

MID ROCK HOUSE

ELIE, KY9 1EA



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A stunning, award-winning south facing contemporary home in a prime situation overlooking Ruby Bay in Elie.

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Summary of Accommodation

Ground Floor:

Entrance Hall, Living Kitchen Dining Room, Snug, Double Bedroom with en-suite Shower Room, Utility Room/Laundry, WC and Cloak Room.

First Floor:

Landing, Principal Bedroom with en-suite shower room, two Double Bedrooms and Family Bathroom.

Bothy Ground Floor:

Living/Family Room, Boot Room, Drying/Store Room, Shower Room/WC and external Energy/Boiler Room.

Bothy First Floor:

Galleried 4 Bed Bunk Room.

Garden:

Rear gravel driveway with Single Garage, Beach front Garden Patio Terrace, Grassed lawn with steps down to Ruby Bay, Outdoor Shower.

St Andrews 13 miles, Dundee 24 miles, Edinburgh 45 miles, Glasgow 76 miles, Edinburgh Airport 42 miles, Dundee Airport 26 miles (All distances are approximate).





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Situation:

Mid Rock lies on the edge of the charming and popular seaside village of Elie in the East Neuk of Fife. Sitting in an elevated position, Mid Rock provides spectacular, uninterrupted views across a sheltered sandy beach to the Forth and beyond to Bass Rock and East Lothian Coastline.

The connected seaside villages of Elie and Earlsferry are a much-loved holiday destination easily reached from Edinburgh and Glasgow with unspoilt golden sandy beaches framed by rocky points at either end with access to nearby golf courses and watersports activities.

Some of the finest Golf courses in Scotland are within easy reach of Mid Rock. There are two Golf courses in Elie including The Golf House Club, one of the finest and oldest Links courses less than a mile from the house. Nearby world-class golf courses include the R&A Championship Old Course in St Andrews, Kingsbarns, Dumbarnie Links, St Andrews Fairmont courses and St Andrews New, Castle and Jubilee courses all reached within 16 miles of Mid Rock providing a keen golfer's haven.

The curve of Elie Bay encloses a wonderful expanse of sheltered water perfect for a range of water sports and Elie Harbour provides sailing, windsurfing, stand up paddle boarding and canoeing. Elie & Earlsferry Sports Club offers 5 full size tennis courts, a junior 9 hole golf course, practice facilities with individual and group coaching in school holidays. Numerous coastal walks lie beyond the village's sandy beaches with wonderful views along the Fife coast.

Elie and Earlsferry offers a range of charming restaurants and cafes including the characterful Ship Inn, The 19th Hole, The Pavilion café at the Sports Club. For food lovers, there is fine dining at the Kinneuchar Inn is 2.2 miles away, a local village deli and nearby Ardross Farm Shop.

The local fishing villages of St Monans, Pittenweem, Crail, and Anstruther are just some of the picturesque villages neighbouring Elie and Earlsferry. These small fishing villages are packed with delightful whitewashed and step-gabled cottages with sandy beaches and coves to enjoy.

Elie and Earlsferry lies 13 miles south of St Andrews famed as the home of golf and known for its ancient and exceptional university and many activities from beach walks, shopping to eating out in some of the finest restaurants and local cafes.





Description:

Mid Rock is a stunning award-winning contemporary house designed by WT Architects to take full advantage of its south-facing position with uninterrupted views across Ruby Bay. The current owners bought a traditional bungalow on a magical site in 2011 and gave the architects the simple brief of designing the perfect family holiday home that took full advantage of its setting. Planning permission was obtained in 2012 to build the house that can be seen today with the property being completed in 2014.

Mid Rock is a property that really needs to be viewed to be fully appreciated. It is not until you step in to the airy light-filled Entrance Hall and experience the views across Ruby Bay to the Forth, Bass Rock and the East Lothian coastline in the distance that the clever design that has created the ultimate Elie home becomes apparent. The layout of the house has been carefully designed to allow families to join together for the ultimate beach holiday but also to allow everyone to have their own space. The glazed Entrance Hall divides the house with the Bothy being a great place for youngsters and parties with the main house providing a peaceful sanctuary for adults.

The attention to detail that has gone into the house is clear to see with the careful combination of zinc, larch, glass, sedum roofing and rendered walling creating a beautiful, architecturally interesting house which is pleasing to the eye. However, the star of the show is the captivating view over Ruby Bay.

On arrival, access to Mid Rock can be made via two points from Admiralty Lane and from Wadeslea to the private gravel driveway. As you approach Mid Rock House, you are hit by a stunning, contemporary building clad in a dynamic combination of larch, zinc flashing and a white render sitting under a beautiful zinc roof. The house is approached by stone paving which leads past a colourful flower bed to a glazed front door and side panel flanked by larch cladding.

