



CLUNIE HOUSE

89 High Street, Strathmiglo, Cupar, Fife, KY14 7PR



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A handsome and substantial stone-built house providing characterful and generously proportioned living accommodation with fine period features, set within private garden grounds

Accommodation:

Ground Floor: Entrance Hall, Sitting Room, Dining Room, Dining Kitchen, Garden Room, Studio, Cloakroom, Shower Room.

First Floor: Principal Bedroom, Double Bedroom 2, Double Bedroom 3, Bedroom 4, Bathroom, Double Bedroom 5/Study.

Exterior: Established gardens of notable colour and diversity. Patio terrace. Kitchen garden with Greenhouse. Potting Shed. Log store. Outhouse.

Double Garage with private parking for ample cars.



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Situation

Clunie House is situated off the High Street in the quaint village of Strathmiglo. The village benefits from excellent transport links, with the M90 being easily accessible and providing swift road links south to Edinburgh and north to Perth and Dundee.

Strathmiglo itself has a local primary school, supermarket, shop, mobile library, village hall, pub and café/vintage shop. Milnathort, approximately 7 miles away and Auchtermuchty, approximately 2 miles away are attractive villages with shops for everyday local needs as well as pubs and restaurants. Kinross and Cupar are the local market towns, and both offer a wider range of shops as well as secondary schooling including Bell Baxter high School, supermarkets, a diverse range of High Street shops including Leisure Centres and Health Centres and the usual professional and banking services associated with town life. Private education is available at various schools including St Leonards in St Andrews, Glenalmond, Strathhallan and Dollar Academy (for which a regular bus to the school is available from Strathmiglo.)

Perth, approximately 13 miles away has a railway station with services to Edinburgh, Glasgow, Dundee, Aberdeen and Inverness. There is a bus "Park and Ride" to Edinburgh from Kinross and to Glasgow from Broxden, Perth. Edinburgh, Glasgow and Dundee airports are all easily accessible. Kinross Park and Ride also offers electric bus services to Edinburgh Airport, Aberdeen and Dundee. Ladybank is the nearest railway station (8 miles away), with regular services to Dundee, Perth and Edinburgh.

Dundee (approximately 22 miles away) offers all the facilities you might come to expect from the fourth largest city in Scotland. There is a mainline railway station with services both north and south, including a sleeper. Dundee airport offers flights to London city. The A90 dual carriageway provides easy access to Aberdeen and Perth and on to Edinburgh and Glasgow. Dundee is an established centre of excellence in education and life sciences, and has renowned cultural facilities, including the V&A Museum.

Keen golfers are spoilt for choice for local courses with nearby Kinross offering two excellent 18 hole courses as well as a Cricket Club, Hockey Club and tennis facilities. The Gleneagles Hotel, is approximately a 35 minute drive away, and St. Andrews, the 'Home of Golf' is only 20 miles away. There are also a host of local golf courses from Milnathort to Muckhart and Ladybank through to Rosemount.



Other country sports are easily found in the local area and there is a wide range of footpaths and bridle tracks to explore the surrounding area whether by mountain bike, horse or on foot. Eventing, Polo and Race Horse Trainers are located in Kinross-shire, and Perth Race Course is approximately 22km (14 miles) and has previously been awarded best UK small Race Course.

General Description

Clunie House dates from circa 1840 and is category B Listed. The house has been diligently renovated, extended and upgraded over the passage of time whilst maintaining many period features such as cornicing, ceiling roses and fireplaces. The property provides generous, well-proportioned accommodation whilst offering flexibility of use and a highly specified interior.

Accessed off the High Street a pedestrian gate opens to a stone pathway which leads to the main entrance door. A solid storm door opens into the Entrance Porch with ornate mosaic tiled floor and ceiling drop light. An inner decorative etched glass panelled door opens to the welcoming Entrance Hall with original flagstone flooring giving access to the principal accommodation on the Ground Floor.

Accessed off the Hall a timber door leads into the Sitting Room which is sumptuously proportioned; an exceptional reception room with decorative cornicing, ceiling rose and two integrated shelving units. Natural light emanates from the large bay window with working shutters. The log burner with stone surround provides a heartening focal point. The Dining Room lends itself to opulent formal entertaining and is exceptionally well proportioned. This is a handsome formal reception space flooded with natural light via the large bay window with working shutters, a pressed cupboard with glass panels and a Montrose log burner.

