

# BARUM HOUSE



**RETTIE**





A fine example of a Scots Baronial villa, set apart by its collection of elegant period features and in an enviably private position, Barum House is located within easy walking distance of the city's foremost amenities and the railway station.

Situated in the historic pocket of Transy, the house is ensconced within a leafy garden on the edge of one of Dunfermline's most sought-after residential areas.



# BARUM HOUSE

PARK PLACE, DUNFERMLINE, KY12 7QL

## ACCOMODATION

**Ground Floor:** Entrance Vestibule, Hall, Drawing Room, Dining Room, Music Room, Kitchen/Breakfast Room with walk-in Larder, Rear Hall/Vestibule, Utility Room, Boot Room/Storeroom, and Garden Store.

**First Floor:** Landing, Principal Bedroom with Jack-and-Jill en suite Shower Room, three Double Bedrooms, Bedroom 5/Study, and Family Bathroom.

**Exterior:** Barum House presides over a generous and established plot in a singular position - accessed along a private drive from Tolmount Crescent. On entering the plot, there is a spacious private driveway, where there is room to park multiple vehicles and ample turning space, as well as a double car port. The gardens are lent character by traditional stone walling and many mature trees, including cherry and birch, which combine to afford the house a genuine sense of privacy and seclusion. The mainstay of the garden extends westwards from the house and features lawns, shrubberies and hedges. The house is set in an elevated position, with the terrace to the front affording an attractive outlook over the garden and views of the open parkland beyond the trees. A walled patio area, with a southerly aspect, stretches across the rear of the house. To the north west of the house, there is a set of steps down to a woodland dell lying beyond the boundary, where the property has a right of access across a footbridge leading onto Park Place.







## SITUATION

Known as the historical capital of Scotland, the former royal burgh of Dunfermline was granted city status as part of Queen Elizabeth II's Platinum Jubilee celebrations. Barum House is situated in the historic area of Transy – one of the city's most sought-after residential neighbourhoods, lying a short walk to the East of the historic centre and High Street.

Situated on high ground, the view of Dunfermline from the southern approach is commanded by the silhouette of the renowned Abbey, with its imposing medieval Nave and grand Romanesque ruins. The burial place of King Robert the Bruce, in addition to a line of Scottish monarchs, the Abbey has a most intriguing history and is a popular cultural attraction in its own right.

Andrew Carnegie, the 19th Century philanthropist, is possibly the most revered of the city's former residents; his endowments responsible for the Carnegie Hall (Theatre and Musical Institute), the Library and Swimming Pool, which remain in popular use today.

The city has a comprehensive range of amenities, including High Street shops, the Kingsgate Shopping Centre, restaurants and cafes. There are also a number of super markets and retail parks, as well as the nearby Fife Leisure Park which hosts a cinema, a bowling alley and a varied array of popular chain restaurants. The Alhambra Theatre attracts an eclectic range of acts, including celebrated musicians, comedians, and drama companies.

There are a number of local Primary and Secondary Schools in the city. Edinburgh's independent schools are all within daily travelling distance, as are Dollar Academy and Kilgraston School for Girls in Bridge of Earn.









## SITUATION

Fife and its neighbouring counties offer a wealth of pleasant scenery to enjoy, with coastal walks including the Fife Coastal Path, the Ochil Hills and Loch Leven all within easy reach. The area is rich in world-class Golf courses, including the championship courses at Gleneagles Hotel Resort and the string of links courses along Fife's East Neuk, amongst them St Andrews' Old Course, the fabled "Home of Golf".

Dunfermline's proximity to the Capital and excellent connections into the arterial transport network of Central Scotland cements its popularity. There is easy access into the M90 and there is a railway station within walking distance of Barum House, which offers commuter services to Edinburgh. Edinburgh's airport is approximately a 15 mile drive and offers a wide range of flights to domestic and international destinations.

