



Clatto House

A distinguished country property with centuries of heritage and exceptional lifestyle potential.

Clatto House, Blebocraigs, Cupar, Fife KY15 5UE

FOR SALE

DESCRIPTION

Set in 7.5 acres amidst the serene landscape of the Fife countryside, just a short distance from the historic town of St Andrews, Clatto House offers a rare opportunity to own a distinguished country property with centuries of heritage and exceptional lifestyle potential. This is a prime equestrian property with 3 paddocks, separate barn, stable and arena.

The current position on the gentle south-facing slopes of Clatto Hill was comprehensively reimagined in 1845 by celebrated architect David Bryce, transforming the original dwelling into a grand country house, showcasing elegant proportions and refined detailing. In 1964-65, Clatto House underwent a sensitive renovation and reconfiguration, successfully preserving the architectural character while streamlining the bedroom and service wings to suit contemporary living. A double garage was also added in keeping with the style of the house. Today, Clatto House presents beautifully maintained and versatile accommodation with scope for further enhancement and personalisation.

Upon entering, the reception hall sets an impressive tone with fine period detailing and an immediate sense of scale. The drawing room, with its generous proportions, ornate fireplace and tall sash windows, is a space made for elegant entertaining, while the sitting room offers a cosy atmosphere for everyday family life. A formal dining room provides the perfect setting for celebratory gatherings. The characterful billiard room with views over the gardens could equally serve as a library, games room, or additional entertaining space. The study/office is ideal for home working, and the bright conservatory connects beautifully with the surrounding landscape, offering year-round enjoyment of the views. The kitchen and utility room provide a well-planned and functional space for day-to-day living, with convenient access to two cloakrooms.

























LOCATION

Clatto House enjoys a peaceful and elevated rural setting in the heart of Fife, offering privacy and open views. Despite this tranquil position, the property is extremely well connected, offering the ideal balance of rural living with convenient access to local amenities, schools and transport links.

Just 10 minutes away lies St Andrews, one of Scotland's most sought-after towns. Best known as the Home of Golf boasting the world famous Old Course, the thriving town is also home to Scotland's oldest university which brings with it a strong academic, cultural and international community. The town is home to a wide range of amenities including independent shops and cafes, restaurants, award winning beaches and historic landmarks, all contributing to its unique coastal lifestyle and enduring appeal. St Andrews benefits from a choice of excellent primary and secondary schools, including Madras College in the state sector and the independent school of St Leonards, built on the globally recognised International Baccalaureate framework. A local primary school and nursery can also be reached in less than five minutes by car from Clatto House.

Beyond St Andrews, the wider area offers plenty to explore. The East Neuk of Fife, with its string of picturesque fishing villages such as Anstruther, Crail and Pittenweem, offers excellent walking, sailing and dining options. The market town of Cupar provides additional local amenities and schooling, while Dundee is also easily accessible, with its cultural attractions such as the V&A Museum and growing business and innovation sector. What's more, Leuchars railway station sits just 15 minutes away, offering regular services to Edinburgh, Aberdeen and London, whilst Edinburgh airport can be reached in just over an hour, providing excellent access for domestic and international travel.













Upstairs, the principal suite includes a spacious master bedroom, a well-fitted dressing room, and a large en suite bathroom. In addition to the master suite, there are four further bedrooms, all of which benefit from en suite bathrooms, with the exception of bedroom six.



FLOOR PLANS

APPROXIMATE GROSS INTERNAL AREA

686 m² | 7,387 ft²

GARAGE BARN

29 m² | 312 ft² 283 m² | 3,046 ft²

STABLE STORE

84 m² | 904 ft² 31 m² | 329 ft²

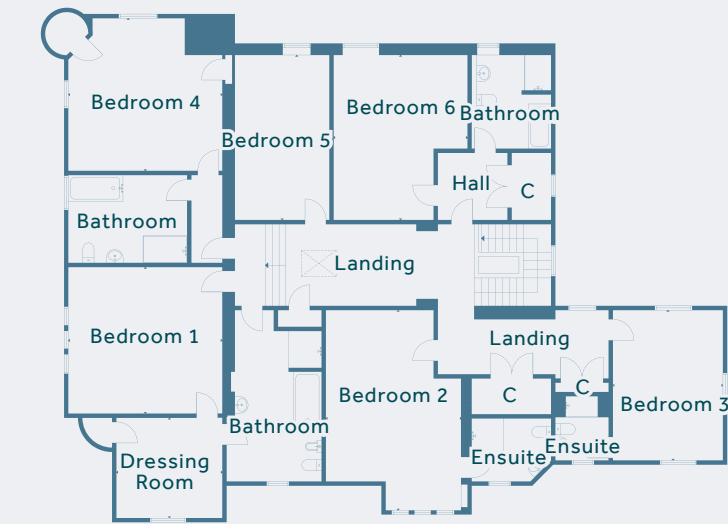
GROUND FLOOR

Drawing Room	7.45 x 10.11m	24'5" x 33'2"
Living Room	7.81 x 5.10m	25'7" x 16'9"
Office	3.89 x 3.89m	12'9" x 12'9"
Sun Room	7.94 x 4.33m	26'1" x 14'2"
Billiards Room	8.16 x 5.42m	26'10" x 17'10"
Dining Room	6.18 x 7.18m	20'3" x 23'7"
Dining Area	5.70 x 3.03m	18'8" x 9'11"
Kitchen	3.72 x 5.56m	12'3" x 18'3"
Utility	3.44 x 4.22m	11'3" x 13'10"

