



**DRUMS HOUSE**  
FREUCHIE, FIFE

**Galbraith**



## DRUMS HOUSE, FREUCHIE, FIFE

Delightful Georgian farmhouse set in over 14 acres of land with steading and excellent equestrian facilities

Falkland 1.5 miles ■ Cupar 9 miles ■ St Andrews 18 miles  
Perth 21 miles ■ Edinburgh 35 miles

- 3 reception rooms, 5 bedrooms.
- Far reaching views over the Howe of Fife
- Traditional steading and modern outbuilding with indoor arena
- Outdoor floodlit arena
- Paddock, walled garden and area of rough grazing.

Acreage 14.89 acres (6.03 hectares)

**Galbraith**

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 OnTheMarket



### SITUATION

Drums House enjoys a wonderful rural setting on the edge of East Lomond and 1.5 miles from the sought after and historic village of Falkland. Falkland is well served by a number of local shops, hotels, pubs, a primary school, post office and the ancient and historic Falkland Palace. Drums House is very well placed for access to Cupar, Dundee and St. Andrews as well as Fife's charming East Neuk and there is rapid access to Edinburgh and Perth via the main M90 motorway that runs through west Fife.

Falkland offers ready access to the beautiful rolling countryside of Fife with a lovely mix of farmland, coastline, hill and river. The result provides a fine choice for the outdoor enthusiast with walking, cycling, riding, sailing and of course golf all readily available. The area is home to an array of wildlife with the wide open spaces of the Lomond Hills offering considerable scope. There are many highly regarded golf courses in the area including the renowned golf course at St. Andrews, as well as Lundin Links, Crail, Ladybank, Elie and Leven. In terms of days out there are good sandy beaches at St. Andrews, Tentsmuir and Elie whilst the pretty fishing villages of Fife's quaint East Neuk which include Pittenweem Crail and Anstruther are less than thirty minutes to the south-east.

State school is available locally with independent schooling being provided at St. Leonards in St. Andrews, Dollar Academy, Strathallan, Kilgraston and the High School of Dundee to name but a few. There are railway stations in Cupar, Ladybank, Markinch and Kirkcaldy with Edinburgh Airport about a forty-five minute drive to the south. The regional airport at Dundee offers a good selection of short-haul flights.

### DESCRIPTION

Drums House is a delightful Georgian Farmhouse situated in an outstanding location on the edge of East Lomond with far reaching panoramic views over the Howe of Fife. Whilst being tastefully modernised, it benefits from charm and character with many original features left unchanged. The spacious accommodation is laid out over 3 levels and extends to about 290sqm. The property is entered through the front door into a porch which gives access to the entrance hall both with flagstone flooring. The bright drawing room with a traditional fireplace and wood burning stove and dining room also with a traditional fireplace are situated to the front of the property with views over open countryside and paddocks. The family room is also a bright room with triple windows and is situated to the rear of the property along with boot room which has a back door. Off the family room is the fitted kitchen with breakfast island and Aga, a door leads from here into a large pantry/utility room then giving access into the dining room. The cellar is accessed by a stone staircase leading to the basement. A traditional cast iron staircase leads to the first floor.

The accommodation comprises bedroom 2, shower room, study and bedroom 1 which has a large dressing room and modern en-suite bathroom with separate walk-in shower. The staircase continues on to the second floor where 3 further bedrooms are situated, one with an en-suite shower room and one with a playroom off.

### ACCOMMODATION

**Ground Floor:** Kitchen, sitting room, dining room, family room, porch, utility room, boot room, wc. Access to basement cellar.

**First Floor:** Two bedrooms (one with en-suite bathroom and dressing room), shower room, study.

**Attic Floor:** Three bedrooms (one with en suite wc), playroom.





### GARDEN AND OUTBUILDINGS

The garden ground surrounding the property is easily maintained and includes a large lawned area with fruit trees lying to the south of the house. The front of the property is chipped and can be used for parking, there is further parking available to the rear where there is a hard standing yard and turning area. Behind the house is a well maintained and security lit grass courtyard. The surrounding traditional steading, which is constructed of stone under pantile roofs, currently incorporates a WC with wash hand basin; a two-bay cart shed; a timber lined tack room; 16 loose boxes; a former byre with an adjoining bothy. There is also a general purpose modern agricultural shed housing an indoor arena.

To the east of the house is a useful paddock of circa 2.9 acres with the remains of a dovecot and a floodlit arena to the side. Beyond is a sloping area with rough grass and woodland extending to about 6.5 acres.

### Access Road

Drums House owns the access road. There are three other residential properties as well as a haulier who have a right of access over the road. Maintenance is per title. Note: The road to the property in some sections is quite rough and rutted. Care should be taken in navigating the road. No liability can be accepted for any damage incurred to vehicles.

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

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Drums House	Mains	Mains	Private	Freehold	Oil fired	Band G	Band E

### DIRECTIONS

From the south take the A92 north to Dundee. After Glenrothes at the New Inn roundabout at the junction with the A912/A914 turn left signposted to Falkland. About half a mile along this road on the left the pillared entrance to Drums House can be seen. Turn into the entrance and continue along a rough farm track passing Kailgarth cottage then immediately turn left onto the driveway leading to the property.

### POST CODE

KY15 7JQ

### WHAT3WORDS

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

### 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.

















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