



**Galbraith**

**RAMORNIE MILL HOUSE**  
LADYBANK, CUPAR, FIFE







# RAMORNIE MILL HOUSE LADYBANK, CUPAR, FIFE

Charming Georgian farmhouse with beautiful grounds, paddock and useful outbuildings.

Cupar 4 miles ■ St. Andrews 12 miles ■ Edinburgh 35 miles

Acreage 3.3 acres (1.3 hectares)

- 2 Reception Rooms, 6 Bedrooms, shower room, bathroom.
- Lovely generous comfortable family accommodation.
- Double garage with store/workshop area, summer house, kennel/run, coal/log shed.
- Extensive garden and grounds and flat paddock.
- Highly accessible location with attractive southerly aspect.

Offers Over £695,000

**Galbraith**

Cupar  
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 OnTheMarket





### SITUATION

Ramornie Mill House is a charming and delightful rural property lying in beautiful open countryside a short distance to the south-west of the Fife market town of Cupar which, along with the nearby village of Ladybank, provides an excellent range of local services and amenities. In terms of city facilities, Dundee is no more than a twenty minute drive to the north with Perth about twenty five minutes to the north-west. Famed world wide as the home of golf, the ancient and historic university town of St. Andrews is only a twenty minute drive to the east. Edinburgh can be reached in less than forty five minutes from Ramornie Mill with Glasgow and Aberdeen both also within comfortable driving distance.

Surrounding Ramornie Mill House is an area of glorious varied countryside known as the Howe of Fife comprising a lovely mix of rich fertile farmland, hill, wood and river. The result is not only a fine home for an array of wildlife but also, for the outdoor enthusiast, an environment which offers ready access to a wide range of recreational pursuits including walking, cycling, riding and golf, with many highly rated courses within easy reach such as Ladybank, Elie, Lundin Links and the many renowned courses in and around St. Andrews including The Old Course, regular host to the British Open. Challenging shooting and fishing may be taken locally whilst the wide open spaces of the Lomond Hills and Fife's superb varied coastline are temptingly accessible. In

terms of days out the pretty fishing villages of Fife's East Neuk such as Elie, Crail and Anstruther are well within reach along with a number of interesting National Trust for Scotland properties including Falkland Palace, Kellie Castle and Hill of Tarvit.

Good state schooling is available locally with private schooling being provided at St. Leonards in St. Andrews and the High School of Dundee, along with a number of schools in and around Perth. There are main line railway stations in Ladybank, Cupar, Markinch and Leuchars with Edinburgh Airport less than forty five minutes to the south. The busy regional airport at Dundee also offers a good range of short haul flights.





### DESCRIPTION

Thought to date from the early 1800's and subsequently extended Ramornie Mill House is an enchanting former farmhouse offering generously proportioned family accommodation over three levels, surrounded by lovely gardens and grounds together with an excellent flat paddock and outbuildings. The house itself is constructed essentially of attractive sandstone under a slated roof and benefits from high quality timber double glazed windows. The accommodation is centred around a convivial farmhouse kitchen/breakfasting room with joiner made oak fitted units with beech surfaces, Aga and seating area. The generously proportioned sitting room benefits from a lovely bay window and open fire whilst the spacious dining room provides an ideal space for formal entertaining. The study, shower room, hall, rear hall and porch complete the ground floor accommodation. A charming staircase with pitch pine banister leads up to the first floor landing from where there is access to the principal bedroom with lovely bay window, family bathroom and three further well-proportioned bedrooms. A further staircase leads to the second floor accommodation which comprises two further attic bedrooms.

### ACCOMMODATION

Ground Floor: Hall. Kitchen/family room, drawing room, dining room, office, shower room.

First Floor: 4 bedrooms, bathroom.

Second Floor: 2 bedrooms.

### GARDENS AND GROUNDS

The generous well-stocked colourful gardens and grounds at Ramornie Mill House are an absolute delight with extensive areas of lawn and a lovely mix of mature plants, trees and shrubs. Immediately to the front of the house is a gravelled parking area whilst to the side of the house, accessed directly from the kitchen, is a lovely, sheltered kitchen garden. Beyond the kitchen garden is a charming larger walled garden area.

