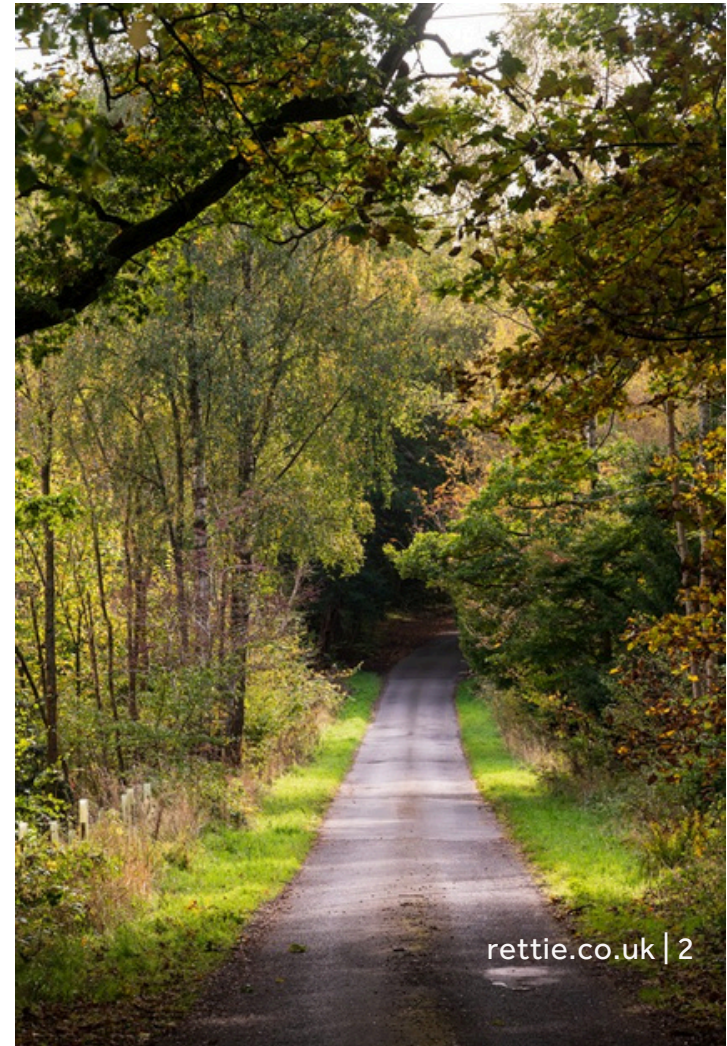




## 6 INZIEVAR COURTYARD

*Dunfermline, Fife, KY12 8HB*







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Heritage charisma meets timeless modern living within a Scots Baronial coach house and stable yard conversion, set apart by an utterly charming, abundant walled garden.

6 Inzievar Courtyard owns 0.5 acres within the former walled garden of Inzievar House - a secluded, south-facing idyll, rich with storybook charm.

### Accommodation

#### Ground Floor:

Hall, Sitting Room, Kitchen/Dining Room, Shower Room, and Utility Room.

#### First Floor:

Principal Bedroom with walk-through Dressing Area and en-suite Shower Room, and two further Bedrooms.

Approximate Gross Internal Floor Area: 1313 sq. ft (122 sq. m).

#### Exterior:

Verdant, landscaped private garden, within the former walled garden of Inzievar House, of approx. 0.5 acres, featuring a south-facing terrace, an elegant lawn, a kitchen garden with a greenhouse, an idyllic pond area, and a garden shed.

