used for storage. It has an exceptionally large storage loft with a pull-down loft ladder. The building contains bespoke heavy-duty storage unit down the length of one side and has a high quality (Hormann) electrically operated roller shutter door and a personnel door. It is also equipped with new LED lighting of exceptional quality providing shadow free workspace.

GARDENS AND GROUNDS

Electric gates open to a long private driveway which leads up to a substantial gravel sweep to the east side of the property. The house stands in beautifully maintained landscaped gardens and grounds with terraced areas well placed to make the most of the spectacular views. There is also a large high quality aluminium greenhouse. As referred to above, situated above the stable building is a levelled area of ground which has potential to build a sizeable new shed. This area currently features a wildflower meadow.

The property has external lighting, external power sockets and CCTV for security. There are a number of garden water taps located around the grounds. NB all external flagstones have been fully re-grouted.

GRAZING

There are two small paddocks at Blinkbonny South situated either side of the driveway beneath the house.







SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Private	Mains	Private Septic Tank	Freehold	Oil fired boiler	Band G	C	FTTP	YES

** The property has superfast broadband.

FLOOD RISK

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

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

Blinkbonny South has a right of access over the shared private road to the entrance of the house.

DIRECTIONS

From Cupar take the A913 northwest for Perth. At the crossroads with the A92 go straight across still following the signs for Perth and continue along the A913 for approximately 3 miles before turning right at the signs for Blinkbonny. Follow the minor road up passing Blinkbonny House and the adjacent cottage and the driveway to Blinkbonny South is then on the left hand side marked. From the west follow the A913 through Abernethy, Newburgh and Lindores. Approximately 1 mile after leaving Lindores turn left at the signs for Blinkbonny and the directions are as above.

POST CODE

KY14 6JE

WHAT3WORDS

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

//microchip.boots.shops

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

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.