### THE PADDOCK

Lying to the east of the property is a good flat paddock extending to approximately 2.25 acres.

### OUTBUILDINGS

Double garage with store/workshop area

A modern purpose-built building with separate store/workshop area. This building benefits from power and light with parking area adjacent. Other outbuildings comprise:

- Log/coal shed
- Summerhouse
- Kennel/run
- Former playhouse



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

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private	Freehold	Oil	Band G	E	FTTP	YES

## 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

There is a right of access over the farm track to Ramornie Mill House.

## DIRECTIONS

From Cupar follow the A914 south-west out through the village of Pitlessie. Once through Pitlessie the turning to Ramornie Mill House is on the right hand side after approximately half a mile. From the Muirhead roundabout follow the A914 north-east making for Cupar. Pass through the villages of Kingskettle and Balmalcolm and the turning to Ramornie Mill House is on the left, approximately half a mile before the village of Pitlessie.

## POSTCODE

KY15 7TL

## WHAT3WORDS

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

## FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. The light fixtures, curtains and blinds are included in the sale.

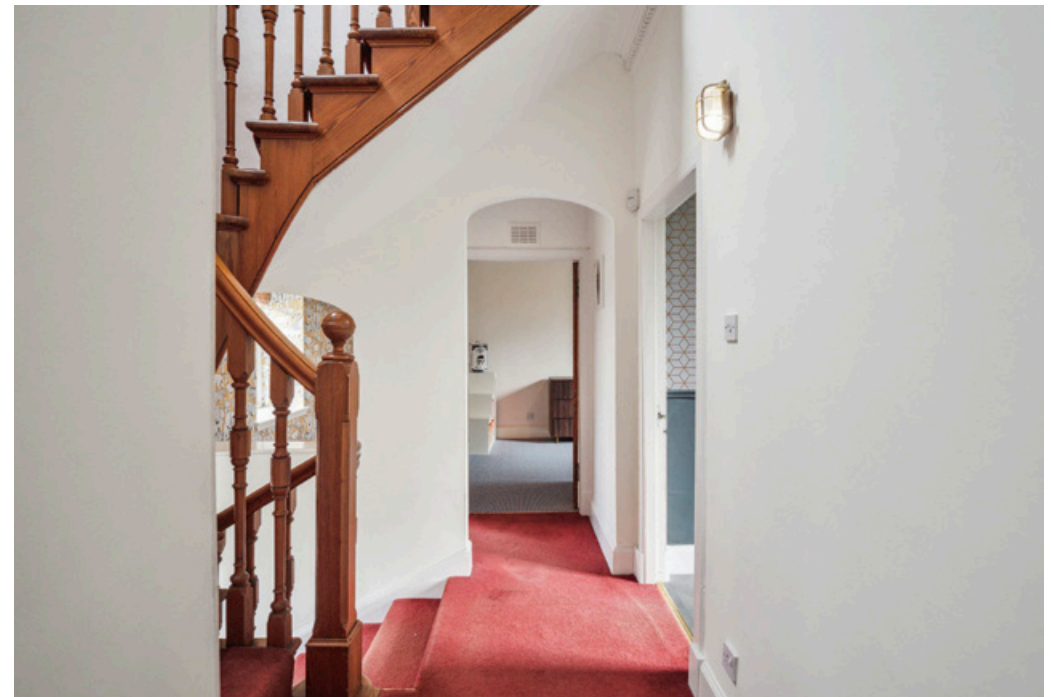
## VIEWINGS

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.