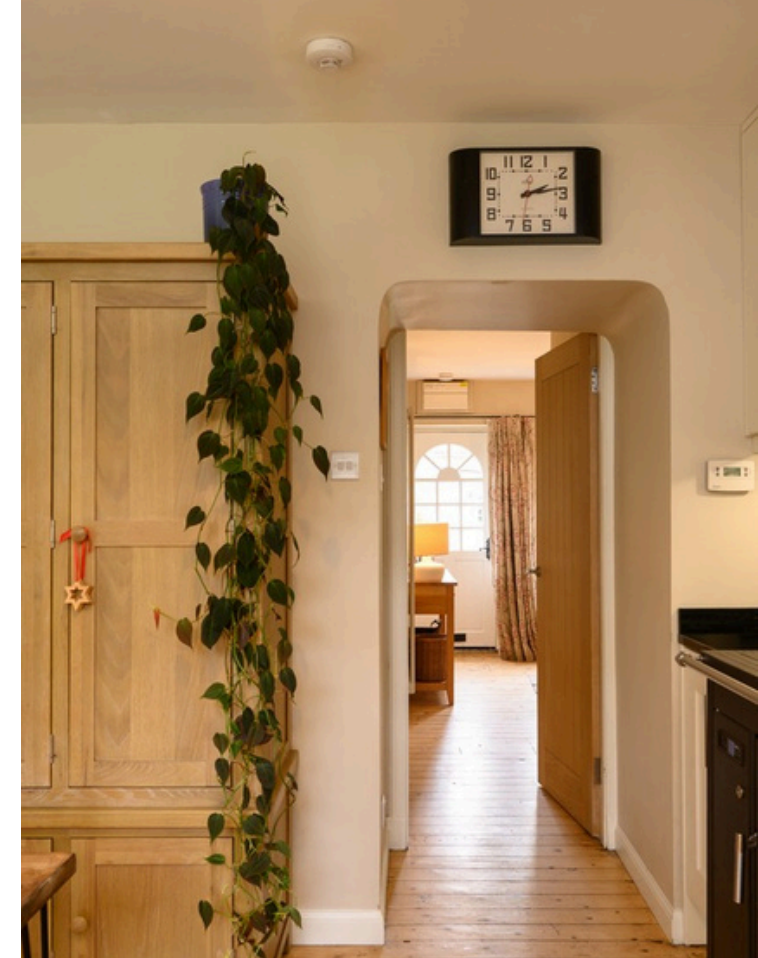
Private terrace area within the communal courtyard, a large single garage, and a private parking bay.

Additionally, there are approximately 7 acres of well-maintained, mature common grounds, including the formal gardens of Inzievar House, a paddock area with a drying green, and a communal car parking area.

*Dunfermline 6 miles (9 km); Edinburgh City Centre 22 miles (35 km);  
and Glasgow City Centre 35 miles (57 km).  
(All distances are approximate).*







### Situation

Inzievar Courtyard is set within the mature grounds of the former Inzievar Estate, some 6 miles West of Dunfermline, amidst the countryside of South West Fife.

Known as the historical capital of Scotland, Dunfermline is Scotland's newest City, having been awarded the status as part of the Platinum Jubilee celebrations for Queen Elizabeth II. The city has a comprehensive range of amenities, including High Street shops, the Kingsgate Shopping Centre, restaurants, and cafes. There are several 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.

Dunfermline's Benedictine Abbey, with its imposing medieval Nave and grand Romanesque ruins, is famously the burial place of King Robert the Bruce and is a popular cultural attraction in its own right. Andrew Carnegie, the 19th-century philanthropist, is possibly the most revered of Dunfermline's former residents; his endowments having founded the Carnegie Hall (Theatre and Musical Institute), the Library and Swimming Pool, which remain in popular use today.

The Fife Coastal Path, the Ochil Hills and Loch Leven are all within easy reach of the property. The area is rich in world-class Golf courses, including the championship courses at Gleneagles Hotel Resort and the string of links courses along Fife's East Neuk, amongst them St Andrews' Old Course; the fabled "Home of Golf".

There is a primary school in the local village of Oakley, and secondary schools in Dunfermline. Edinburgh's leading independent schools are within daily commuting distance and Dollar Academy offers a dedicated school bus service from Dunfermline.

The property is strategically positioned for access to Central Scotland's arterial transport network, via the nearby A985. The M90 corridor and the Queensferry Crossing are approximately a 9-mile drive to the East. Dunfermline and Rosyth Railway Stations are approximately 6 and 8 miles from the property, respectively, and offer commuter services on the Fife Circle Line to Edinburgh, reaching Haymarket Station in as little as 21 minutes. Edinburgh International Airport is approximately a 19-mile drive from the property.



