



DEAN FARM & DOG PARK
Dunfermline, Fife, KY12 0TQ





Dean Farm

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A rarely available lifestyle property, situated within scenic countryside on the periphery of Dunfermline, which comprises a charming and comprehensively refurbished country home and approximately 28 acres of grounds - incorporating an exceptionally well-appointed and purpose built 'Dog Park' and a yard with extensive outbuildings.

Dean Farm is a versatile rural property, which could be easily adapted to suit the needs of a wide range of different business ventures or past times and is replete with opportunities for further development, subject to acquiring any necessary consents.

Commanding striking, southerly views towards the Firth of Forth and its iconic bridges, the property's enviable position affords it the charm of rural living, as well as convenient access into Central Scotland's arterial transport network – placing Edinburgh City Centre within easy commuting distance.

Of particular note, the purpose-built Dog Park (operational since Autumn 2023) has been specifically designed with the generation of semi-passive income in mind and currently provides a worthwhile revenue.





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Accommodation

Smallholding of approximately 28.10 acres in total.

House & Garden

Entrance Porch, Sitting Room and open-plan Kitchen/Dining/Family Room.

Three Double Bedrooms, Study/Bedroom 4, and Family Bathroom.

WC, Utility Room, Boiler Room, and Rear Porch.

Neatly landscaped, family garden featuring: a spacious lawn; a flagstone patio terrace and hot tub (TBC); a decked terrace with far-reaching views to the Firth of Forth; and well-stocked borders planted with a wide variety of flowering plants and shrubs, including Lavendar, Rhododendron, Bamboo, and Acer.

Biomass outhouse and log store.

Gravel driveway providing private car parking.

Farmland

The farmland is classified as Grade 4.2 according to the James Hutton Insitute's Land Capability for Agriculture (LCA) classification. It is split into several well-fenced enclosures, as follows:

Three fields cut for hay extending to approximately 17.34 acres

Fourth field of approximately 1.49 acres, subdivided into a series of smaller paddocks/pens (formerly for keeping livestock).

Steading

Working yard with extensive area for machinery/vehicle parking.

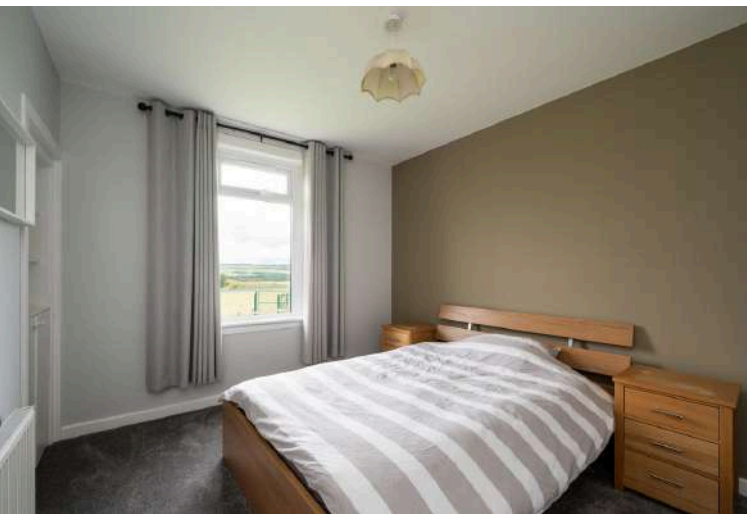
General purpose, modern portal frame shed. Adjoining portal frame (former cattle shed. Lean-to byre.

Detached machinery garage/workshop.

(All benefiting from electrical supply).

There are several shipping containers on site, which will be uplifted by the seller or made available by way of additional negotiation.





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Dean Farm Dog Park

The area of ground utilised for “Dean Farm Dog Park” extends to approximately 5.73 acres in total.

It features three thoughtfully designed and individually enclosed Dog Adventure Parks and an extensive shared car park. Each park has:

Idyllic views of rural scenery and Loch Fitty.

A field shelter, complete with in-built seating.

Agility and sensory equipment/features.

A smaller, fenced enclosure internally – ideal for training, or use in poorer weather conditions.