## GENERAL DESCRIPTION

Barum House is a striking, detached Victorian villa, in the Scots Baronial style, which has been most sympathetically adapted and diligently maintained over the passage of time, to allow for modern living in a refined period setting. Thought to date to the late 19th Century, the house has been ascribed a Category C-Listing and is notable for its charismatic architectural details and secluded plot, accessed over a private driveway extending to approximately 160m in length.

Originally named Morton Lodge, the property is understood to have been built for the father of the respected local architect, James Grant Shearer, OBE – the former variously described as a wealthy textile manufacturer and a damask pattern designer. Born at the house in 1881, James G. Shearer was a pupil at Dunfermline High School and studied at the Glasgow School of Art, before cultivating a successful architectural career. J. G. Shearer is known for his appointments as consultant architect to the Carnegie Dunfermline Trust and the Carnegie United Kingdom Trust, as well as for designing Dunfermline's Art Deco Fire Station – now a Category B-Listed building.

Subsequently, Morton Lodge became the birthplace and home of James G. Shearer's niece, Moira Shearer, the internationally acclaimed ballerina and actress, who is best-remembered for her starring role in *The Red Shoes* (1948) – an adaptation of Hans Christian Anderson's fairy tale, which was nominated for five Academy Awards.











Dunfermline's historic Public Park, with its tree-lined walkways and B-listed bandstand, lies to the West of the property's boundary, affording the house its edge-of-village style setting. Built shortly after the park's opening c. 1866, the house was orientated to preside proudly over the green space from its elevated plot. Today, the verdant tree canopy which has matured around the boundary largely screens the park from view in the summer, save for on the first floor of the house, where there is a lovely outlook through the foliage and across the open parkland.

The statuesque façade of the house evokes storybook charm, with rusticated rockfaced sandstone accented by ashlar dressings, two bay windows crested by crenelated parapets, and a central tower rising from the first floor, above a porch with roll-moulded round arches and chamfered piers. The elaborate roofline, so characteristic of the Gothic Revival style, is aggrandized by crowstepped gables and eaves-breaking dormers, while corbelled bartizans adorn each corner of the central tower – most enamouring miniature, turrets with conical rooves. Overall, the detailing is quite delightful and includes decorative ironwork, including several finials and brattishing at the top of the tower, as well as areas of bespoke fishscale slating on the roof.

The interior is defined by generous period proportions and a catalogue of rarefied period features, including intricate cornicing and plasterwork, leaded stained-glass windows, and shelved alcoves and press cupboards.





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The elegant public rooms to the front of the house are lent character by distinguished fireplaces, while the hall showcases a handsome Victorian staircase, with a double bullnose curtail step and decorative newel posts.

The traditional layout of the accommodation lends itself to both sociable family living and more opulent, formal entertaining. In particular, the drawing room and the dining room are interconnected by an impressive archway, complete with a set of elegant sliding doors. The traditional country kitchen also aligns with trends in modern lifestyles, providing ample room for a formal dining suite and occasional lounge furniture.

Set in the shelter of the porch, the main entrance into Barum House impresses a sense of arrival, with imposing double doors which open into a sizeable vestibule, decorated with period entrance tiling. A glass-panelled inner door leads into the main hall beyond, framed by a timber partition wall featuring delicate, leaded stained-glass windows.

The hall is significant in both size and character; with dado rails, timber corbels, cornicing with deep dentils, and a ceiling rose, all testifying to the heritage of the house. The space is governed by the handsome timber staircase, which has prominent newel posts and balustrading, as well as a double bullnose curtail step. Positioned behind the stairwell, a strikingly tall window with coloured panes floods natural light into the space.

The drawing room has a particularly refined atmosphere, with quite exquisite period detailing including: plaster friezes with swag and drop motifs; cornicing; a ceiling rose; and wide doorway framed by an elegant architrave with ornamental columns. The dual-aspect room has two tall windows to the South and a large, canted bay window to the West, which frames a private outlook over the verdant garden to the front of the house. There is also a fireplace which showcases quality period carpentry, with a splendid timber mantel and surround.

