



MILL FARMHOUSE

Mill Farm Road, Aberdour, KY3 0RG

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A tastefully refurbished Georgian farmhouse, set in a charming edge-of-village setting, within walking distance of popular Aberdour.

Summary of Accommodation:

Ground Floor:

Entrance Vestibule, Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room, Office/Snug, Utility Room, and WC.

First Floor:

Principal Bedroom with en suite Bathroom, two further Double Bedrooms, and a Shower Room.

Exterior:

Charming and mature private garden, lent character by traditional stone walls, stocked with a varied array of specimen trees, shrubs, and colourful plants and featuring a sweeping stretch of lawn. Patio terrace, greenhouse, and shed.

Shared private car park, providing multi-vehicle parking and turning space. Private gravel area bounding north west elevation, currently housing two neat, raised beds, which could provide private parking space.

Private area of farm steading courtyard. Shared amenity paddock.





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Situation

Mill Farmhouse lies within a belt of countryside which bounds the popular, coastal village of Aberdour to the North. The enviable, "edge-of-village" style position offers much of the charm associated with rural living, while being within approximately a 0.5 km walk of Aberdour's vibrant principal thoroughfare and the train station.

Located on the South Fife coastline, Aberdour, dubbed the "Jewel of the Forth", is an historic Conservation village with splendid views over the Firth of Forth, to Inchcolm Island and the skyline of Edinburgh. The seaside settlement boasts a picturesque harbour, home to Aberdour Boat Club, and is perhaps most well-known for the quality of its beaches, of which one, Silver Sands, is one of Scotland's six "Blue Flag" beaches.

Named the second-best place to live in Scotland by The Sunday Times in 2018, the village is remarkably well-served with daily amenities. It's pretty streets, which were awarded the Gold Award for Small Coastal Village in the RHS Britain in Bloom competition (2013), are populated with an eclectic mix of independent stores and services, including a number of cafés, a newsagent, a pub, a delicatessen, and the Aberdour Hotel. In addition, there is a highly regarded Primary School, Tennis, Bowling and Sailing Clubs. The spirited local community has an active Council and organises a popular summer Festival. Local tourist attractions include the historic Aberdour Castle and Gardens, whilst for the golf enthusiast, there are a variety of courses nearby, most notably Aberdour's own club, with its stunning position on the coast.

Dalgety Bay, some 3 miles to the West, has several supermarkets, a sports centre and a collection of restaurants and bars, whilst the larger town of Dunfermline offers a wider offering of services, including a shopping centre with a variety of High Street stores and multiple retail parks. Fife Leisure Park is situated a short drive from Aberdour and boasts a host of facilities, including a Cinema, a Bowling Alley and an array of popular franchise restaurants.

A commuter stronghold for the capital, Aberdour has excellent communication links. The train station offers services, on the Fife Circle line, reaching Edinburgh Haymarket in as little as 28 minutes and the village is only approximately 4.5 miles from the M90 motorway, which links with the A90 dual carriageway to Edinburgh City Centre via the Queensferry Crossing to the South, and leads North towards Perth. In addition to the train station, the village benefits from a good bus service and is within a 6-mile drive of the Ferrytoll Park and Ride Bus Station. Edinburgh Airport can be reached in approximately 25 minutes, out with rush hour, and offers a wide range of both domestic and international flights.





General Description

Mill Farmhouse is a highly charismatic, B-Listed home, thought to date to the 1820's and 1830's, which has been sympathetically renovated to afford comfortable modern living, in a charming period setting. The detached, stone-built house offers handsomely proportioned accommodation, rich with heritage details and decorated to accentuate its original character.

The sandstone façade of Mill Farmhouse is set apart by its classical elegance and features a splendid Venetian window set into the first floor of the principal elevation. Set beneath a traditional pitched slate roof, the principal elevation rises proudly beyond a pretty front garden and is animated by simple masonry details and a traditional Virginia Creeper. The frontage to the house enhances its kerb appeal and is accessed via a charming wrought iron pedestrian gate.

Beyond the threshold, the interior has been finished to a high standard, with a range of quality fixtures and fittings, which have been carefully curated to accent the property's age. Timeless engineered oak flooring, traditional ironmongery, cornicing, refurbished sash and case windows framed by working shutters, bespoke carpentry, and vintage chimneypieces combine to great effect, to create atmospheric and beautifully presented accommodation.

On the ground floor, the series of interconnected rooms are arranged in a layout which is well-suited to current trends in modern living and entertaining larger parties, when occasion demands. The home's pair of principal public rooms are interlinked, providing the versatile reception space so popular with contemporary households, while the country kitchen can easily accommodate a dining set and is adjoined by a third, flexible living room. Notably, all these rooms are dual aspect, affording an abundance of natural light.

