



## CARNOCK HOUSE

*Main Street, Carnock, Dunfermline, KY12 9JG*



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A statement, 19<sup>th</sup> Century home, refurbished for sophisticated and stylish family living, set within a standout plot of approximately 0.7 acres, in an enviable, edge-of-village position.

Carnock House is accompanied by charming, converted outbuilding, which lends the property to multi-generational living and home working, or could be let to provide supplementary income, subject to acquiring the necessary consents.

### Accommodation

#### Ground Floor:

Hall, Sitting Room, Kitchen/Dining Room, Orangery/Garden Room, Double Bedroom 5, Study, Utility Room with Store, and Cloakroom/WC,

#### First Floor:

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

#### Annex/Converted Outbuilding:

Home Office, Gym with en-suite Shower Room, and Atmospheric Bar.  
First Floor Studio/Store Room.

#### Exterior

Established, walled garden grounds of approximately 0.7 acres, featuring spacious lawns, mature plantings, and landscaped areas for alfresco living/entertaining, including a Pergola.





### Situation

The historic village of Carnock lies some 3 miles to the West of the small city of Dunfermline and hosts both a Primary School and a gastro pub, The Carnock Inn. The surrounding seam of Southwest Fife countryside has earned popularity for its convenient position in Central Scotland, including its proximity to the A985, which extends between the M90 in the East and the Kincardine Bridge in the West.

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 Abbey - the burial place of King Robert the Bruce, and an intriguing historical attraction.

Andrew Carnegie, the 19th Century philanthropist, is possibly the most revered of Dunfermline'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 city 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, 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 within walking distance and Queen Anne High School provides secondary education nearby.



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## General Description

Carnock House is a handsome, 19<sup>th</sup> Century home, which has been tastefully adapted and refurbished in recent years to create timeless, family living accommodation, which balances heritage gravitas with the finest contemporary finishes. Notably, the house presides over a rarely available, walled garden grounds of approximately 0.7 acres and is accompanied by a stylish, converted outbuilding providing high amenity, ancillary accommodation.

Internally, the architecturally distinguished, B-Listed house provides approximately 3237 sq. ft. of accommodation, characterized by the generous proportions associated with homes of its age and nature. Thoughtfully configured and extended to align superbly with contemporary lifestyle trends, the ground floor has been transformed by the addition of a high quality Mozolowski and Murray Orangery, which is accessed directly from the kitchen – providing the free flowing, sociable living space so coveted by today's households.

The approach to Carnock House fosters a sense of arrival, with stone-pillared, wrought-iron entrance gates and a sweeping, 'horseshoe' driveway, which rises gently to the foot of the house and curves around a central lawn with a grand Monkey Puzzle tree. The driveway to the front of the house provides ample room for parking multiple vehicles. In addition, the property benefits from a secondary, stone pillared entrance off Bonhard Road to the East, which provides direct access into the courtyard to the rear of the house.

Presiding proudly over the front of the plot, the principal, pebble-dashed façade of the house is set beneath a slate roof and indulges in a southerly aspect. The 3-bay elevation features five window which are arranged, with a classical symmetry, around the main entrance door, while on the western elevation a charming bay window lends character.

Curated with a keen eye-for-design and detail, the coordinated interior of Carnock House showcases an array of elevated finishes and fixtures, such as Karndean flooring, high quality carpeting, and designer wallpaper, which elevate the home's catalogue of heritage features, including tall sash and case windows, decorative cornicing, corbelling, and wall panelling. Beyond the threshold, the spacious, central hall is smartly presented with stone effect vinyl Karndean flooring with a decorative Celtic knot motif, while the staircase has a tartan runner, complete with high quality rods featuring thistle finials.

There are three handsomely proportioned public rooms off the hall, one of which is currently utilised as a large double bedroom. The principal sitting room is ideal for both comfortable family living and more formal entertaining, featuring a stone chimneypiece, inset with a traditional wood-burner, as well as an elegant bay window framing views over the lawn to the West.



