



INGOTHILL HOUSE

LANGSIDE DRIVE, KENNOWAY, LEVEN, FIFE



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Outstanding fully refurbished Category B Listed former manse

Cupar 10 miles ■ St Andrews 18 miles ■ Edinburgh 36 miles

- 3 reception rooms, 5 bedrooms, home office
- Impressive period accommodation presented to a very high standard
- Extensive garden
- Excellent accessibility
- Photovoltaic panels

Offers over £475,000

Galbraith

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 OnTheMarket





SITUATION

Ingothill House is located in the village of Kennoway in central Fife. The village has a good range of local shops and a primary school as well as a GP surgery and Post Office. Nearby Leven, Glenrothes, Kirkcaldy and Cupar are all easily accessed and between them provide a comprehensive offering of amenities and facilities. The house is also well placed for bus and rail services, including the new railway station at Cameron Bridge (5 minutes by car) which provides a direct train service to Edinburgh Waverley. There are further railway stations nearby, in Leven, Markinch, Kirkcaldy, Ladybank and Cupar, while Edinburgh airport is about an hour away by road. The ancient and historic university town of St Andrews, known worldwide as the 'Home of Golf', is less than a thirty-minute drive to the north-east. State schooling is available locally with independent schooling on hand at St Leonards in St Andrews and Dundee High School.

The village offers easy access to some lovely countryside, ideal for the outdoor enthusiast. There is scope for walking, cycling, sailing and riding in the surrounding area. The Fife Pilgrim Way (a footpath connecting Culross to St Andrews) runs through the village. It is perhaps golf for which Fife is best known, however, with numerous top-quality courses in the area, including the world-renowned Old Course at St Andrews which regularly hosts the Open Championship.



DESCRIPTION

Believed to date from circa 1833, Ingothill House enjoys high levels of privacy and seclusion and was formerly known as Kennoway Old Parish Manse. With a delightful symmetrical stone exterior under a slate roof, the extensive accommodation is laid out over two floors. The impressive ground floor accommodation is accessed off the spacious main hall with the stunning main sitting room benefitting from a large wood burning stove. Similarly well-proportioned is the drawing/games room whilst the dining room is perfect for entertaining. Completing the ground floor is the home office, kitchen/breakfast room, utility room and cloakroom. A charming curved staircase leads to the first floor where there are five bedrooms along with dressing/music room and family bathroom. The house benefits from mains gas central heating, photovoltaic panels and there is an extensive attic. Immaculately presented throughout, viewing is highly recommended.

ACCOMMODATION

Ground Floor: Vestibule, sitting room, drawing/games room, dining room, home office, kitchen/breakfast room, utility room, cloakroom, hall.

First Floor: five bedrooms, family bathroom, dressing/music room, hall.



GARDEN

Ingothill House stands in an extensive garden with a large lawn and a range of mature plants, trees and shrubs. To the rear of the house is a courtyard area with a wooden summer house. The property also benefits from a garage and EV charger point

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Mains gas	Band F	D	FTTC*	YES

FLOOD RISK

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

DIRECTIONS

On entering Kennoway from Cupar, follow the main A916 down towards the centre of the village. After passing St Kenneth's Parish Church on your right, turn right on to Denhead and follow this road up to where it becomes Langside Drive. The access to Ingothill House is then on the right-hand side shortly before the mini roundabout at the junction of Langside Drive and Langside Crescent.

POST CODE

KY8 5LG

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. The carpets, curtains and light fixtures are included. The snooker table and fridge/freezer and dishwasher in the kitchen/breakfast room and the fridge/freezer, washing machine and tumble dryer in the utility room are all included.

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.