From the drawing room, there is a set of traditional sliding doors into the neighbouring dining room. With the doors open, the width of the aperture between the rooms creates the illusion of a single, free-flowing space and the layout is ideal for entertaining larger parties, when occasion demands. The dining room itself is similarly rich in character, with cornicing, picture railing and a shelved recess with a lower cabinet, as well as a fireplace with an attractive mantelpiece and blonde granite slips and hearth. It also has a tall window to the South.

The music room provides a third substantial reception room and is notable for the handsome plasterwork on its ceiling and its box bay window, which overlooks the terrace to the front of the property. The room has a traditional Baxi fireplace, which provides an atmospheric focal point, and features an alcove fitted with display shelving and a cabinet.

Off the hall, there is a neatly appointed cloakroom with a heritage WC and wash hand basin, as well as a deep storage cupboard, with a hanging rail.







The kitchen/breakfast room is ideal for sociable and relaxed family living, with ample room for a dining table, as well as occasional lounge furniture. The dual aspect room features a bay window with an outlook over the side of the property, as well as a window to the South, with a view over the rear patio terrace.

The kitchen itself has timeless character, with bespoke country-style wall and floor units, accented by granite worksurfaces, a Belfast sink, and classic tiling to the splashbacks and floor. It features a Delonghi range cooker with a five-ring gas hob and two large ovens, set beneath a large extractor hood, as well as a Hoover dishwasher and a Hoover under-counter fridge. The room can easily accommodate an additional free-standing fridge freezer and also provides access to a traditional walk-in larder, which provides supplementary culinary storage. The shelved larder has a double vented window and extends into a recess beneath the staircase, where there is a wine rack.

To the rear of the house, there are a series of rooms which are ideal for the rigmarole of family living and provide a copious volume of useful storage.

Accessed off the kitchen, there is a rear hall which serves as a practical secondary entrance, with an exterior door from the side of the property, where there is a path leading from the rear of the house and the driveway. The hall provides access to an internal garden store, which was formerly a gardener's loo, as well as a traditional wash house. The wash house is appointed as a utility room and has a range of wall and floor units, two clothes drying pulleys, and space for several white goods. It also houses the Valliant gas boiler, the hot water tank, and the accompanying expansion vessel. Neighbouring the wash house, there is a boot room or store which has a concrete floor and an external door to the rear of the property.

On the first floor, the staircase rises to a generously proportioned landing, where the impression of space is enhanced by the height of the ceiling. It has room for occasional furniture and features further timber balustrading and a decorative newel post. The view across the stairwell showcases the impressive window to the rear, with its coloured glass panes and decorative timber architrave.

There are four generous double bedrooms off the landing, as well as a spacious single bedroom or study, each of which have their own character and charm.







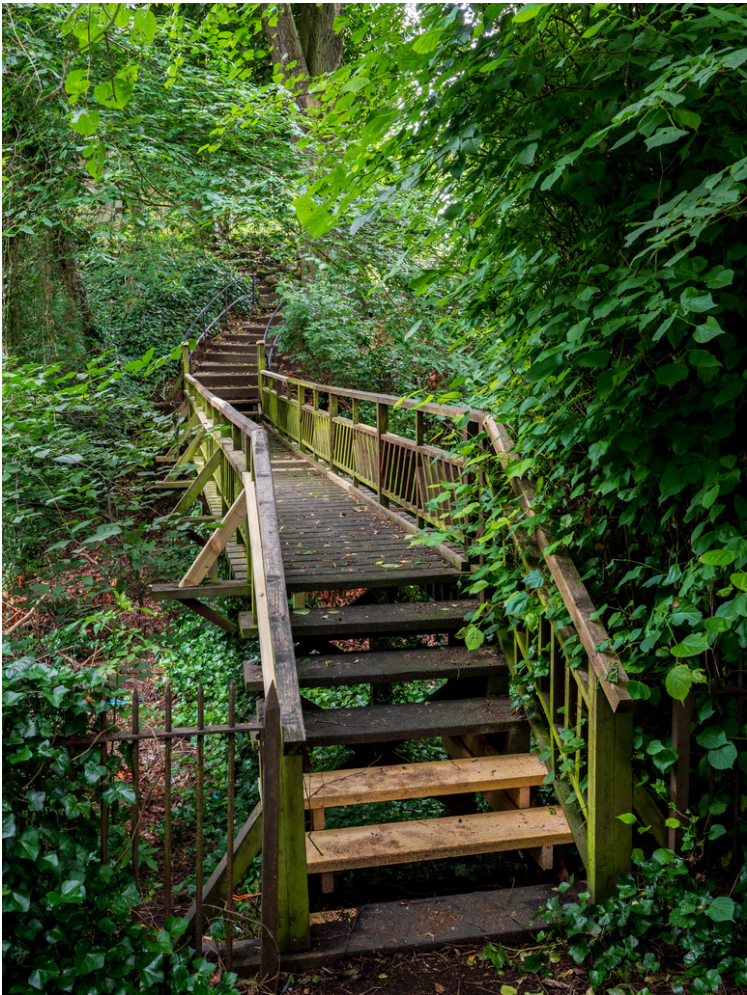
The principal bedroom is one of two spacious double bedrooms positioned to the front of the house and has a double window with an enviable, elevated outlook above the garden – affording glimpses of open parkland through the canopies of the surrounding trees. It benefits from access to a Jack-and-Jill en suite shower room, which is appointed with a corner shower with a Victorian style deluge attachment, a traditional pedestal wash hand basin and a WC.