The kitchen/breakfast room has had a high-end transformation in recent years and features a wealth of sleek wall and floor units offering ergonomic storage, as well as a stunning island with an in-built breakfast bar, all accented by composite work surfaces, integrated lighting, and NEFF appliances. Ideal for both effortless and relaxed family living, the kitchen has a set of bi-folding doors into a statement, Mozolowski and Murray orangery to the East. The orangery is a versatile, light-filled living space, with ample room for both lounge and dining furniture. It showcases a stretch of bi-folding doors which open out to a South facing decked terrace and patio area to the front of the property, which is the ideal spot for alfresco living and entertaining. Both the kitchen and the orangery are elevated by electric underfloor heating systems.

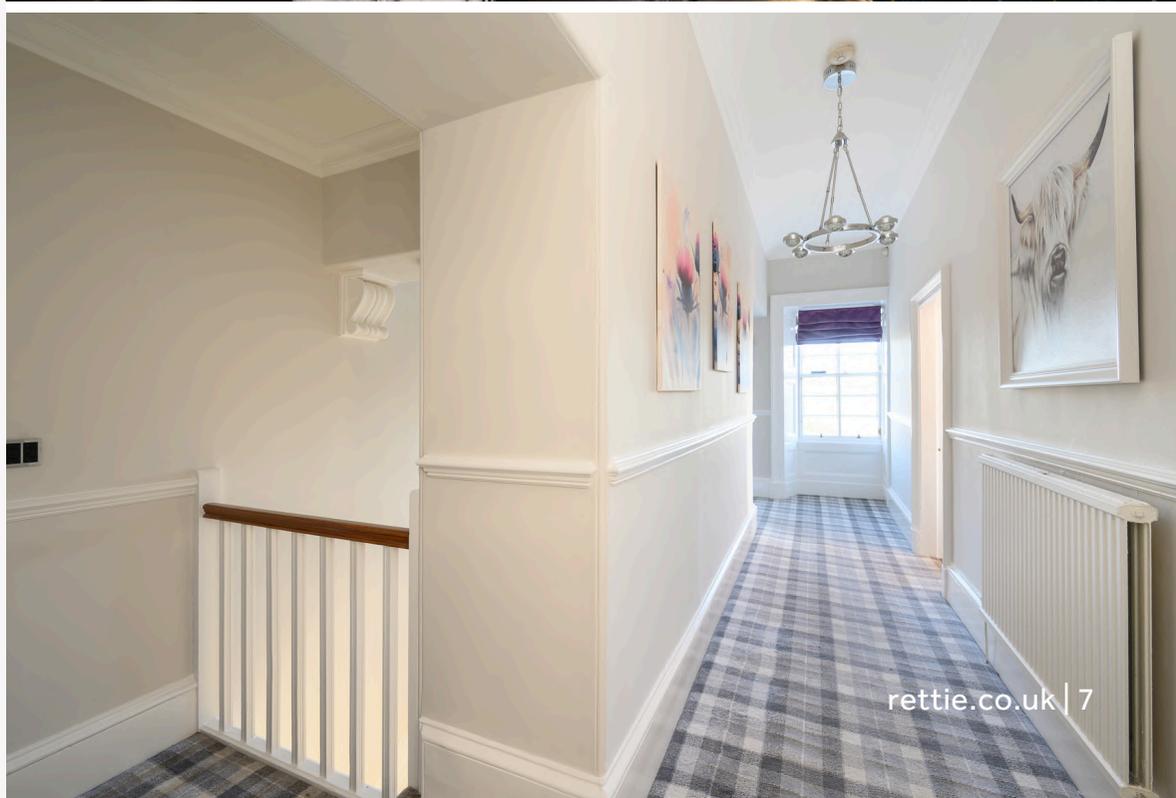
The ground floor accommodation is very well-equipped for the rigmarole of family living in the country, containing both a spacious utility room with a wealth of inbuilt storage and an internal storeroom. In addition, there is a beautifully decorated cloakroom/WC off the hall.