The main entrance door into Mill Farmhouse is set within a handsome porch and opens into a neatly presented entrance vestibule, decorated with quality stone-effect tiling. A partially glazed inner door leads into the main hall beyond, which is tastefully finished with engineered Oak flooring and houses the principal staircase to the first floor, beneath which there is a deep understairs cupboard.

The principal sitting room is generously proportioned and showcases a splendid working fireplace set within a handsome chimneypiece, salvaged from a period house in York. The adjoining dining room provides a second, light-filled reception space, which could easily serve as a sitting or family room. It features a splendid skylight and French doors which invite out to a patio terrace – something of a sheltered, suntrap which is the ideal spot for alfresco dining and entertaining, against the backdrop of the verdant garden. Engineered oak flooring extends through both the sitting room and the dining room.

The country kitchen is fitted with handmade wall and floor cabinets, styled with wooden worktops, a Belfast-style Villeroy and Bosch sink, and a Rangemaster range cooker and matching extractor hood. The units incorporate a peninsula island with a breakfast bar, which is set beneath a pair of stylish pendant lamps, as well as an integral dishwasher. There is ample room for a dining table and chairs beside a charming window, framing a private outlook over the front garden, and there is space for a free-standing fridge/freezer. Quality Karndean stone-effect flooring finishes the kitchen and extends into the neighbouring utility room. The latter is practically appointed with a supplementary wooden worksurface and a Belfast sink with a flexible swan-neck mixer tap, space for a washing machine, and a traditional clothes drying pulley. It also has a cupboard housing the Baxi combi boiler.



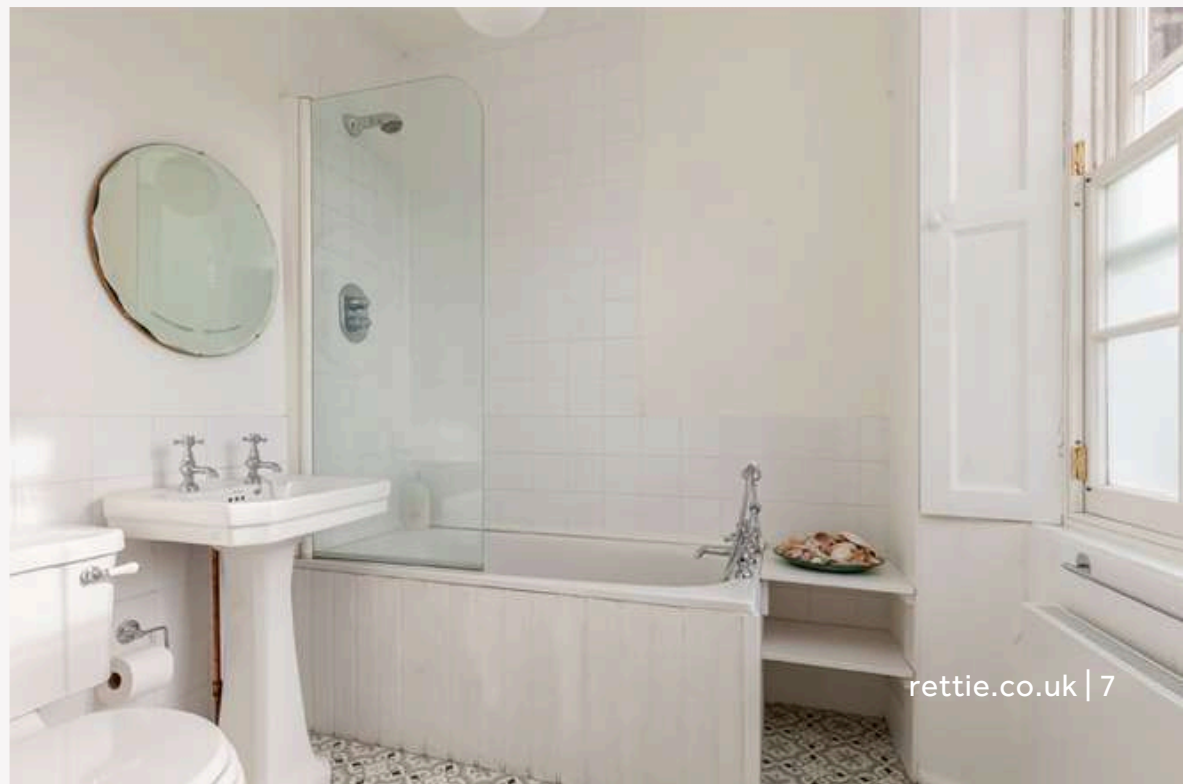
Ideal for sociable day-to-day living, the kitchen leads into a third versatile reception room which can easily be envisaged as a family room, formal dining room, study, or fourth bedroom. The well-proportioned room has a fireplace set within a period chimneypiece and is decorated with engineered oak flooring. The rear entrance door into the farmhouse is accessed over a portion of the steading courtyard belonging to the property. It opens into a rear hall which features the secondary staircase to the first floor, complete with a beautiful, bespoke timber balustrade, and leads into the kitchen and a cloakroom with a WC and wash hand basin.

