



# WEST BALBAIRDIE

AUCHTERTOOL, FIFE



**RETTIE**



A country home, with character and charm, secluded within its own idyllic grounds of approximately 22 acres.

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# WEST BALBAIRDIE

By Auchtertool, KY2 5XF

Extending to circa 7945 sq ft, the scale of the family living accommodation at West Balbairdie is exceptional and incorporates a swimming pool, in addition to a one- bedroom flat with its own entrance.

The property is set amidst undulating countryside, between the seaside town of Burntisland and the rural village of Auchtertool – a location which affords all the charm of rural living, as well as convenient access into Central Scotland’s arterial transport network.

Aberdour 5 miles, Edinburgh City Centre 23 miles, Edinburgh Airport 19 miles. (All distances are approximate)

## Accommodation

Ground Floor: Entrance Vestibule, Reception Hall, Kitchen/Breakfast Room, Family Room, Garden Room, Games Room, Swimming Pool with Shower Room and WC, Boot Room.

First Floor: Drawing Room, Study, Principal Bedroom with en-suite Bathroom, four Double Bedrooms, Bedroom 5, Shower Room and Family Bathroom. Interconnected apartment comprising a Double Bedroom and an open-plan Kitchen/Dining/Sitting Room with its own entrance.

Exterior: West Balbairdie House is accessed via a shared farm road, before a private drive which is flanked on both sides by post and rail paddocks leads to an area for parking and turning, as well as access to the three-bay garage. The grounds in total extend to approximately 22.5 acres in all, with a delightful garden which includes mature, principally deciduous trees and a stream.







## Situation

West Balbairdie is situated in a scenic seam of countryside just north of the Firth of Forth. The property enjoys a convenient location, providing easy access to Edinburgh and its airport. The Forth Road Bridge is approximately 10 miles away, while Edinburgh Airport is situated 20 miles to the south. Edinburgh's cosmopolitan city centre is also within reach at a distance of approximately 22 miles.

For those relying on public transportation, the nearby towns of Kirkcaldy and Inverkeithing boast railway stations on the main east coast line, with commuter connections to Dundee, Aberdeen, Edinburgh, as well as services to London. Additional railway stations can be found in the nearby towns of Kinghorn, Aberdour, and Burntisland.

Kirkcaldy serves as a hub for essential amenities, including supermarkets, shops, schools, professional services, and a hospital, catering to the needs of residents. Outdoor enthusiasts can delight in the scenic Fife Coastal Path, a popular and picturesque route that stretches through Kirkcaldy to Kinghorn and onward to Aberdour. Golf enthusiasts have a range of options to choose from, with local courses available in Kinghorn, Aberdour, Kirkcaldy, and Burntisland, along with a splendid selection of links courses along the stunning Fife coastline. The renowned home of golf, St Andrews, lies just 28 miles to the north.







## General Description

West Balbairdie is a C-Listed property, which balances period charm with all the warmth and character of a family home. The house is set within its own established policies, extending to approximately 22 acres, and enjoys a great deal of privacy, as well as far-reaching views across the surrounding countryside from the first floor.

The property has been developed over the passage of time, with respect for its heritage, and offers atmospheric accommodation with a balanced combination of impressively proportioned entertaining spaces and comfortable rooms for day-to-day living. It is also well appointed for the rigmarole of country living, with a wealth of functional accommodation.

Much of the accommodation on the ground floor is interconnected and has direct access out to a central courtyard, in a layout which aligns with trends in contemporary lifestyles. The courtyard itself is notable in size and is something of a sheltered suntrap with a colourful display of planted borders and raised beds. A particular feature of the house is the indoor swimming pool, which is complete with sliding doors out to the courtyard.

Dating in part to the 17th Century, the house was extended in the 18th Century and further developed in the 1990's – when part of the original steading was incorporated into the house. Its traditional harled façade of the house is charismatic and is set beneath a pitched slate roof. Projecting from the south-facing elevation, there is a charming porch which is decorated with a stone panel, carved with a coat of arms and a datemark – 1687. In addition, there is a marriage stone above one of the windows, dated 1638.

West Balbairdie is accessed via a private farm road which intersects the neighbouring countryside, before arriving at the entrance of the property. Providing a fittingly impressive approach, the private driveway to the house is flanked by paddocks with traditional post and rail fencing and leads up to an expansive area of hardstanding for car parking and turning. Well-stocked borders, featuring a colourful display of flowering plants and shrubs, fringe the front of the house, where the traditional porch shelters the main door into the house.