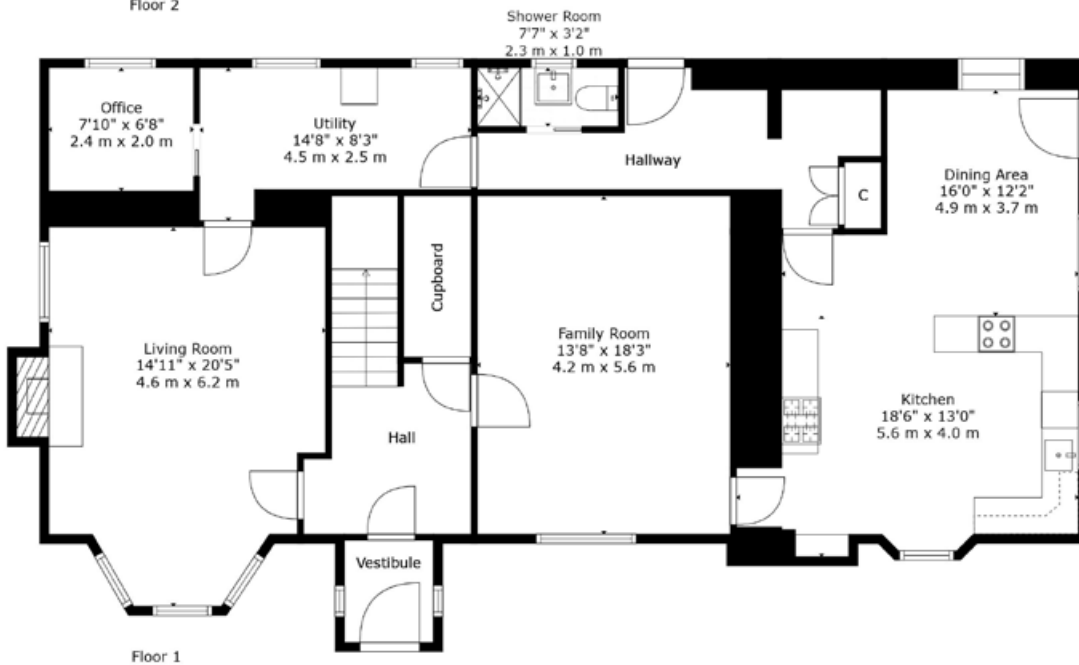
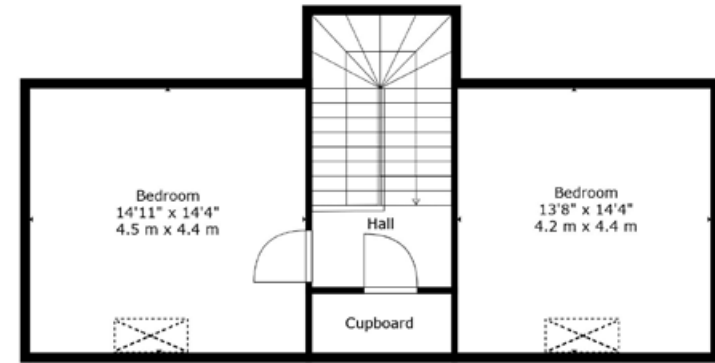
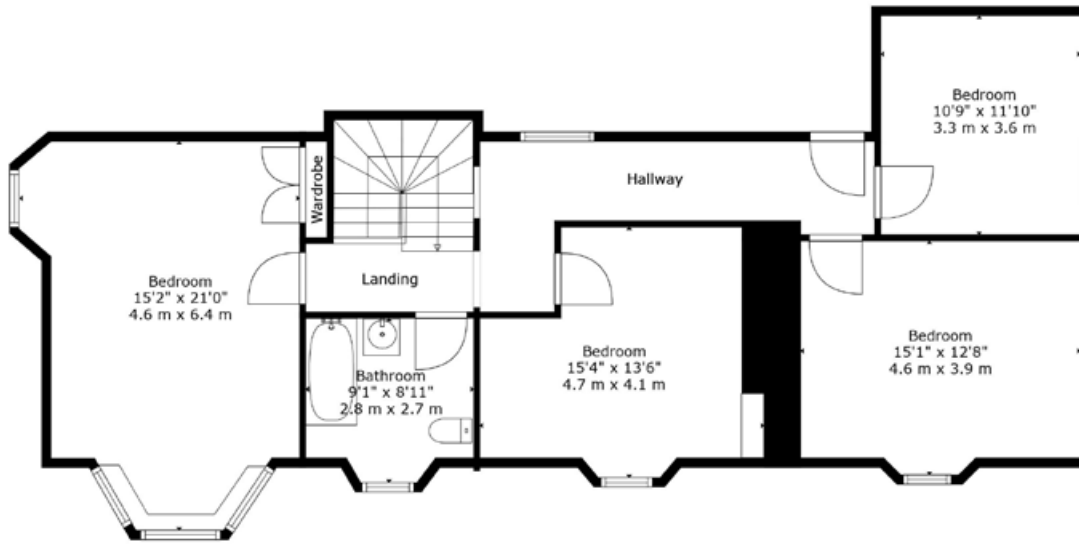


















## IMPORTANT NOTES

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.