Water supply.

Tall post-and-wire fencing and privacy netting.

A ‘buffer zone’ between neighbouring parks.

Secure, in-field parking.

Situation

Dean Farm is situated amidst undulating countryside approximately 2.6 miles to the North East of Dunfermline City Centre, with the village of Kinseat approximately 0.5 miles to the East. Despite its rural setting, the property enjoys proximity to local amenities, as well as easy access to the M90 corridor and Central Scotland’s transport network.





The Halbeath area of Dunfermline is approximately a 2-mile drive and hosts a large supermarket and a retail park, as well as a junction onto the M90 northbound and southbound, and a large Park & Ride Bus Station. Dunfermline Queen Margaret railway station is approximately a 1.5-mile drive away and provides commuter services to Edinburgh Waverley.

Dunfermline was awarded city status as part of Queen Elizabeth II's Platinum Jubilee celebrations and is known as the historical capital of Scotland. Situated on high ground, the view of the town from the southern approach is commanded by the silhouette of Dunfermline Benedictine Abbey, with its grand Romanesque ruins. The burial place of King Robert the Bruce, 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 town'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 town has a comprehensive range of amenities, including High Street shops, the Kingsgate Shopping Centre, restaurants and cafes, and all of the professional and banking facilities associated with town life. There are also a number of supermarkets 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.

Edinburgh offers all the cultural experiences and cosmopolitan facilities which you would expect of a capital city, while Glasgow is also within commuting distance. Edinburgh International Airport is approximately a 17 mile drive from the property.

'The Kingdom of Fife', and neighbouring Kinross-shire and Clackmannanshire, offer a wealth of pleasant scenery to enjoy, with 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.

There is a local primary school in the neighbouring Townhill, approximately 2 miles to the West by car, and Queen Anne High School provides secondary education approximately 3 miles away. Edinburgh's leading independent schools are all within daily travelling distance, as are the renowned Dollar Academy and Kilgraston School for Girls in Bridge of Earn; the former offering a dedicated school bus services from Dunfermline at the date of publication.



General Description

Dean Farm is a charming, detached property, which is harled in classic rough cast render and set beneath a pitched slate roof. It affords bright and spacious single level living accommodation and has been extensively renovated in recent years, to a high standard of modern specification.

Accessed over a leafy private driveway from the B912, the house itself is fronted by a private driveway, providing parking for multiple vehicles, and trimmed by a neat garden, with pretty borders stocked with attractive plants and shrubs, including Rhododendron and Lavender.

The main entrance opens into an inviting Hallway porch, leading towards the principal accommodation, as well as providing access to the fourth bedroom/home office and a generous and neatly presented cloakroom, complete with WC.

The principal sitting room is lent atmosphere by a wood burning stove, inset within a recess and finished with a natural timber beam. It is decorated with stylish oak effect laminate flooring and also features a traditional shelved alcove with an inbuilt cabinet. The room is governed by large French doors which open out onto a decked terrace and frame spectacular, scenic views across the neighbouring farmland towards the Forth bridges.

The neighbouring kitchen/dining/family room is accessed via a pair of glass paneled double doors, enhancing the impression of space and creating a layout which is ideal for both sociable family living and entertaining larger parties, when occasion demands. The country style kitchen has been finished with timeless Wren wall and floor units, accented by quality stone worksurfaces and oak effect laminate flooring. It incorporates a Belling electric range cooker, set beneath an extractor hood, an integrated fridge/freezer, and a dishwasher. The accompanying utility room is practically appointed with space for white goods and has a door out to the rear garden.

There are three generous double bedrooms within the property, positioned off a broad corridor extending off the sitting room. They are all finished with plush carpeting and two of them benefit from iyllic, elevated views over the farmland and the dog park towards Loch Fitty and the distant hillsides. The family bathroom has been finished to a superlative standard and features both a luxury bath with jets and a waterfall shower – the latter set within an extra-large enclosure and complete with additional handheld attachment. The bathroom also has stylish mood lighting, a wash hand basin set atop a vanity stand, a WC, a heated towel rail, and a double storage cupboard.