Beyond the threshold, there is a spacious reception hall which impresses a sense of arrival with a wood burning stove in a stone surround and is currently utilised as a formal dining room. It showcases a handsome timber staircase rising to the first floor, which has newel posts and double curtail steps.





A splendid appendage to the original house, the garden room is set off the reception hall to the West and is finished with quality farmhouse style floor tiling. The room provides a versatile living space and is currently utilised as a home gym. It has a generous fenestration, which incorporates seven sash and case windows, five Velux windows, and a set of French doors out to a private patio terrace overlooking the garden.

To the East of the reception hall, there is a sizeable boot/cloak room which serves as a welcoming secondary entrance, with a door providing access from the courtyard, and is lent charm via a traditional timber fireplace.

The spacious and dual-aspect kitchen/breakfast room is well-suited towards sociable and relaxed family living, with ample room for a full dining table, as well as occasional lounge furniture. The kitchen blends the classic with the contemporary, featuring a generous array of handleless wall and floor units, accented by traditional wooden flooring and tiled splashbacks. Its range of modern appliances include a fridge/freezer and an under-counter fridge, a gas hob with an extractor fan above, two electric ovens, and a dishwasher. There is also a shelved pantry which provides additional culinary storage. The kitchen also incorporates a utility area which has matching units, a Bosch washing machine, an Indesit tumble dryer, and a Belfast sink. Accessed off the utility area, there is a hallway which serves as a laundry and provides: a deep shelved airing cupboard housing the hot water tank; access to a neat cloakroom, complete with a WC and wash hand basin; and access to a secondary porch. The porch is decorated with a flagstone floor and has a door to the West-facing patio and a door into the garden room.







The sitting/family room is conveniently positioned off the kitchen and is an impressive, split-level space. It comprises a galleried lounge area with traditional timber balustrading, as well as a flexible double height space on the lower level, which has previously been utilised as a playroom. The comfortable lounge is set around a fireplace with a classic timber mantelpiece and metal fire basket and it features a set of French doors which lead out to the terrace overlooking the garden. The family/playroom area below is accessed via a set of stairs.

West Balbairdie stands out for the extent of its entertaining space. Adjoining the sitting/family room, there is a well-proportioned games room with a snooker table, set beneath an overhanging lamp. The room has two sets of French doors – one set opening onto a lawn garden to the rear, and the other set inviting out to the expansive, central courtyard. Notably, the games room leads onto the home's indoor swimming pool, which is housed in a bright, dual-aspect room with five large, floor-to-ceiling windows and two sets of sliding doors. The latter open to the garden to the rear and into the central courtyard – allowing for optimal enjoyment of the pool in warmer weather. The pool itself is sufficiently sized for both leisure and exercise – extending to approximately 13m in length and 4 m in width. The pool room is served by: a storeroom for pool management equipment; a plant room housing the Heatstar pool system; a shower room; and a separate WC, with small wash hand basin.

The first floor drawing room completes the home's generous offering of public rooms. Ideal for more formal entertaining, it is a handsomely proportioned and triple-aspect space, which features a statement wood burning stove, set on a slate hearth. A series of three tall windows provide elevated and far-reaching views over the countryside to the rear. The house's secondary staircase provides a convenient route to the drawing room from the ground floor – rising from the vestibule off the kitchen, to the upper hall which adjoins the room.

From the reception hall, the principal staircase rises to an elegant upper landing, which has space for occasional furniture and has two windows. The window positioned behind the stairwell has an elevated, south-facing outlook to the front of the property. There are two well-proportioned double bedrooms off the landing, both of which share in the superb southerly views over the paddocks to the front of the property, but have their own individual charm. The eastern bedroom has a window framing a pretty outlook over the central courtyard, while the bedroom to the west has a particularly lofty ceiling and four smaller, charismatic windows set into the gable end of the room.

The principal bedroom suite is sumptuous in proportion and appointment, with an accompanying dressing room and a luxurious bathroom. The dressing room is fitted with a range of ergonomic wardrobe storage units, while the bathroom has been finished with stylish tiling and quality modern fixtures, including: a large bathtub; a generous, walk-in shower enclosure, with a contemporary screen; an electric heated towel rail; and a vanity unit incorporating storage cabinets, a wash hand basin, and a WC.

There is a separate family shower room which is presented with classic tiling to dado height level and has a WC, a vanity stand with integral wash hand basin, and a shower cubicle.