The main staircase is appointed with an ornate wrought iron balustrade and handcrafted mahogany handrail. On the landing above, the striking Venetian window provides an outlook into the canopy of a wonderful Viburnum and allows a wealth of natural light to enter the space, which floods over the stairwell into the hall below.

The principal bedroom is spacious and has traditional timber flooring, as well as elegant cornicing, picture railing, and a window with working shutters to the front of the house. It benefits from an en suite with Victorian-style patterned flooring, a Burlington pedestal wash hand basin and WC, and a bath with both an overhead shower and a tap with a handheld shower attachment.

The second double bedroom is equally well-proportioned and of similar character, with timber flooring, cornicing, and a window to the front framed by working shutters. It can be accessed off the main landing or via the secondary landing off the staircase from the rear hall and has an interconnecting door with the third double bedroom. The latter is a comfortable double room, with its own door off the secondary landing. It is tastefully presented with a plush cream carpet and is generously-appointed with a wall of fitted wardrobes and drawers.

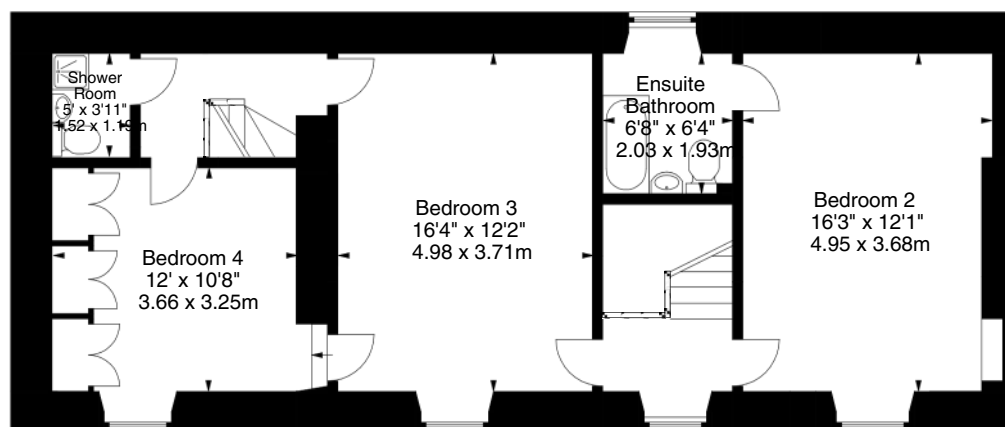
The second and third bedrooms share a shower room positioned off the secondary landing. It is ergonomically appointed with a stylish open-tray shower and textured wall tiling, a WC, a wash hand basin, and a heated towel rail.



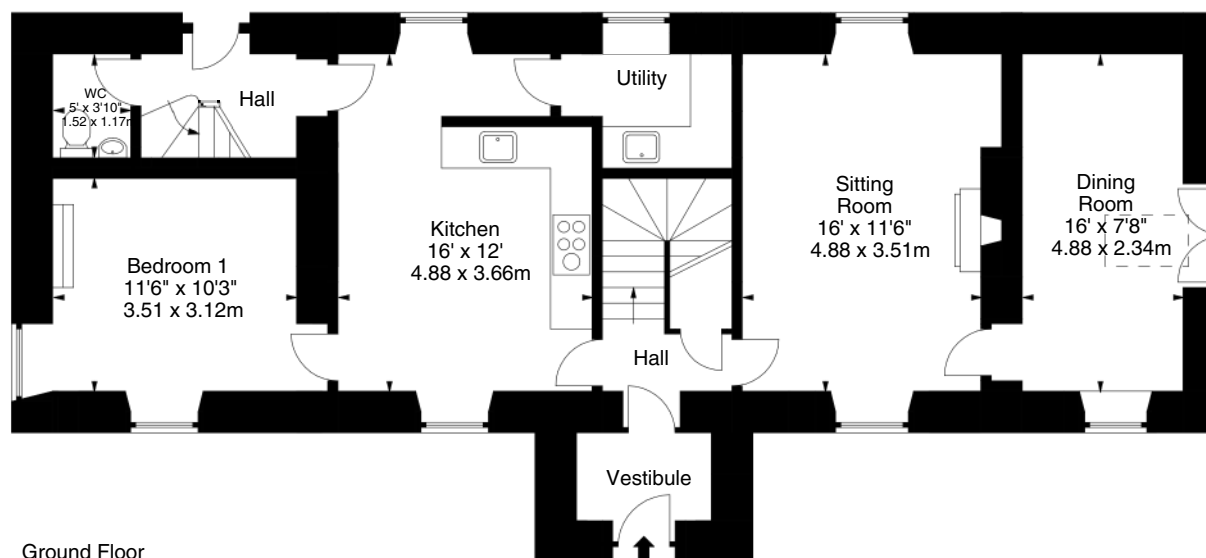
**Mill Farm,
Mill Farm Road,
Aberdour,
Burntisland,
Fife, KY3**



