



PARLEYHILL HOUSE

Culross, Fife, KY12 8JD

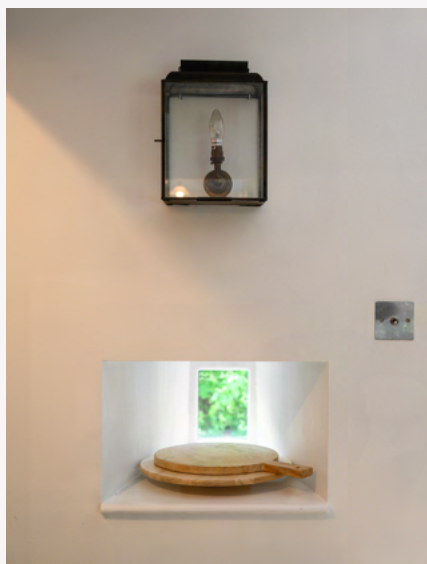


PARLEYHILL HOUSE

Kirk Street, Culross, KY12 8JD

A handsome 18th Century house, rich with enamouring heritage charm, which occupies a singular plot in the sought-after village of Culross and is set apart by outstanding, elevated views southwards over the Firth of Forth.

*Edinburgh City Centre 17.5 miles, Edinburgh Airport 15 miles, Glasgow City Centre 50 miles
(All distances are approximate)*





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Summary of Accommodation

Entrance Hall, Sitting Room, Study, Dining Room, Kitchen, and Wet Room.

Two Double Bedrooms with Jack-and-Jill en suite Bathroom.

Annex with Double Bedroom, Wet Room, Home Office, and Utility Room.

Summer Pavilion with wood-burning stove.

Well-established gardens and ground extending to approximately 1.66 acres.

Situation

The historic Royal Burgh of Culross is a Conservation village situated on the Northern shore of the Firth of Forth, famous for its cobbled streets, Abbey and picturesque 16th Century Palace, restored by The National Trust to its original condition. The village has an excellent Primary School, Pub/Restaurant, two Art Galleries and traditional Coffee Shops. The nearby towns and villages of central Fife are all easily accessible from Culross. There is a Co-Op store in High Valleyfield approximately 2 miles away. Dunfermline is around 8 miles to the west with a special bus service to Dunfermline High School and there is also a school bus running from Culross to Dollar Academy which is approximately 13 miles away. Edinburgh can be easily reached either by the M90 or via the Kincardine Bridge, similarly, Glasgow is approximately 45 minutes away via the M80 and there is easy access to Edinburgh Airport, Perth, Stirling and the motorway network. The train station at Inverkeithing provides an excellent main line service to the north of Scotland and Edinburgh and there is also a Park and Ride station at Ferrytoll providing services to Edinburgh and Aberdeen. Buses to Glasgow are every 20 minutes from Kincardine. Fife itself offers pleasant coastal walks, sailing on the River Forth, a range of recreational facilities and a wealth of world class golf courses, which includes St Andrews.





General Description

Parleyhill House is an architecturally-distinguished, Grade B-listed Georgian property, which has been most sympathetically renovated over the passage of time, to afford comfortable modern living in a refined period setting. The mainstay of the house is thought to have been built in 1724, while the single-story wing to the East may have stood since the mid-16th century. Set on the very periphery of the town of Culross, it stands an enviable, edge-of-village plot with an exceptional, elevated outlook to the South, over the ancient settlement and towards the Firth of Forth.

Once described in the Title Deeds as a small mansion house, the elegant 18th Century elevation of Parleyhill House has great presence, while evoking all the charm of a quintessential Georgian style dolls house. Dressed with delightful Wisteria, the harled facade has a traditional symmetry to its design and features 12-pane sash and case windows with ashlar surrounds. Set to the centre, the main door is framed with a neoclassical sandstone doorpiece, incorporating a handsome lugged architrave and fine brackets with scrollwork detail.

The roof of the house finished with the distinctive burnt red pantiles which are so ubiquitous within Culross, and testament to its prosperous trade links with Holland in the 17th Century. Indeed, the village's historic European trade links are also thought to have informed the design of the house itself, which has striking curvilinear Dutch gables with scroll skewputts and oval attic windows. Earning the property the nickname, "The House with the Eyes", among locals, the origin of the endearingly idiosyncratic windows has been lost to time, giving rise to a wealth of theories as to their purpose. However, it is thought possible that they were utilized by excisemen to keep look-out for smugglers.