The remaining accommodation on the first floor is positioned off the East of the drawing room, in what functions as a second wing of the house. Adjoining the drawing room, there is a study which is of a size conducive to home working - providing ample room for multiple desks, as well as lounge furniture. It is fitted with library shelving and is supplied with a wealth of natural light, via a pair of windows to the South and a second pair of windows overlooking the fields to the North.



A corridor off the study provides access to: a pair of double bedrooms; a sixth, single bedroom, with a cupboard housing a second hot water tank; and a family bathroom, with both a bathtub and a shower cubicle, as well as a WC and wash hand basin.

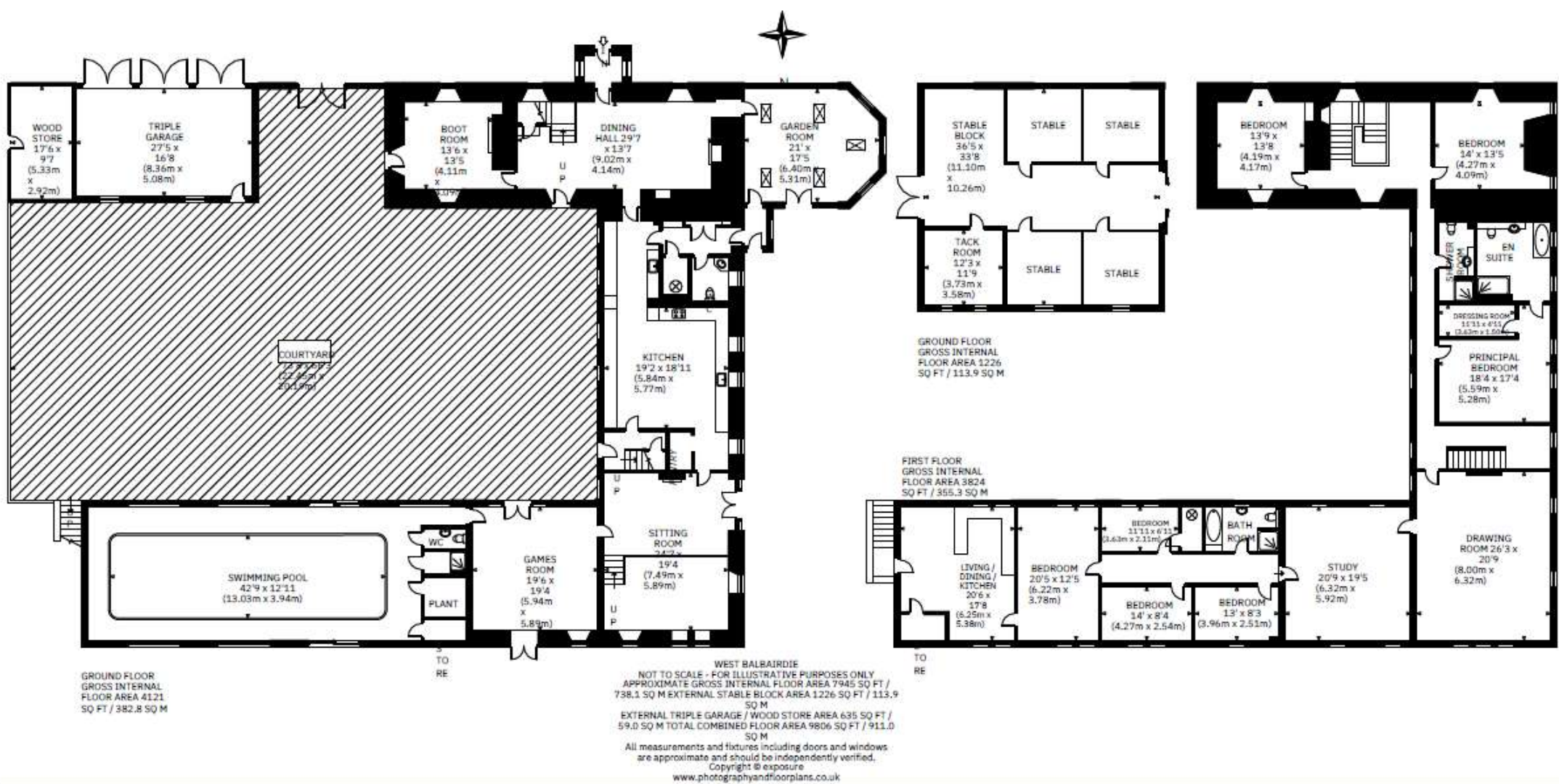
The accommodation at West Balbairdie is augmented by an additional one-bedroom flat, which is interconnected to the main house by virtue of a door off the corridor. The flat lends the property towards multigenerational living and could be adapted to allow it to be let out, subject to acquiring the necessary consents.