### Historical Note

Thought to date to circa 1859, Inzievar House, together with its coach house and stableyard, were initially built for 19<sup>th</sup> Century industrialist, Archibald V. Smith-Sligo, owner of the Forth Iron Company. The Smith-Sligo family commissioned renowned Victorian architect, David Bryce, to design the illustrious properties, whose name is ubiquitous with the Scots Baronial architectural style.

Protégée and partner of William Burn, the firm of Burn and Bryce has been lauded for its formative contributions to the Scots Baronial style, with William Burn regarded as having pioneered the movement, before Bryce further developed it. Bryce is credited for designing many of Edinburgh's most beloved buildings, including Fettes College and Edinburgh's Royal Infirmary at Lauriston Place (now home to a landmark Quatermile development and home of the University of Edinburgh's, "Future's Institute").

Inzievar Estate is said to have played host to French novelist, poet, and playwright, Jules Verne, during his tour of Scotland in 1859. In his semi-autobiographical novel, 'Backwards to Britain', Verne is widely believed to have fictionalised his journey to nearby Crombie Point and his stay at Inzievar, with the depiction of "Oakley Castle" inferred to have been based on the property. The elaborate interior of Inzievar House is also thought to have inspired his later novel, "20,000 Leagues Under the Sea".

### General Description

6 Inzievar Courtyard is a beautifully presented terraced cottage, within a Grade B listed, converted coach house and stable yard, which allows for comfortable modern living in a setting rich with architectural interest and history. The home is profoundly atmospheric, having been comprehensively and considerably refurbished with a keen eye for heritage design and quality, and the interior has a curated catalogue of timeless finishes.

Set around a traditional quadrangular courtyard, the Scots Baronial building was built to serve Inzievar House and evokes an antiquated grandeur, aggrandised by many of the hallmarks of the distinctive architectural style. Once housing a collection of carriage houses, stables, domestic quarters, and offices, the building has been converted with great deference to its original character to provide ten private dwellings, which enjoy mutual privacy while sharing in the delightful setting.

On approach from the main drive, the building's principal façade impresses with a genuine sense of arrival. Flanked by a pair of projecting neo-Gothic towers, the principal carriage archway is crowned by a crenelated parapet, emblazoned with a heraldic panel. The finely dressed ashlar stonework is embellished by masonry details, including corbelling, crow-stepped gables, and chamfered window surrounds, and the pitched slate roof is broken by charming dormer windows topped with stone finials. The central courtyard reverberates with period charm and is landscaped with a circular island bordered by well-stocked herbaceous shrubs.

No. 6 has an enviable position in the northwest corner of the courtyard, fronted by a delightful south-facing terrace, which is an ideal spot for patio furniture and plant pots. A secondary carriage pend to the west provides ease of access from the property's garage and private car parking space to the main entrance into the cottage.





Beyond the threshold, there is an inviting hall, with wooden flooring and ample natural light from a sash-and-case window overlooking the courtyard.

The well-proportioned sitting room also has wooden flooring and a pair of south-facing sash-and-case windows with a pretty outlook over the courtyard. A statement biofuel stove, designed in the image of a traditional wood-burning stove, serves as a focal point to the lounge space and is accompanied by a granite hearth and an oak mantle.

The hall is appointed with a walk-in utility cupboard, which is plumbed for a washing machine and has a designated space for a tumble dryer, as well as shelving. It also provides access to the stylish shower room, which has a wash hand basin set on a vanity stand, a WC, a heated towel rail, a deep storage cupboard and a rainfall shower in a generous enclosure, finished with metro wall tiling.

Ideal for both sociable, relaxed day-to-day living and entertaining, the classic country kitchen easily accommodates a full dining suite. It is tastefully fitted with shaker-style wall and floor units, accented by quality granite worktops and wooden flooring, as well as a freestanding, oak pantry cupboard. Balancing functionality and aesthetic appeal, the kitchen showcases the Klover biomass boiler, which resembles a traditional range cooker and, in addition to powering the central heating and hot water system, has a hotplate and acts as a radiator when in operation. The cabinets are also equipped with a comprehensive range of integrated appliances, including a discrete fridge/freezer and a Bosch dishwasher, a Bosch pyrolytic electric oven, and an induction hob.