As you progress through the glazed Entrance Hall to the spacious, open Living Kitchen Dining Room, you are greeted by exceptional panoramic views across Ruby Bay. Light streams in from the glazed floor to ceiling windows where you can sit back and enjoy the exceptional sea views and wildlife where pods of dolphins can often be spotted. The floor is finished in contemporary polished cement. A large log burning stove sits upon a raised polished cement surface to warm the living area on the coldest of days.

The large sliding glazed doors can be easily opened out to the garden terrace perfect for alfresco dining. Both openings benefit from sliding sun screens operated manually from the terrace.



The Kitchen sits at the landward side of the house open to the main Living Dining Room with minimalist natural wood-stained units with low and raised storage cupboards. An island unit provides a casual breakfast dining space finished in black Corian. For keen cooks there are 2 ovens, a 5 ring gas hob, a microwave oven, a large American style fridge freezer and separate drinks fridge. Open wooden storage units frame the kitchen with large cupboard space available on the opposite wall. Across the open space there is a Dining area and partition wall separating the Snug containing a hotpod log burning stove providing a delightful, secluded space to cosy up with a book or take in the sea view. Off the living area is a Ground Floor Double Bedroom with an en-suite Shower Room.

Adjacent to the kitchen is a fully equipped Utility Room with built in cupboards and a door to the garden. A formal cloakroom with a separate WC adjoins the hall.

The staircase ascends to the First Floor to the Landing where three Bedrooms have exceptional views across Ruby Bay with the natural sedum roof sitting above the main open plan ground floor living area framing the foreground. The Principal Bedroom showcases views to the Lighthouse with an en-suite Shower Room. The middle Bedroom contains fitted wardrobes and glazing covering the full seaward external wall boasting wide panoramic views across the bay. The dual aspect third Bedroom shows views of the Harbour's Granary and the bay. The adjoining Family Bathroom completes this First Floor accommodation.

The Bothy is reached through a secret door within the larch panelled wall in the Entrance Hall. The door opens to a relaxing double height Living/Family Room showcasing both the pitched roof and a framed view across the bay through the gable end. The Bothy walls and roof are clad in Sterling board offering a cosy ambience to The Bothy. This space opens onto the terrace through a large glass door with a glazed Apex window allowing light to stream in through the Bothy. To the rear of the Ground Floor there is a Shower Room/WC, and a Boot/Changing Room accessible directly from an outside door with an adjoining Drying/Storage Room. Ascending the characterful timber staircase, you reach the 4 bed Bunk Room which is a calm, restful sleeping area nestled under the pitched roof structure. At the rear of The Bothy and accessible from the driveway is the Energy/Boiler room housing a boiler, hot water storage and controls electricity for the solar panels.







Garden:

Leaving the house through one of the many glazed doors to the garden, you arrive at the terraced beach front patio. The patio and surrounding grassed lawn is raised above the beach with built in steps down to the beach. There is an outdoor shower to wash the sand and saltwater off before entering the house. From the beachfront garden looking seaward, you are drenched in a south-facing sun and the stunning sea view and the sound of the sea lapping the beach shore. Looking back to the house you catch a glimpse of the eye-catching sedum roof on the Ground Floor roof and photovoltaic solar panels on the sloping roof of the First Floor zinc roof. The ground floor exterior in between the glazed doors is clad in larch vertical panelling with sliding exterior metal blinds to provide shade on bright sunny days. Walking along the patio you pass the white rendered privacy wall to return to the front gravelled driveway where there is a small grass lawn between the house and the garage walls.

Outbuildings:

There is a harled Single Garage at the end of the driveway facing on to Admiralty Lane which is ideal storage for bikes, surf boards and canoes.





Holiday Letting:

The current owners use Mid Rock as a holiday home and when they are not in residence let the property through Elie Select. Understandably Mid Rock is very popular with holiday makers and further details are available from the selling agents. Mid Rock has a dedicated website which can be seen at midrockhouse.com.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings:

Only items specifically mentioned in the Particulars of Sale are included in the sale price. Some items are available via separate negotiation.

Services:

Mains Electricity and Solar Panel supply, Water, Drainage and Central Heating via gas fired boiler.

Viewing:

Strictly by appointment only with Rettie & Co. 0131 220 4160. Email: mail@rettie.co.uk.

Satellite Navigation:

For the benefit of those with satellite navigation the property's postcode is KY9 1EA.

What Three Words: [///banter.clothed.bluff](https://www.what3words.com/#!/en/GB/111/banter.clothed.bluff)

EPC:

Band B.