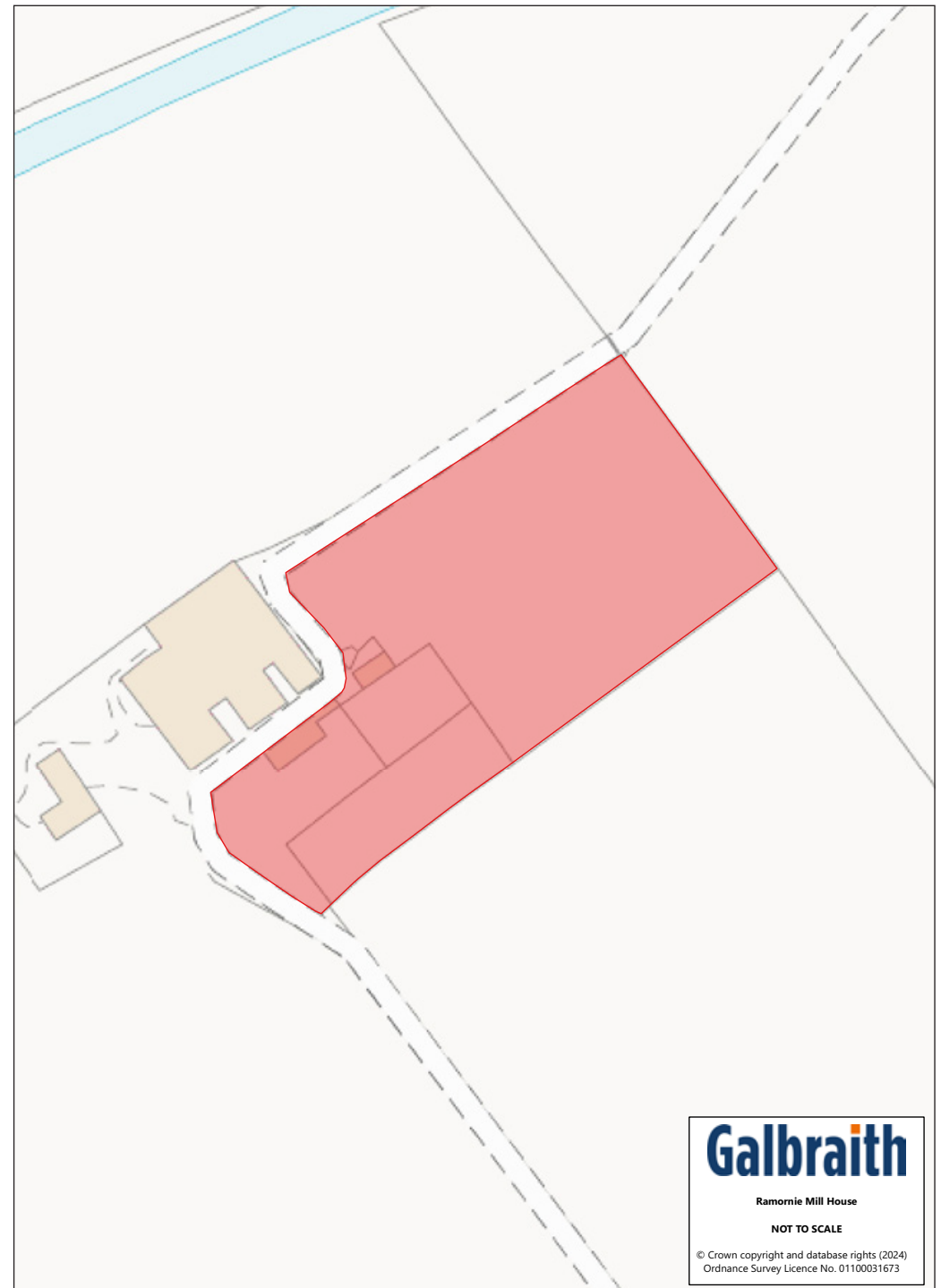
4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and 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 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 June 2024.



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Ramornie Mill House

NOT TO SCALE

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