The second double bedroom set against the western elevation shares in the pleasant, elevated views over the garden to the front, with a double window. It has a shelved linen cupboard, as well as a recess with shelving and a cabinet. The third double bedroom is similarly large and has a tall window to the side of the house, traditional wardrobes (free-standing), and another recess with shelves and a cabinet. Double bedroom 4 shares the benefit of the Jack-and-Jill en suite with the principal bedroom and has a tall window with a splendid, south-facing aspect; affording views of the Queensferry crossing in the distance.

The study or fifth bedroom is rich with charm and charisma, extending into the tower to the front of the house. The split-level space is supplied with a wealth of natural light, from windows set into the tower to the South and West, and would make a sizable single bedroom. The window to the South provides arguably the best views towards the Firth of Forth and each of the three bridges over the estuary can be spotted from the tower's vantage point.





The family bathroom is finished with classic tiling to the walls and floor and is appointed with a range of tasteful, heritage style fixtures including: a traditional roll top bath, with ball and clawfeet and a handheld shower attachment; a WC; and a pedestal wash hand basin. There is a double-sized hatch in the ceiling which provides access to the loft, via a Ramsey ladder. The loft is floored and insulated and provides excellent storage.

#### GENERAL REMARKS & INFORMATION

##### Viewings

Viewing is strictly by appointment through Rettie & Co. 11 Wemyss Place, Edinburgh, Midlothian, EH3 6DH. Tel: 0131 220 4160.

##### Services

Mains electricity, gas, water & drainage.

##### Fixtures

Only items specifically mentioned in the sales particulars are included in the sale price.