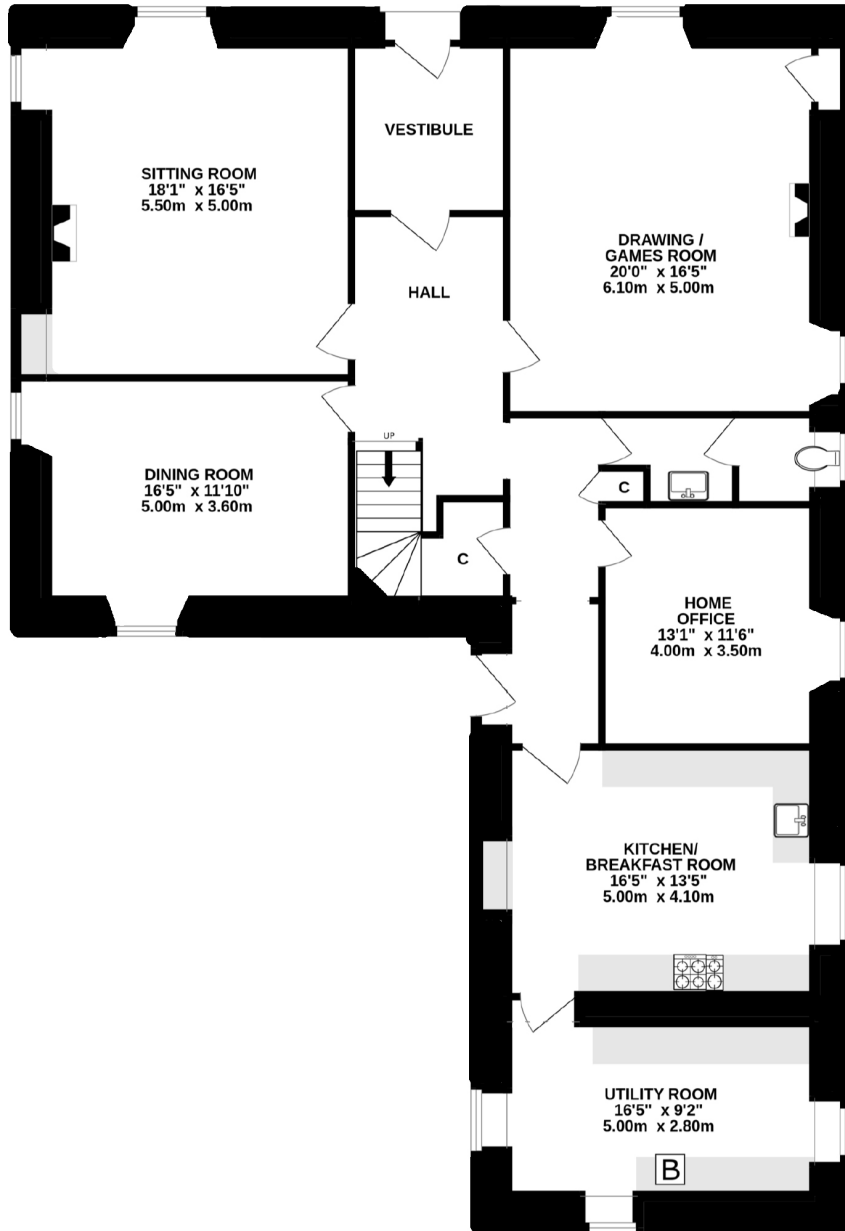
IMPORTANT NOTES

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

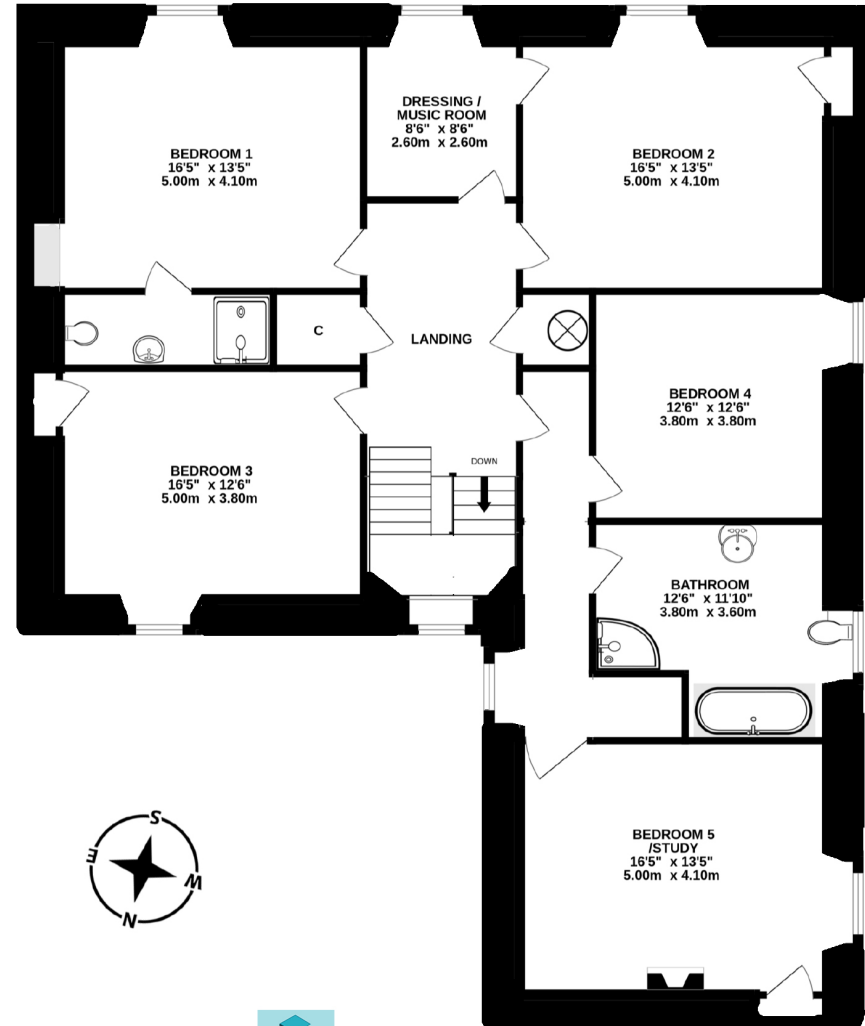




GROUND FLOOR
1866 sq.ft. (173.4 sq.m.) approx.



1ST FLOOR
1685 sq.ft. (156.6 sq.m.) approx.



TOTAL FLOOR AREA : 3552 sq.ft. (329.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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