On the first floor, the staircase rises to a bright and spacious, split-level landing, where there is access to four, generously proportioned double bedrooms, as well as a dressing room or large single bedroom. The principal bedroom features a design-led, bespoke fireplace, lending a sense of retreat. There is also a double bedroom benefitting from a modern, ensuite shower room, for which the owners are in the process of acquiring retrospective listed building consent. The bedrooms share a luxurious bathroom with an indulgent roll-top bathtub, a rainfall shower, integrated Bluetooth speakers, a contemporary wash hand basin, and a WC.

The house occupies established, walled garden grounds, which befit a property of its stature and extend to approximately 0.7 acres.

From the main road, a stone-pillared, gated principal entrance, opens onto a 'horseshoe', in-and-out driveway around a traditional lawn with a mature Monkey Puzzle tree. To the West of the house, there is a spacious lawn garden, ideal for all manner of garden sports, which is lent colour and interest via a range of flowering shrubs and specimen trees and hosts a traditional playhouse. The garden's pair of smart, south and west facing patio terraces are positioned to capture the sun at different times of the day and have been upgraded with areas of composite decking. The patio terrace extending along the westerly elevation of the house features a stylish area of composite decking sheltered by a pergola. This space currently houses a hot tub, which may be made available by way of additional/separate negotiation. From the West of the house, there is also access to a traditional cellar, which has been tanked to provide an excellent storage space.

The traditional, stone outbuilding is set within an enclosed courtyard to the rear of the main enclosure and benefits from a secondary, private entrance off Bonhard Road. Set within the shelter of the courtyard, there is a stylish decked terrace, which adjoins the entrance door into the home bar.





The ancillary accommodation which has been created within the traditional outbuilding is inherently flexible and lends the property towards multi-generational living and home working, while also providing scope to generate a supplementary income, subject to acquiring the necessary consents. On the ground floor, there are a set of bi-folding doors off the central courtyard which open into a spacious area currently utilised as a home office, which is finished with oak effect flooring. The office is open plan to a secondary room, with its own entrance door off the courtyard. It is finished with further oak effect flooring and can easily be imagined as a home gym or bedroom accommodation, complete with a stylish ensuite shower room. To the east, the atmospheric home bar is fitted with an AGA wood-burning stove, On the first floor, the studio accommodation can easily be imagined as a further home office or ancillary bedroom accommodation and is lent character via a dormer window.

#### 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.

##### Special Note

The owners are in the process of acquiring retrospective planning and listed building consent for the first floor ensuite in the main house. The application is in process and further information can be requested from the selling agents.

##### Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH30 9RF.

##### Burdens

Council Tax Band – G

##### Fixtures and Fittings

Only those items specifically mentioned in the particulars of sale are included in the sale price.

##### Entry and Vacant Possession

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

##### Services

Mains gas, electricity, and drainage.

##### EPC Rating

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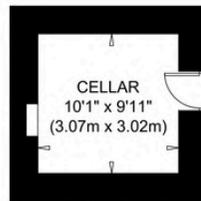
##### Home Report

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.