A pair of tall sash-and-case windows punctuates the exterior elevation of the kitchen, framing views towards the garage and the walled garden. The current owners have obtained a Certificate of Lawfulness and listed building consent to convert the easternmost window into an entrance door, which would be conveniently positioned for access from the private parking space/garage. The kitchen also houses the staircase to the first floor, which is tastefully finished with a bespoke oak balustrade and flooded with natural light by a Velux ceiling window positioned above the stairwell.

On the first floor, the landing has recessed display shelving and a deep, shelved airing cupboard, containing the hot water tank. It provides access to the property's three bedrooms, all of which have neutral carpeting and are afforded a sense of tranquillity and retreat by Velux windows, set into the combed ceilings, framing views into the canopy of the surrounding trees.

The principal bedroom is a particular highlight of the accommodation, featuring a walk-through dressing area leading to an ensuite shower room. The dressing area is flanked by a pair of fitted wardrobes, thoughtfully finished with Sanderson wallpaper, which offer copious storage and extend into the eaves. The immaculately presented en-suite has timeless wall and floor tiling, a wash hand bowl set on a wooden vanity shelf, a WC, an electric heated towel rail, and a hotel-style shower enclosure, with two in-built bench seats and an overhead rainfall attachment. The second bedroom is currently utilised as a small double room, and the third bedroom is currently set up as a single bedroom but has previously served as an excellent home office/study, benefiting from dual-aspect Velux windows.











## Exterior

As well as sharing some 7 acres of common grounds, 6 Inzievar Courtyard has exclusive ownership of approximately 0.5 acres of garden, set within the Victorian walled garden. A veritable south-facing haven, the wonderfully private garden is sheltered on three sides by high, red brick walls and has been landscaped and planted with enthusiasm and expertise over time, creating delightful, diverse pockets.

The inspiring space is entered via a gate to the West and is intersected by pathways, which provide both structure and attractive walking routes through the garden. A laburnum arch blooms in a spectacular display, alive with colour and scent, a central gravel path is trimmed with ornamental box hedging, and the path that rises gently up the western boundary has a verdant margin of Rhododendrons.

Vibrant herbaceous beds border a sweeping lawn, and the garden's abundance of shrubs, specialist trees, and flowering plants provides year-round colour, with fragrant lavender, Kilimanjaro hydrangeas, hostas, wisteria, continus, fuschia, and acer, to name but a few. The northern wall of the garden is inset with a charming alcove, from which extends an elevated patio terrace. Sited to allow for indulgence in the splendid views over the garden, the terrace has a southerly outlook and offers the ideal spot for alfresco living and entertaining against the idyllic backdrop.

The garden has an array of fruit and nut trees, including apple and medlar, and a kitchen garden area with eight raised beds planted with asparagus, cherry trees, and strawberries, as well as a greenhouse with a productive grapevine. To the southeast, there is an idyllic pond area and a garden shed.

In addition, the residents at Inzievar House and Courtyard share in some 7 acres of mature common grounds. Around the mansion house, there are elegant lawns with far-reaching views across the Forth Valley, featuring glimpses of its iconic bridges, as well as rare species of trees, such as Monkey Puzzle. Set beyond a tall beach hedge to the northwest of the courtyard, there is a paddock area with a drying green. Owned by the Scottish Woodland Trust, Inzievar Forest bounds the properties to the North and enhances the character of the setting. The properties are approached via a private drive, which sweeps through the woods from Sunnyside Road. The driveway to Inzievar Courtyard expands around the front, providing a communal parking and turning area. To the North, the private garage of no. 6 is one of two large single garages within a detached block, with a tandem parking bay leading up to its timber doors.







## 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 8HB.

### Burdens

Council Tax Band – D

### Fixtures and Fittings

Mains water and electricity. Shared private drainage system (TBC). Klover Biomass Boiler powers heating and hot water system. Additionally, the hot water tank has an electric immersion heater.