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 0TQ





Fixtures and Fittings

Only items specifically mentioned in the sales particulars are included in the sale price, as well as the fitted blinds and curtains (TBC). The shipping containers on the site may be made available by way of additional negotiation.

Entry & Possession

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

Services

Mains electricity and water. Shared private drainage system. Bio-mass boiler, fuelled by logs, for central heating and hot water systems. Additional back-up electric boiler.

Council Tax Band

E

EPC Rating

Band E

Tenure

Freehold

Offers

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

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.

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.

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.

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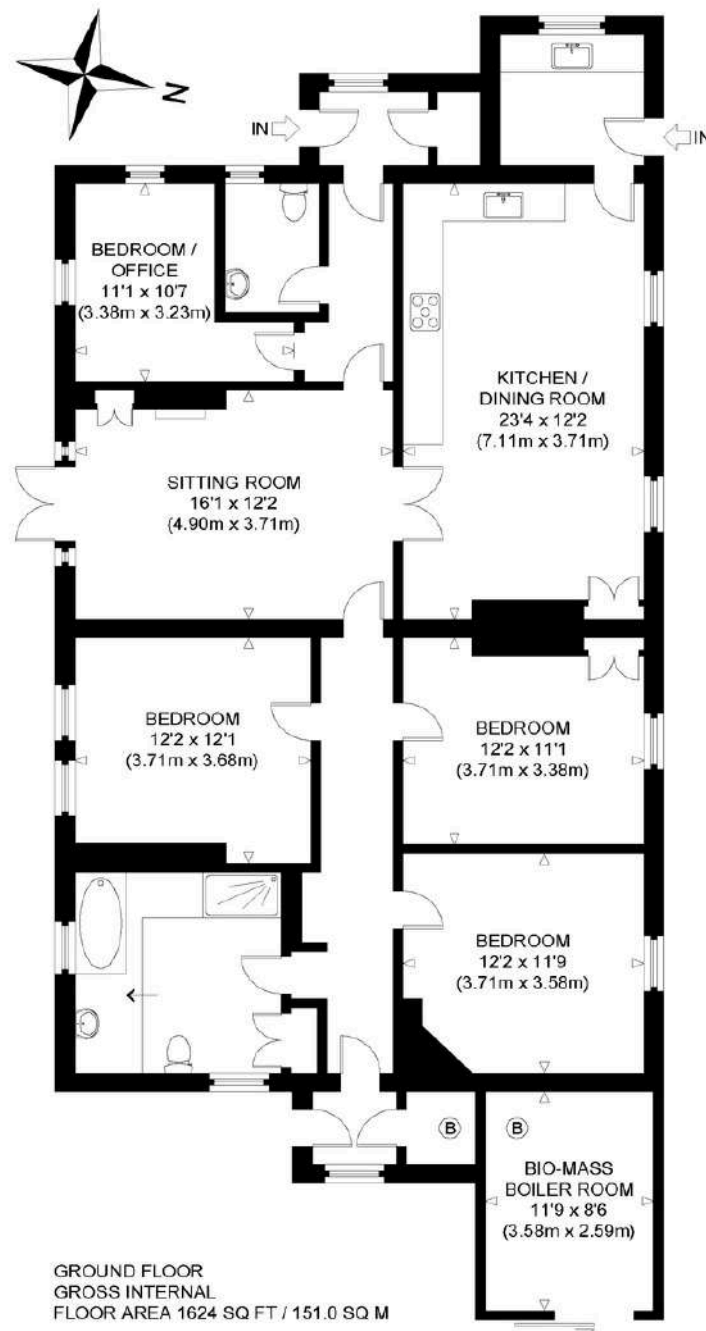
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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement 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 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.

Websites and Social Media

This property and other properties offered by Rettie can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, and www.thelondonoffice.co.uk. In addition, our social media platforms are facebook.