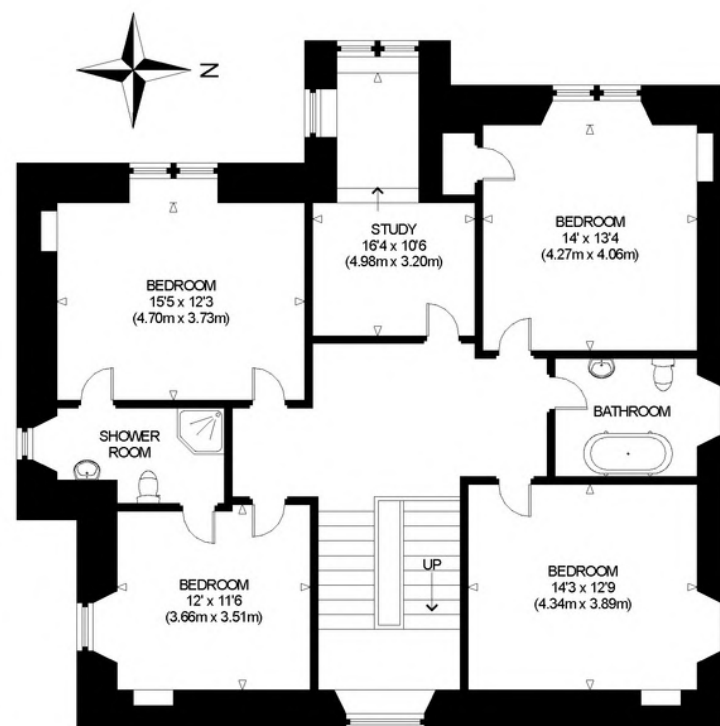
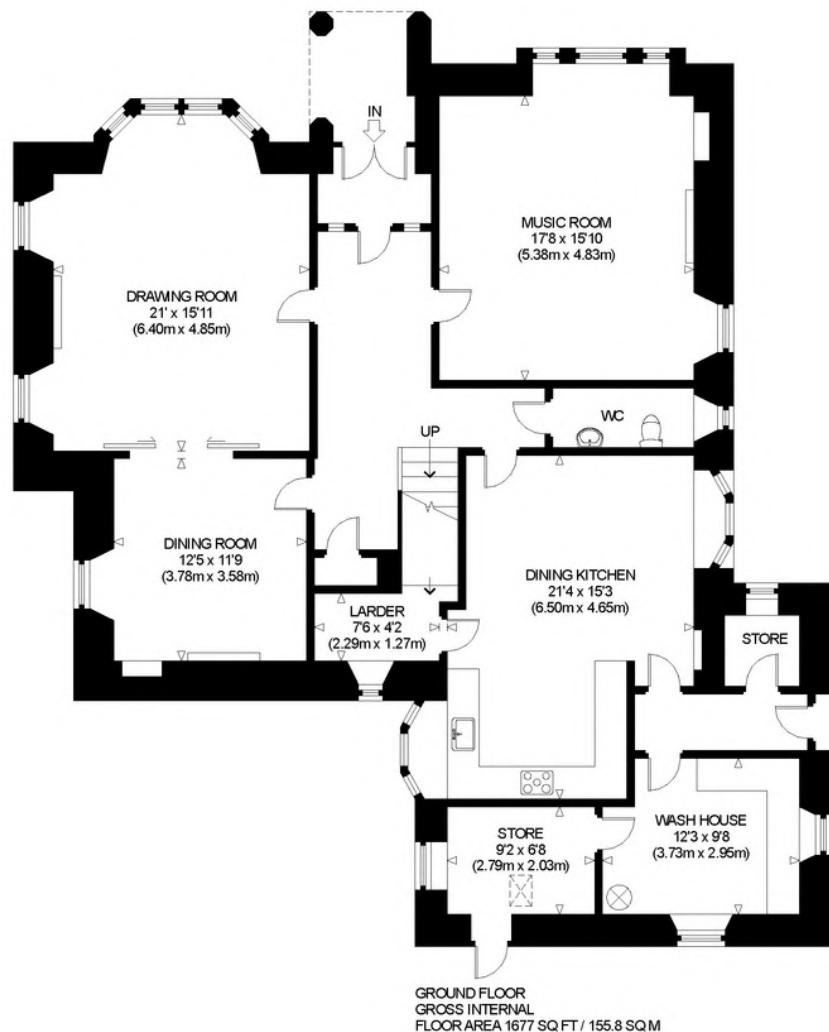
##### Burdens

Council tax band - G









BARUM HOUSE  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2996 SQ FT / 278.3 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
Copyright © exposure  
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#### Classifications

EPC Rating – TBC  
Historical Listing – Class C

#### Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co. & Rettie LLP's. A closing date by which offers must be submitted may be fixed later. Please note that

interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

#### Internet Website

This property and other properties offered by Rettie & Co. & Rettie LLP's. can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as Rightmove, Zoopla, On The Market and The London Office.

#### Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

#### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co. or Rettie LLP's, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.





2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contract in reliance on the said statements, that they are satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

#### Important Notice

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3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



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#### Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.