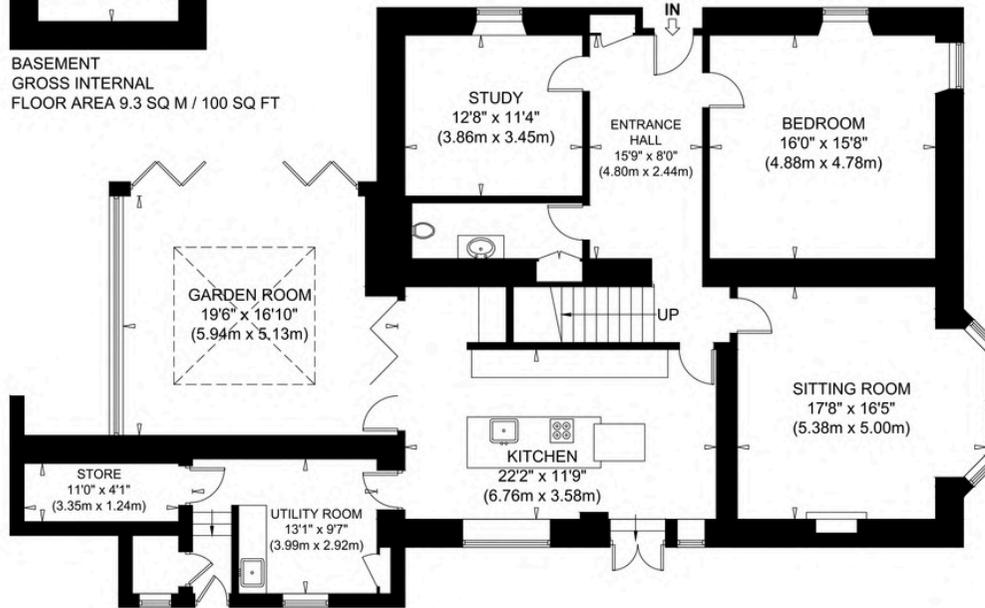
##### Offers

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

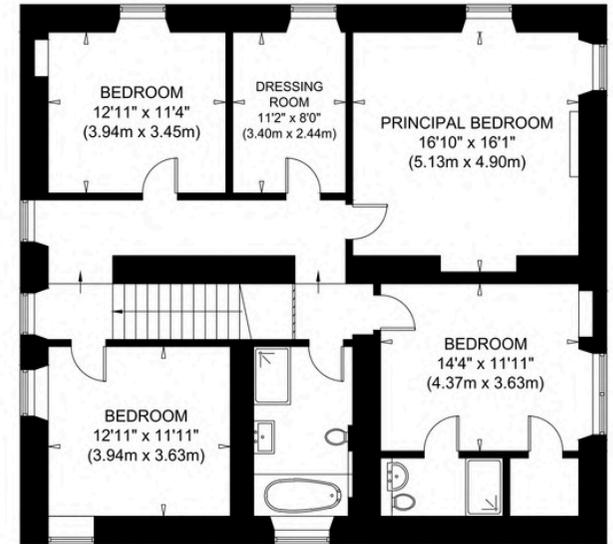




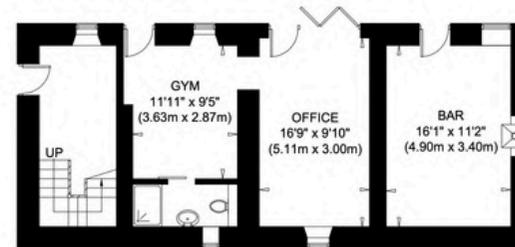
**BASEMENT**  
GROSS INTERNAL  
FLOOR AREA 9.3 SQ M / 100 SQ FT



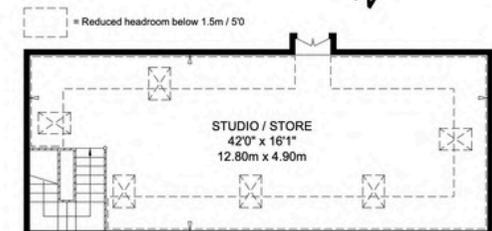
**GROUND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 178.1 SQ M / 1917 SQ FT



**FIRST FLOOR**  
GROSS INTERNAL  
FLOOR AREA 122.6 SQ M / 1319 SQ FT



**OUTBUILDING GROUND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 64.1 SQ M / 690 SQ FT



**OUTBUILDING FIRST FLOOR**  
GROSS INTERNAL  
FLOOR AREA 63.4 SQ M / 682 SQ FT

**CARNOCK HOUSE**  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA = 300.7 SQ M / 3237 SQ FT  
BASEMENT AREA = 9.3 SQ M / 100 SQ FT  
OUTBUILDING AREA = 127.5 SQ M / 1372 SQ FT  
TOTAL COMBINED FLOOR AREA = 437.5 SQ M / 4709 SQ FT  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

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### 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.

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RETTIE

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