Allowing for independent living, the flat benefits from its own private entrance, as well as its own section of the courtyard, set behind timber fencing. From the courtyard, a set of steps rise to the flat's entrance door at first floor level. The door opens into a spacious open-plan living room/kitchen, which affords ample room for both lounge furniture and a dining suite. The kitchen is equipped with a range of modern and neutral wall and floor units and an electric oven and hob and has room for white goods. The double bedroom is dual aspect and has a door which connects it to the main house, via the linking corridor. At present, the flat shares the family bathroom positioned off this corridor.

#### GROUPS

The policies at West Balbairdie extend to approximately 22 acres and have been landscaped and planted over the passage of time, to provide a most delightful setting. Befitting a rural home of its stature, the grounds are very well established and incorporate a good balance of amenity space and gardens, paddock grazings, and a copse of mature woodland.





The gardens have a great deal of character, sheltered by mature deciduous trees and landscaped with traditional stone walling. To the West of the house, there is a spacious paved patio terrace and a lawn area, as well as a woodland dell with a stream and - when in season - very many bluebells. To the rear of the house, the lawn garden is also stocked with specimen shrubs and benefits from attractive views across the paddock, to the fields beyond.

A particular feature of the property is the extensive, paved courtyard, which is enclosed by the U-shape of the house, the garage block, and traditional walling. The sheltered area is ideal for alfresco living and entertaining, with several doors providing access directly from the house, as well as the swimming pool.

The courtyard features stone trimmed beds, which are well stocked with flowering shrubs, as well as several flower beds around the periphery and climbing plants. There is a large gate to the South, providing access to the driveway. At the eastern end of the courtyard, a timber fence has been used to create a private terrace area around the entrance steps to the flat. There is a door set within the eastern wall of the courtyard, providing access to a parking area off the driveway.

The grazing at West Bal Bairdie is split across four paddocks. There are two paddocks to the South of the house, flanking the driveway, which feature traditional post and rail timber fencing. The largest of the paddocks is set to the Northwest of the house and contains a field shelter. The fourth paddock is located to the rear of the house and has a combination of post and rail and post and wire fencing.

A copse woodland of approximately 1 acres stretches to the North of the property, between the two larger paddocks and is predominantly populated by deciduous trees.

There is a purpose-built stable block to the Southeast of the house, which has been finished with traditional harling in keeping with the façade of the house. It has double sliding barn doors to the front and double doors to the rear, as well as several windows - to ensure good ventilation. Internally, it has been fitted in a traditional manner and includes four loose boxes, a feed/hay storage area, and a lockable tack room. The house is also accompanied by a triple garage block. It has three traditional double doors providing access for vehicles, as well as a pedestrian door from the courtyard. The garage block incorporates a workshop area with fitted workbench.





Not to scale. For illustrative purposes only.

#### GENERAL REMARKS & INFORMATION

##### Directions

From Edinburgh take the A90 North, cross the Forth Road Bridge and exit the dual carriageway at junction 2. Take the A921 east towards Aberdour and turn left at the roundabout onto the B9157 signposted to Kirkcaldy. Continue along the B9157 for just over 5 miles past the A909 crossroads, before turning left at the end of the long straight at the second signpost to Auchtertool. After the farm buildings on the right, the turning onto the private access road to West Balbairdie is on the left hand side, flanked by hedgerows.

##### Viewings

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

##### Services

Mains electricity and water. Private septic tank. Electric heating and hot water. Gas bottle for hob in kitchen.

##### Fixtures

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

##### Special Note

We believe that there has been a conveyancing error on a section of the eastern boundary. Our clients have confirmed that this will be resolved prior to sale. Further information can be requested from the selling agents.

##### Burdens

Council Tax Band – H

##### Classifications

EPC Rating – D  
Historical Listing – Class C

##### Access

There is right of access in favour of the property over the two private access roads from the B9157.

##### Tenure

Freehold

##### 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

Rettie, their clients and any joint agents give notice that:

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2. All Rettie floorplans are drawn to RICS standard. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. & Rettie LLP's have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

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.