Proudly positioned above Kirk Street, Parleyhill House is accessed through a pair of stone-pillared, wrought iron gates and is afforded privacy, by virtue of the plot's elevation and traditional stone walls. Beyond the gates, the driveway rises gently up to the house, where there is a generous gravel sweep providing parking and turning space for multiple vehicles.

Internally, the accommodation is profoundly atmospheric, having been comprehensively refurbished with a keen eye for heritage design and quality. The interior's curated catalogue of charismatic features - some sourced from antique stores and salvage yards - includes Delft Dutch tiles, working window shutters, statement fireplaces with cast iron baskets, and Versailles style parquet flooring imported from France. In addition, the home's period character has been enhanced by bespoke carpentry, including wall paneling, and tasteful finishes, such as terracotta tiling, wooden floors, and heritage style bathroom fixtures.

The main door into Parleyhill House opens into an inviting hallway, which is decorated with rustic, hexagonal floor tiles and simple yet elegant wall sconces, with metal-framed glass cases. The hall houses the staircase to the first floor - a bespoke feature, which is complete with natural timber treads, a painted-timber balustrade, and wall paneling.

The principal sitting room is a splendid, dual-aspect reception space, which is finished with wooden flooring and has two tall sash and case windows - one facing South, and one facing West. At the gable end of the room, the living flame gas fireplace, with its timber paneled surround and vintage cast iron fire basket, makes a striking focal point.

There is a second, versatile public room off the hall, which currently serves as a well-proportioned study and reading room. It can easily be imagined as a family room or a formal dining room and has a wealth of character, with Versailles style parquet flooring and a fireplace with a timber mantelpiece and surround. The study is set apart by a hand-painted mural, which spans across one wall and depicts an artist's impression of the view from Parleyhill over the village of Culross and the Firth of Forth, as it may have looked in the 18th Century. Concealed within the wall, there is a discreet door leading into a ground floor wet room, which is finished with rustic floor tiling from Holland and has a heritage-style WC with a high level cistern, a small wash hand basin, and a shower.

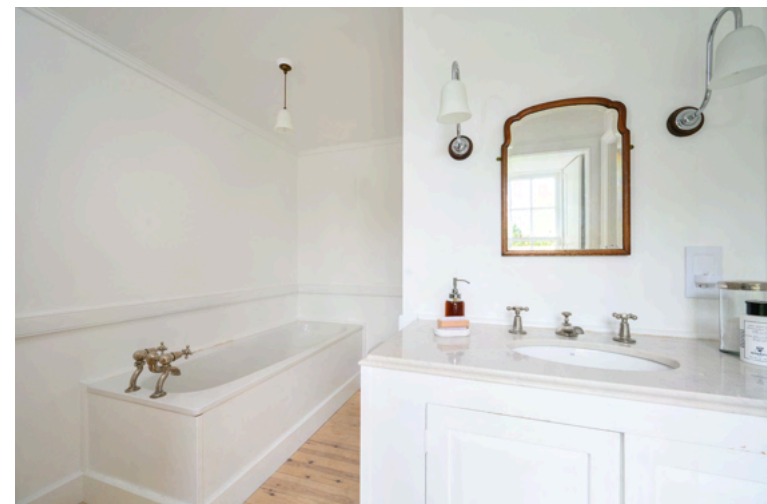
Housed in the single storey wing of the house, the dining room is interconnected with both the study and the kitchen, creating a sociable through-flow to the accommodation. It also benefits from an exterior door to the South, opening out onto the driveway and the front garden beyond. The spacious, dual-aspect room is ideal for entertaining larger parties, when occasion demands, with ample room for a full formal dining table and chairs, as well as occasional furniture. It is lent quintessential country cottage charm by timber flooring, timeless wall sconces, and a recessed fireplace which is styled in the image of a traditional kitchen hearth, with a wrought iron fire basket and a pair of decorative Delft tiles. To one side of the fireplace, there is an inbuilt dresser which provides supplementary culinary storage, while also being a decorative feature in its own right. It incorporates a bespoke, fitted sideboard with a timber worksurface and a display shelf, all accented by recessed downlighting.

The adjoining kitchen is tastefully presented with heritage-style base units and display shelving, stone (TBC) worksurfaces, a Belfast sink, and painted timber flooring. It is also appointed with a Bosch electric oven, a four-ring electric hob, and an integrated dishwasher. An exterior door, inset with a charming stained glass window, provides direct access to the rear garden from the kitchen.