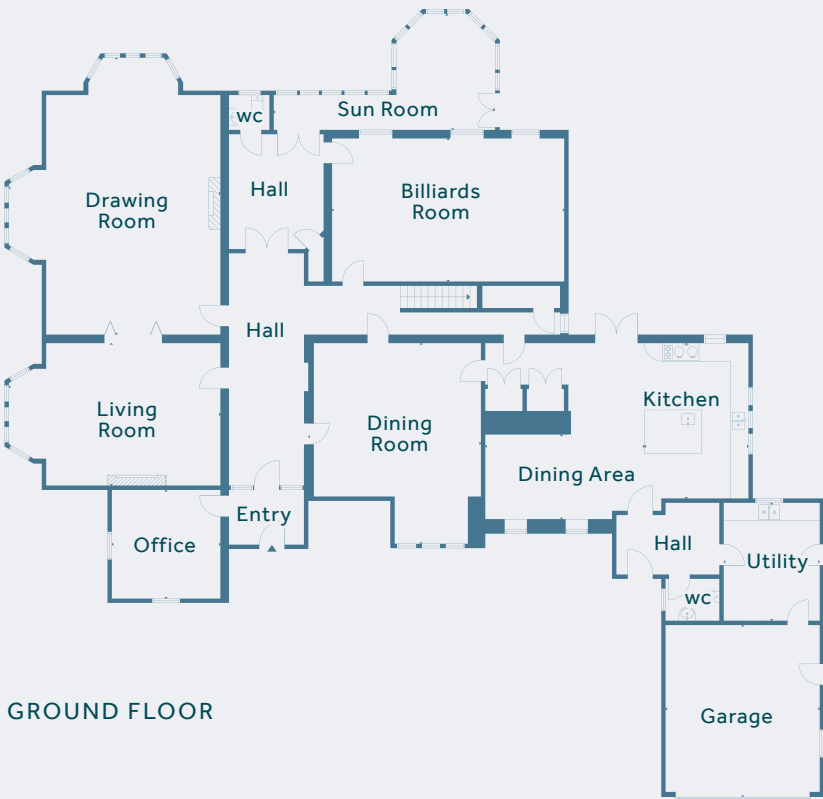
FIRST FLOOR

Bedroom 1	6.19 x 5.24m	20'4" x 17'2"
Bedroom 2	5.57 x 7.74m	18'4" x 25'5"
Bedroom 3	3.94 x 5.99m	12'11" x 19'8"
Bedroom 4	5.51 x 5.46m	18'1" x 17'11"
Bedroom 5	3.38 x 5.90m	11'1" x 19'4"
Bedroom 6	4.79 x 5.60m	15'9" x 18'5"
Dressing Room	3.79 x 3.89m	12'5" x 12'9"

For illustrative purposes only, **Not to scale.**



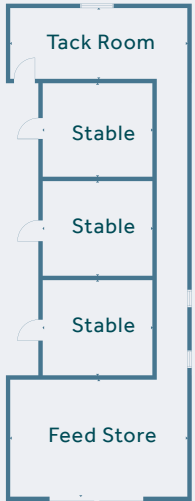
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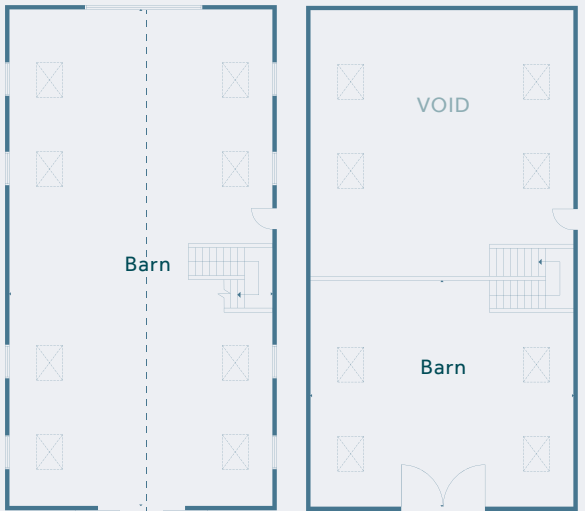
GROUND FLOOR



STORES



STABLES



GROUND FLOOR FIRST FLOOR





Situated within beautifully landscaped gardens and mature grounds, Clatto House offers exceptional outdoor space, privacy, and tranquillity. A potting house and a range of outbuildings support both gardening and outdoor pursuits. The elevated position of the house affords panoramic views across rolling farmland and wooded hillsides - offering breathtaking backdrops from every window.

Blebo Craigs, a charming small hamlet nearby, adds to the rural character of the area with its picturesque setting and close-knit community feel. Its proximity to Clatto House further enhances the appeal of countryside living with convenient connections.

Clatto House boasts approximately 7.5 acres of land which includes an impressive riding arena and grazing areas.



ST ANDREWS













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EPC

D

COUNCIL TAX BAND

H

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