Local Authority:

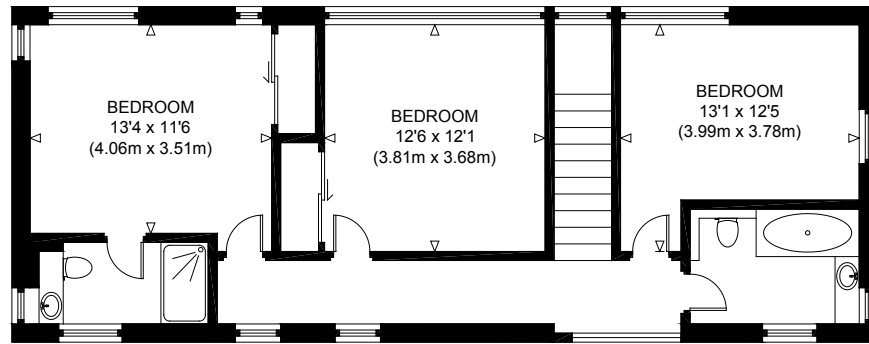
Fife Council, Fife House, North Street, Glenrothes, KY7 5LT, 03451 55 55 55.

Council Tax Band:

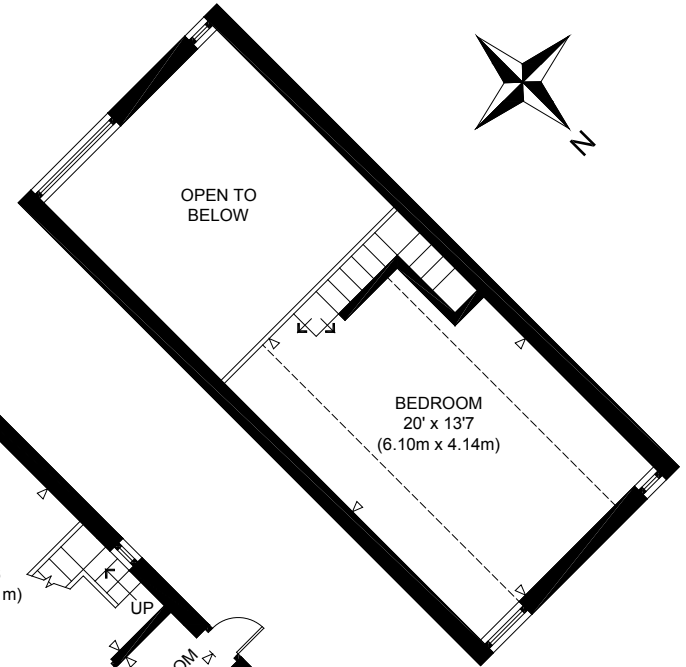
Rateable Vale – Mid Rock is currently rated as a self-catering property with a rateable value of £7,100.

Entry and Vacant Possession:

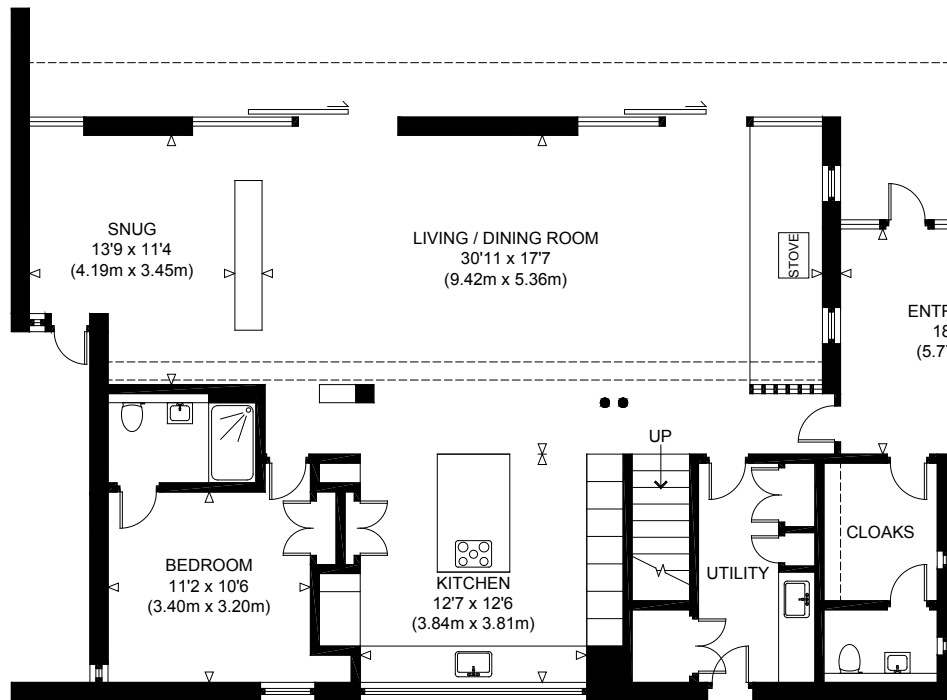
Entry and vacant possession will be by mutual agreement.