On the first floor, there are two handsomely-proportioned, dual-aspect double bedrooms, which share a Jack-and-Jill en suite bathroom. The bedrooms both have the advantage of a South-facing window, framing the superb outlook over the front garden and affording glimpses of the Firth of Forth, and each has its own individual character and charm. The larger of the two rooms is appointed with a generous inbuilt wardrobe and has an additional window overlooking the verdant garden to the rear, while the second bedroom has an additional West-facing window over the driveway and a feature wall, decorated with quality wall paper and a dado rail. The bathroom also has a window to the South and is appointed with a bath, timber flooring, a WC with a hidden cistern, and a marble-topped vanity stand with an integral wash hand basin.

Secluded within the garden of Parleyhill House, there is a detached, single storey annex providing an additional double bedroom, a wet room, a home office, and a utility room/laundry. The traditional, single storey building is set to the North West of the house, in a position which affords it its own sense of privacy, while also being within convenient and easy reach of the main house.







Grounds

Parleyhill House is ensconced within garden ground which befits a property of its stature and extends to approximately 1.66 acres. The plot is afforded a genuine sense of seclusion and privacy by a combination of mature trees, well-established shrubbery and hedgerows, and traditional stone walling.

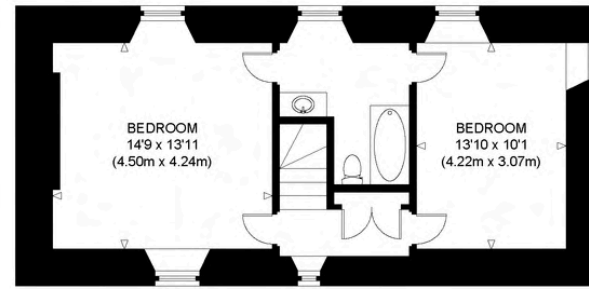
To the front, the pretty curtilage frames the house attractively, with a spacious driveway for car parking and turning and a wonderful Wisteria, which has been trained to festoon the principal elevation with its vibrant purple garlands in the summer months. The house presides over the generous, South-facing front garden, which is governed by views towards the imposing frame of Culross Abbey and has a lawn interspersed with mature specimen trees.

The mainstay of the garden extends to the rear of the house and has been landscaped and planted with diligence and enthusiasm by successive generations, to create something of an idyllic haven. The expanse of lawn is trimmed with lush herbaceous borders, featuring a wonderful array of plants, which bloom in a multi-coloured display. The variegation of flowers, ornamental shrubs and specimen trees within the garden would appeal to any amateur horticulturalist, and include Rose, Rhododendron, Clematis, and fragrant Lavender, to name but a few.

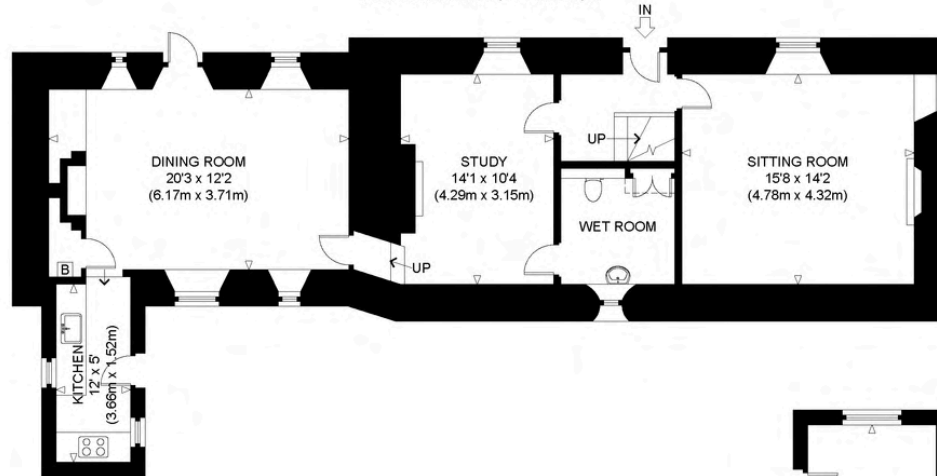
Notably, the garden features a European garden pavilion, which features French doors out onto a patio terrace overlooking the principal lawn. It has been finished to a high standard, to allow for year-round alfresco entertaining and enjoyment of the garden setting, with a traditional wood burning stove and a generous fenestration, with windows to the South and East. There are a range of seating areas in the garden, thoughtfully positioned to catch the sun at different times of day, including a second patio terrace which is sheltered by traditional stone walls and is conveniently positioned in proximity to the rear door from the kitchen.

To the North of the plot, the garden incorporates a charming paddock, which is fringed with mature trees and set beyond traditional post and rail fencing.