Approx. Gross Internal Area
1733 Sq Ft - 161.00 Sq M
For identification only. Not to scale.
© SquareFoot 2023



First Floor



Ground Floor

RETTIE

0131 624 4183

mail@rettie.co.uk

11 Wemyss Place
EH3 6DH

Exterior

The plot provides the farmhouse with a very attractive setting and an abundance of kerb appeal. The front garden is set beyond a combination of traditional stone walling and mature hedging and has a wonderful Viburnum and other flowering plants, including a Hydrangea. The principal garden stretches away from the house to the north west, stretching to approximately 35 m in length. It is something of a secluded idyll, sheltered and screened to either side by tall stone walling and timber fencing, as well as a mix of mature shrubs and trees. Delightfully well-stocked herbaceous borders trim the garden's sweeping lawn and the variegated array of plants include Rose, fragrant Lavender, Acer, and Apple, to name but a few. Towards the end of the garden, there is a charming burn set within the shade of two tall evergreen trees, beyond which there is a further lawn area with a greenhouse and a pedestrian gate out to the shared amenity paddock.

The southerly elevation of the house is margined by a private area off the driveway which is gravelled and has a pair of neat, raised beds and the farmhouse has retained ownership of a portion of the gravel courtyard to the rear. The original steading at Mill Farmhouse has been thoughtfully converted into a small enclave of five residential dwellings, arranged to afford the properties with mutual privacy. Three dwellings, including the farmhouse, share an expansive private car park, which is finished with gravel and has ample room for multi-car parking and turning.

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 KY3 0RG.

Burdens

Council Tax Band – F

The property is responsible for a share in the cost of the maintenance of the common parts at Mill Farm (including the shared private drainage system, car park, and paddock). The current owners have advised that their share of the costs have totalled in the region of £100 per annum.



Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included within the sale price.

Entry and Vacant Possession

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

Services

Mains water, gas, and electricity. Shared private drainage system.

EPC Rating

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.

Special Note

Planning permission has been approved for a high specification CALA development around the former Hillside School on the periphery of Aberdour, which has an entrance point off Mill Farm Road to the North East. Further information can be provided by Rettie, on request.

Offers

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

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.

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

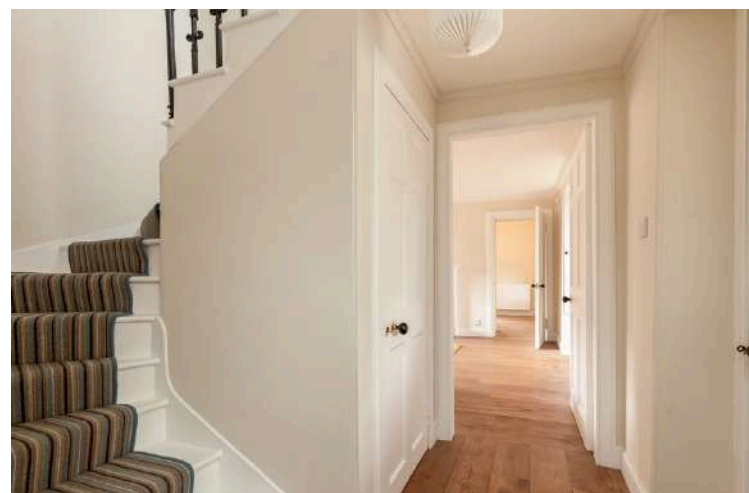
1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The 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.
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.
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.





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.

RETTIE

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