DEAN FARM

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1624 SQ FT / 151.0 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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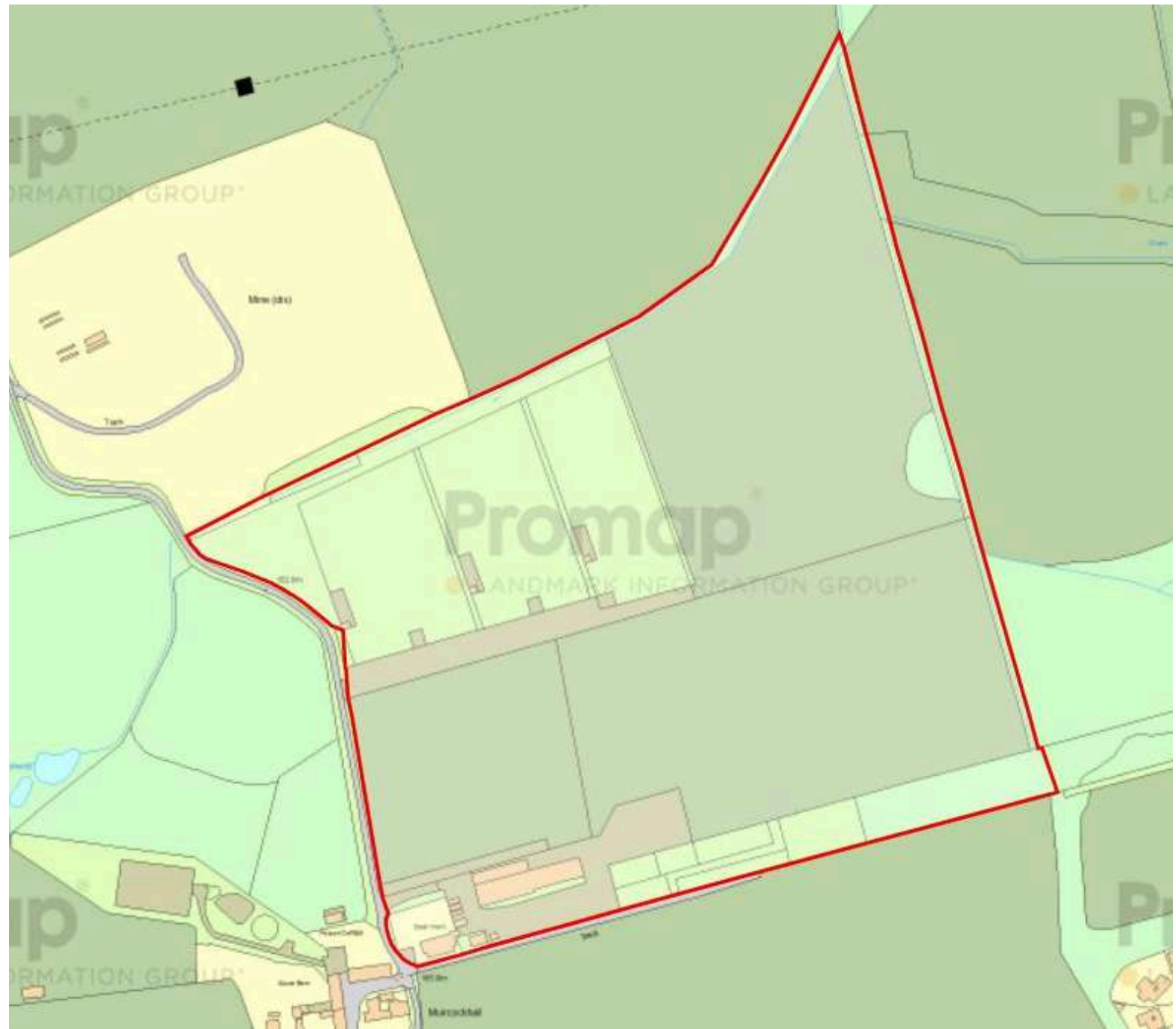
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RETTIE


0131 624 4183

mail@rettie.co.uk


11 Wemyss Place
 Edinburgh
 EH3 6DH



RETTIE

 0131 624 4183

 mail@rettie.co.uk

 11 Wemyss Place
Edinburgh
EH3 6DH



RETTIE

📞 0131 624 4183

✉️ mail@rettie.co.uk

🏠 11 Wemyss Place
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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.