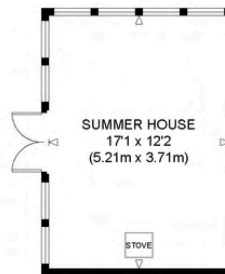




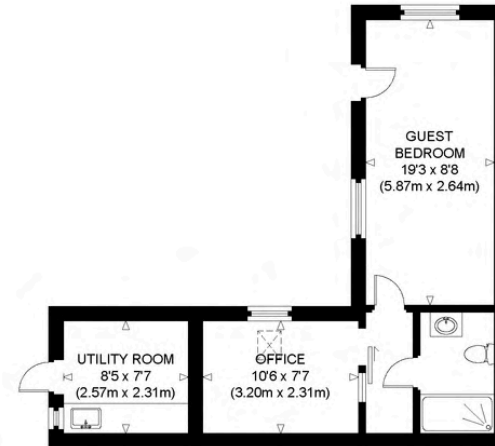
FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 498 SQ FT / 46.3 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 857 SQ FT / 79.6 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 208 SQ FT / 19.3 SQ M



GROUND FLOOR OUTBUILDING
GROSS INTERNAL
FLOOR AREA 397 SQ FT / 36.9 SQ M

PARLEYHILL HOUSE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1355 SQ FT / 125.9 SQ M
EXTERNAL OUTBUILDING FLOOR AREA 397 SQ FT / 36.9 SQ M
EXTERNAL SUMMER HOUSE FLOOR AREA 208 SQ FT / 19.3 SQ M
TOTAL COMBINED FLOOR AREA 1960 SQ FT / 182.1 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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RETTIE

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GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is KY12 8JD.

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. Items of furniture may be available by separate negotiation.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Mains Water, Electricity, Drainage, and Gas. Worcester gas-fired boiler housed in kitchen cupboard.

Council Tax Band

F

EPC Rating Band

D

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.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.

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.

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.



Websites and Social Media

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Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, 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 contact in reliance on the said statements, that they have 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.

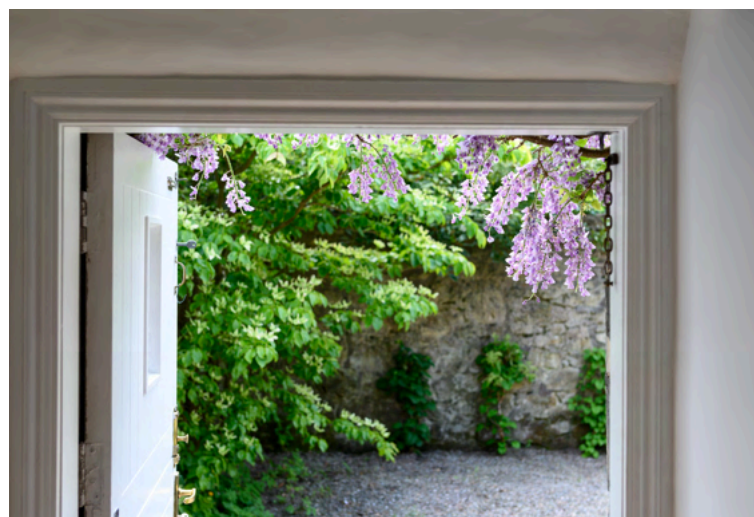
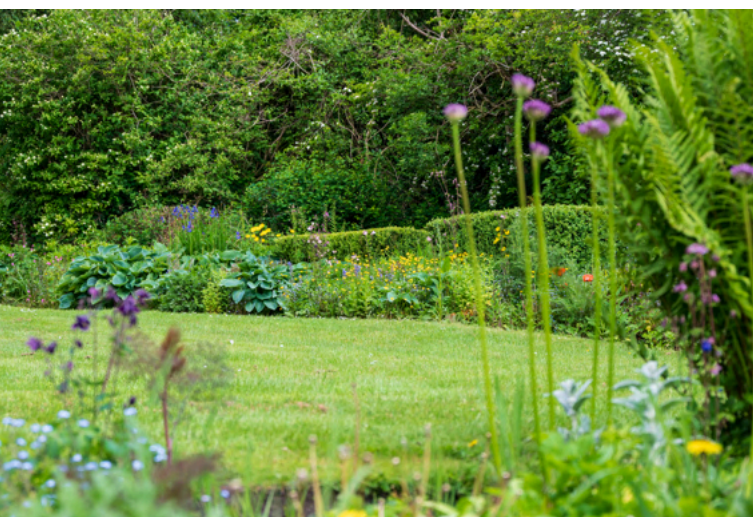
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