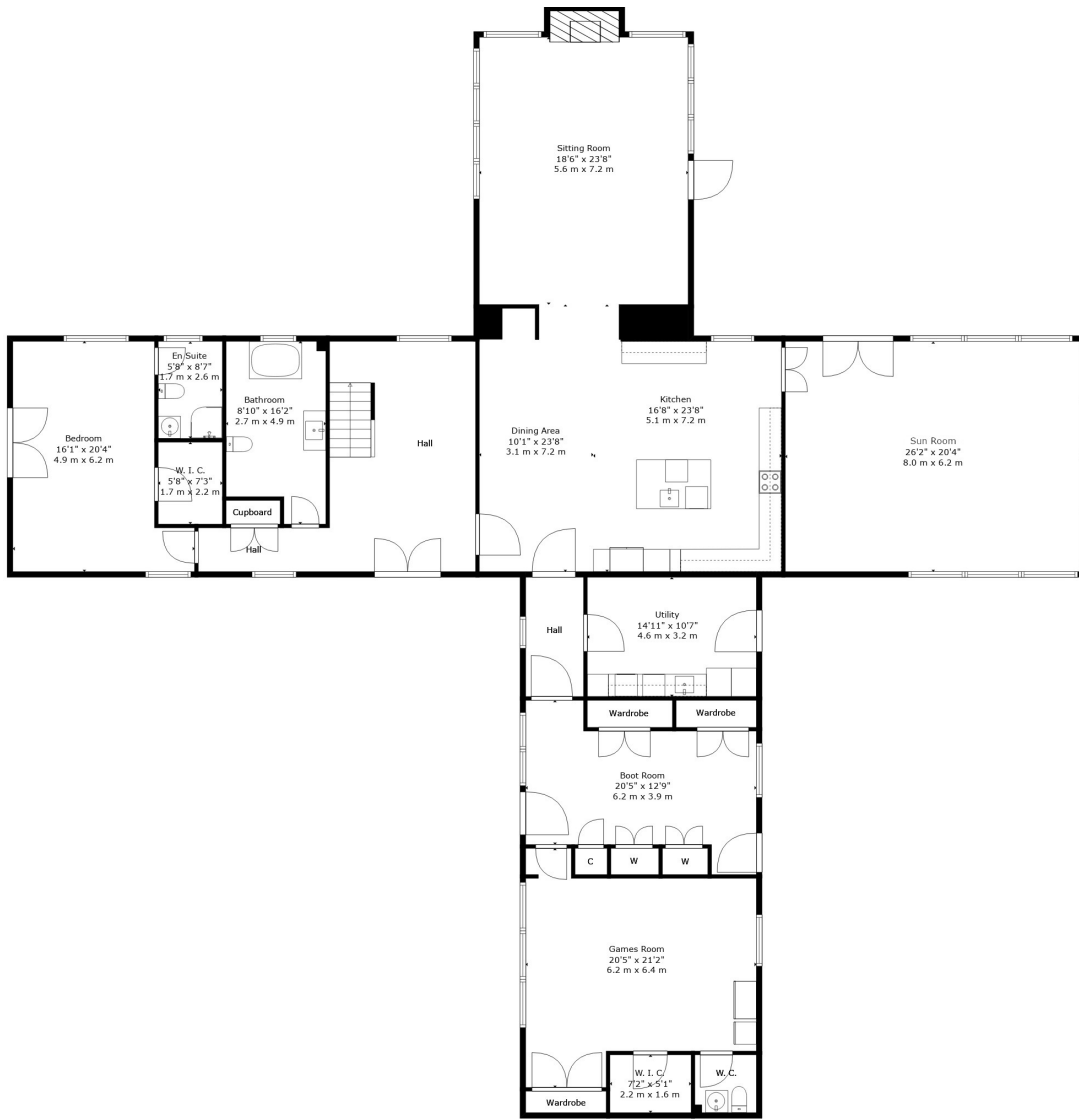


Intergral Flat

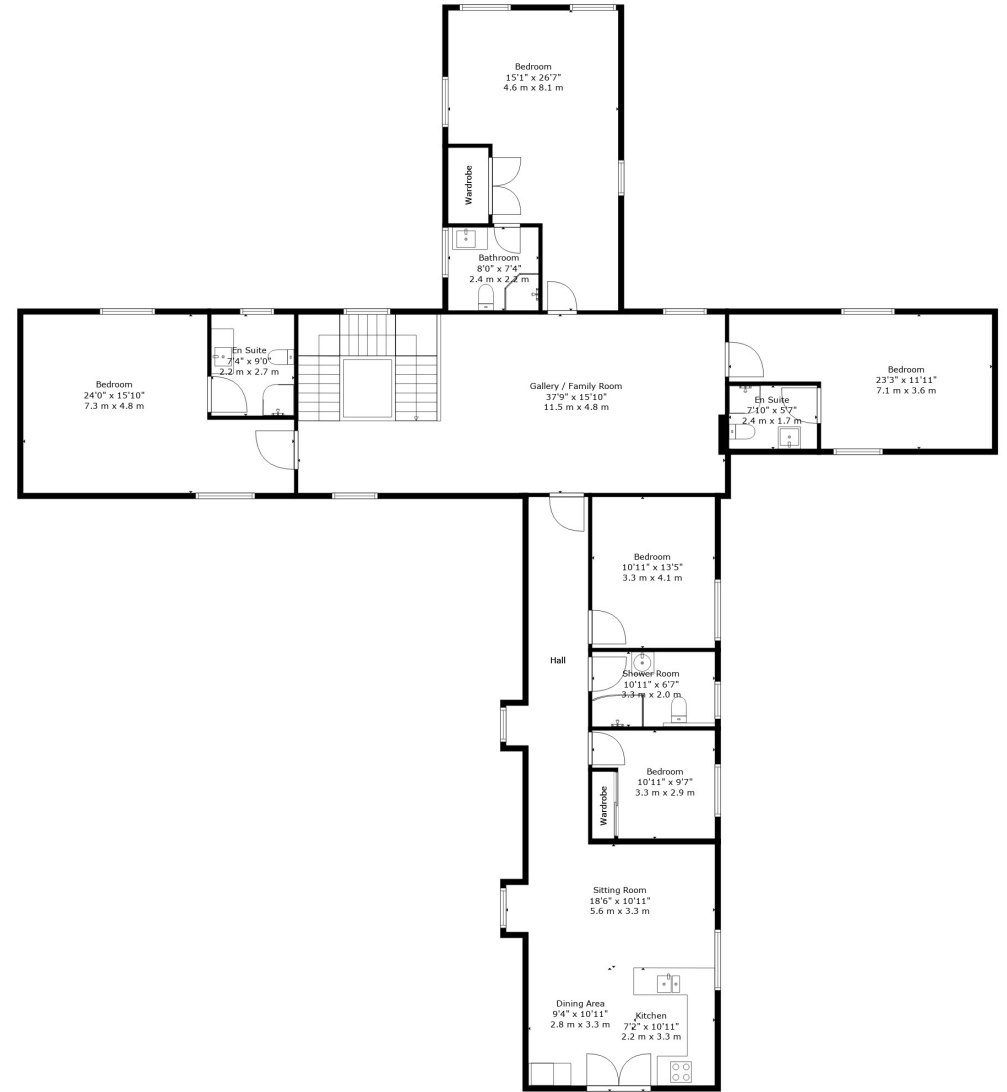


IMPORTANT NOTES

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 February 2024.



Floor 1



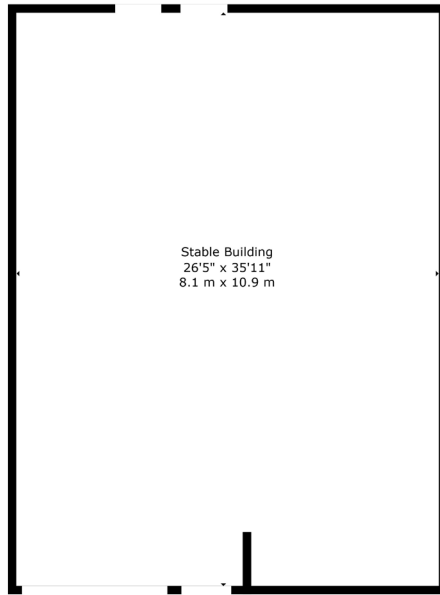
Floor 2

TOTAL: 5370 sq. ft, 498 m2
 FLOOR 1: 3406 sq. ft, 316 m2, FLOOR 2: 1964 sq. ft, 182 m2
 EXCLUDED AREAS: FIREPLACE: 17 sq. ft, 2 m2, LOW CEILING: 591 sq. ft, 54 m2