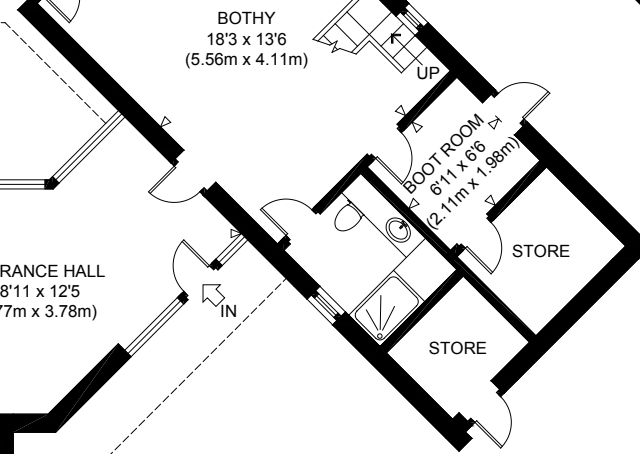
FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 756 SQ FT / 70.2 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 270 SQ FT / 25.1 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1977 SQ FT / 183.7 SQ M



MID ROCK HOUSE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 3003 SQ FT / 279.0 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT / EXCLUDING OPEN TO BELOW)
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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Home Report:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

Particulars and Plans:

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Offers:

Offers should be submitted in Scottish Legal Form to the selling agents Rettie &

Co at 11 Wemyss Place, Edinburgh, EH3 6DH. 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.

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.

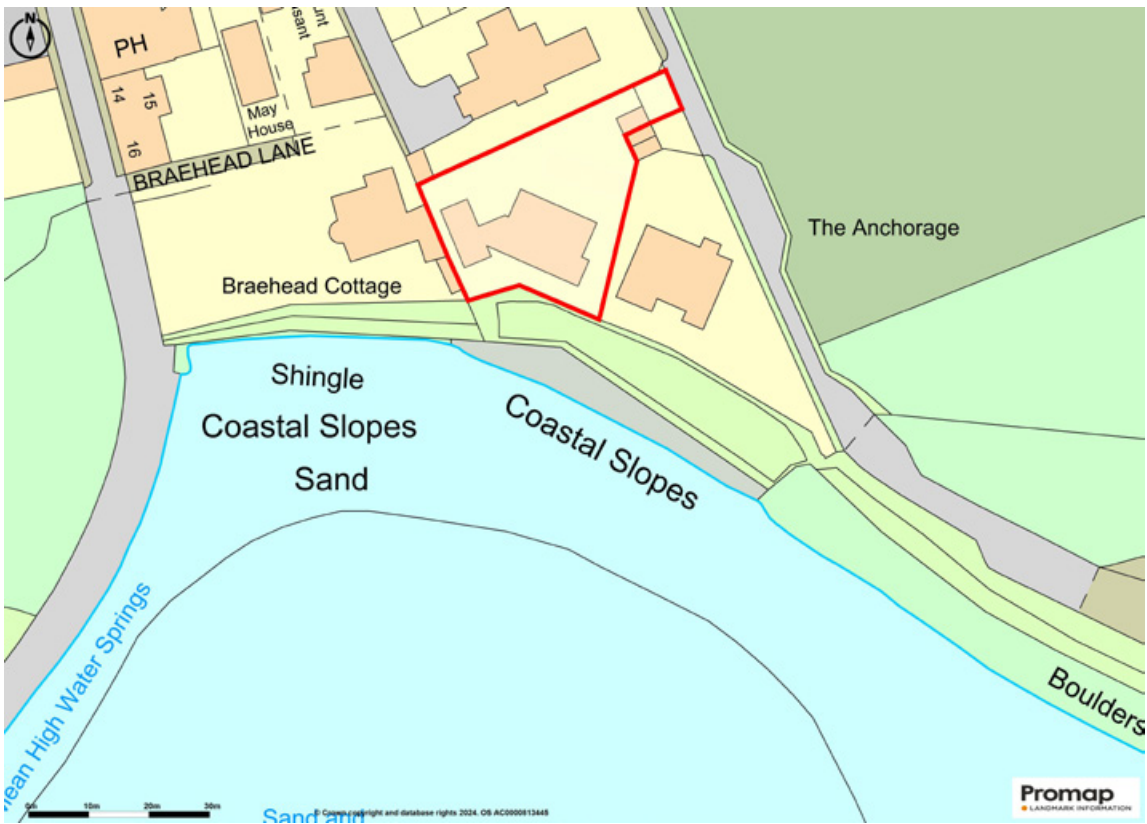
Important Notice:

Rettie & Co, their clients, and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on

the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. 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 misstatement 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. 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 particular 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.











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.

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