### 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.

### 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.

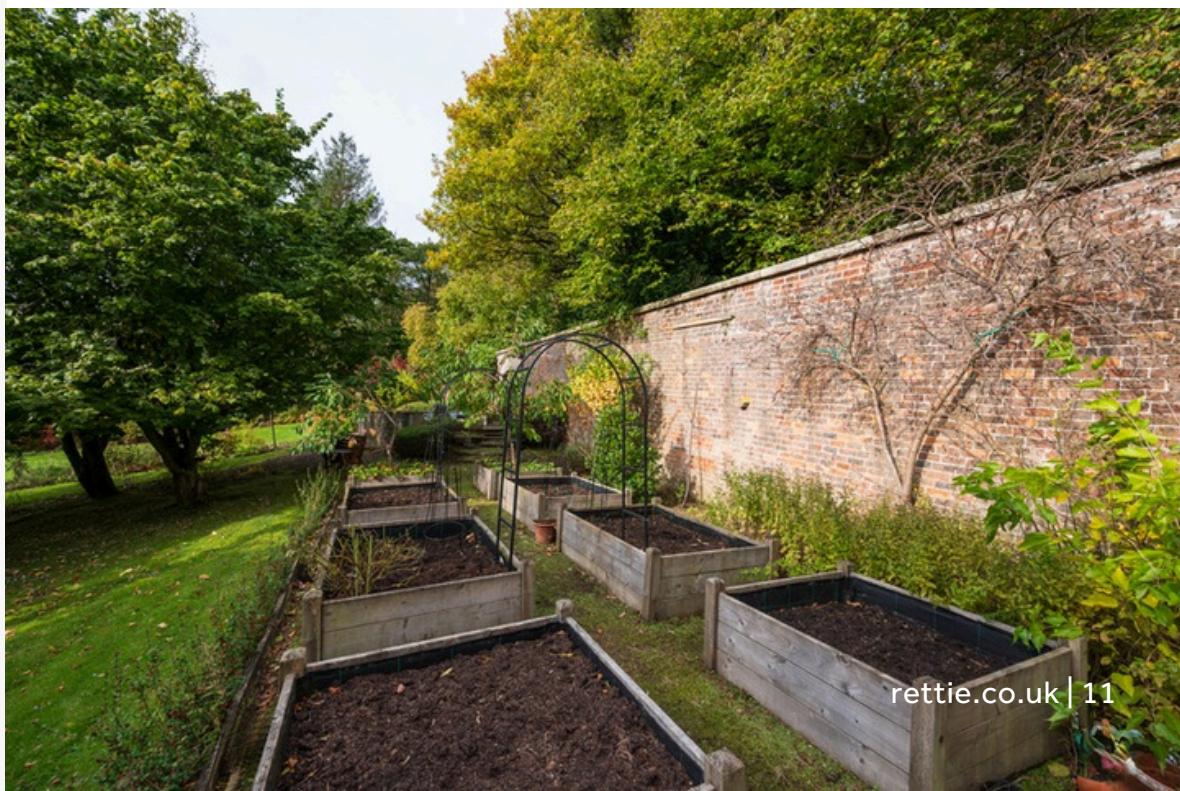
### Misrepresentations

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.





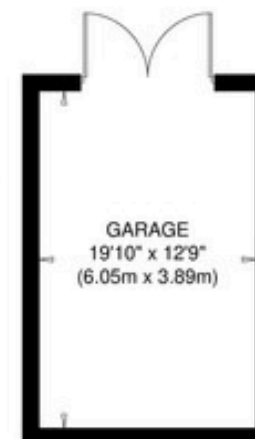


GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 55.1 SQ M / 593 SQ FT

 = Reduced headroom below 1.5m / 5'0"



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 66.9 SQ M / 720 SQ FT



GARAGE  
GROSS INTERNAL  
FLOOR AREA 23.6 SQ M / 254 SQ FT

INZIEVAR COURTYARD  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA = 122 SQ M / 1313 SQ FT  
GARAGE = 23.6 SQ M / 254 SQ FT  
TOTAL COMBINED FLOOR AREA = 145.6 SQ M / 1567 SQ FT  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

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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.

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