All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>

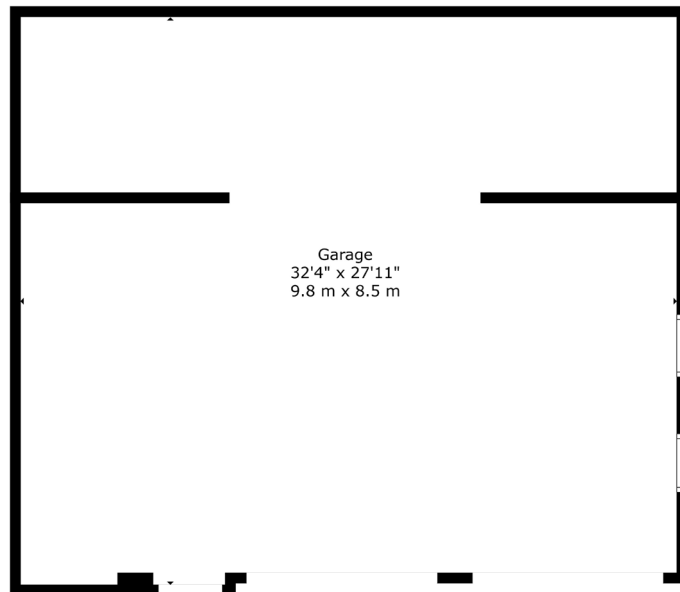


Cottage Barn

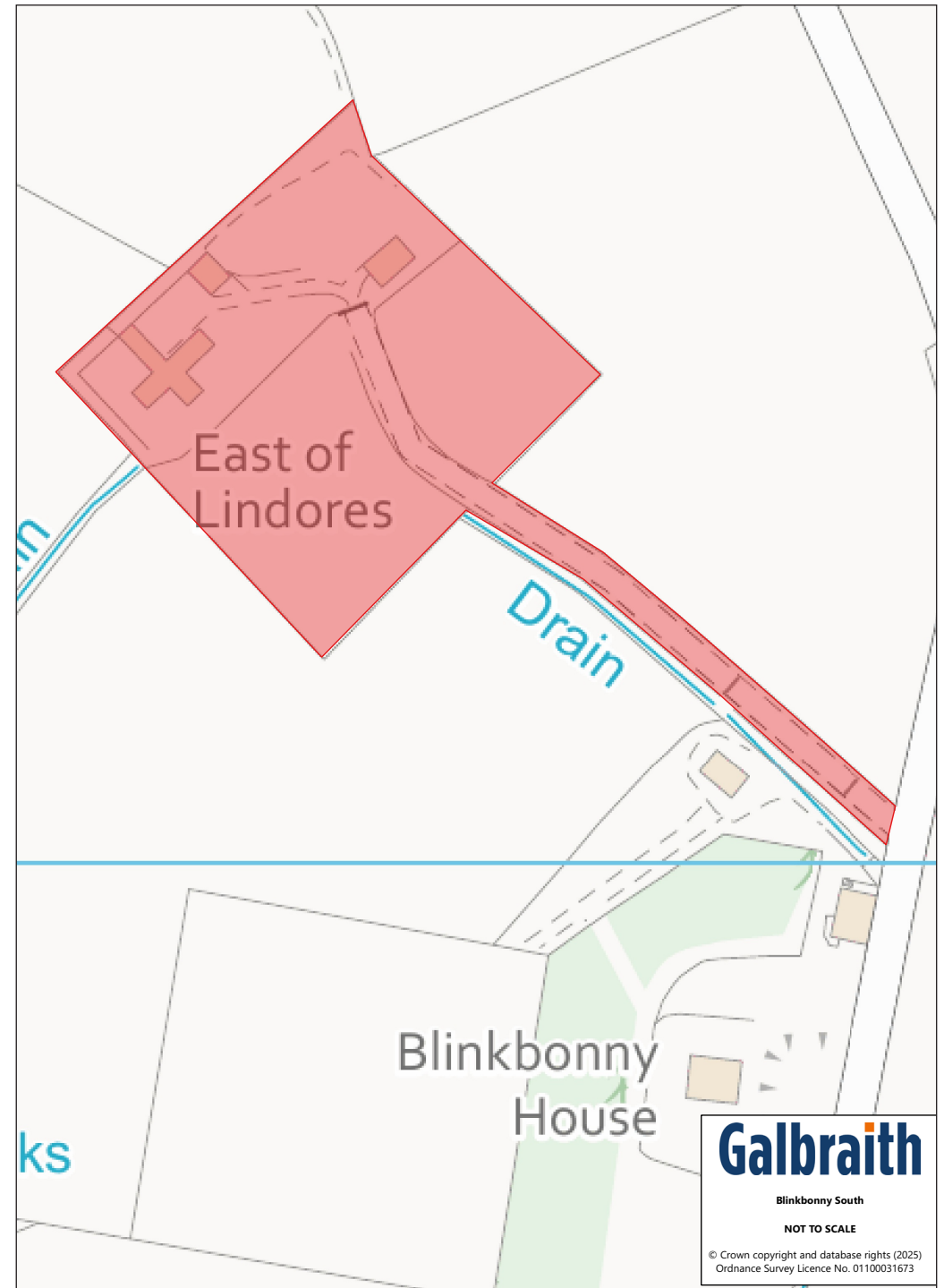


TOTAL: 0 sq. ft, 0 m2
FLOOR 1: 0 sq. ft, 0 m2
EXCLUDED AREAS: STABLE BUILDING: 950 sq. ft, 88 m2
All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>

Cottage Garage



TOTAL: 0 sq. ft, 0 m2
FLOOR 1: 0 sq. ft, 0 m2
EXCLUDED AREAS: GARAGE: 881 sq. ft, 82 m2
All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>



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Blinkbonny South
NOT TO SCALE
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