Accessed from the entrance hall is the Dining Kitchen which is the heart of the house; a fantastic reception room with stone tiled floor, fitted with a generous array of kitchen units providing ample storage with worksurfaces. The units incorporate a sink with draining area. The kitchen benefits from a large pantry with ample shelving and ceiling spotlights. The Kitchen has been thoughtfully configured to align with modern lifestyle trends and incorporates a Dining area which allows for sociable and relaxed family living, as well as the formal Dining Room which is ideal for entertaining larger parties when occasion demands.

A part glazed door opens to the Garden Room with tiled floor and glass panels proving a wonderful outlook over the rear garden. Accessed off the kitchen a door opens to the Studio with dual roof lights and patio doors providing direct access to the rear garden area.

The Cloakroom and Utility area can be accessed via the kitchen and off the hallway, providing useful storage space with traditional pulley. Completing the ground floor accommodation is a storage cupboard with shelving and the Shower Room with shower cabinet, wash hand basin with shelving above, WC and bidet.

The ground floor accommodation is ideal for entertaining with 3 flexible reception rooms alongside the Sunroom and Studio.



From the Hall, the staircase with mahogany handrail and ornate iron balusters rises to the half landing with an attractive stained glass window giving access to Double Bedroom 5/Study which overlooks the garden. The first-floor landing provides access to further Bedroom accommodation and the Bathroom.

Accessed off the landing is the Principal Bedroom which is exceptionally well proportioned with ornate cornicing and a large bay window with window seat and working shutters. There is an integrated shelving unit. Neighbouring is Double Bedroom 2 with sash window and working shutters. Along the landing is Double Bedroom 3 with large bay window with seating and an integrated wardrobe. Adjacent is Bedroom 4 with large sash window and balcony.

Completing the First Floor accommodation is the linen cupboard and the Family Bathroom with wash hand basin, mirrored wall mounted vanity unit, WC, bath unit with separate handheld shower attachment and heated wall mounted towel rail. The bathroom benefits from a skylight and picture windows overlooking the garden.

Clunie House has many impressive period features including ornate cornices, high ceilings, ceiling roses, fireplaces, working shutters and a handsome period staircase. Clever use has been made of bay windows, roof lights and part glazed doors all maximising natural light and views overlooking the garden grounds. The accommodation is generous and thoughtfully laid out with family living and entraining in mind.

Exterior

Clunie House stands within a plot befitting of its stature, which frames the house with an impressive frontage from the High Street and features a stunning walled garden to the rear. Sheltered by mature trees and burgeoning shrubbery, it is something of a protected haven providing a sense of privacy and seclusion.

The garden at Clunie House is a beautifully established and thoughtfully curated space, offering a rare opportunity for those with true green fingers, or anyone looking to fully embrace gardening, to enjoy a richly planted and highly rewarding setting.



Developed with care and expertise over the past six years, the garden is largely enclosed by an impressive collection of mature specimen trees and shrubs, including tulip tree, cornus kousa, magnolia, Japanese maple and flowering cherry. These provide structure and seasonal interest, while sweeping lawns and meandering gravel paths lead through well-stocked borders and beds, neatly framed by low box hedging.

The planting is diverse and abundant, ensuring year-round colour and texture. Early spring brings drifts of snowdrops, crocus and scilla, followed by daffodils, fritillaries and alliums, while later seasons showcase hydrangeas, hardy geraniums, ornamental grasses, asters and nerines. Climbing roses, clematis and a grapevine add height and character along the walls, with peonies, iris and azaleas creating beautiful displays around the ponds.

For the productive gardener, there is a well-equipped kitchen garden with raised beds and a greenhouse, home to thriving peach trees, alongside an orchard of apple, pear, plum and cherry trees, complemented by currants, gooseberries, strawberries and autumn raspberries.

The garden enjoys sun throughout the day, with a variety of seating areas positioned to make the most of both sun and shade, and a patio terrace to the rear providing an ideal space for outdoor dining and entertaining. A potting shed, log store and garden shed offer excellent practical storage, while a charming 'secret door' at the rear opens directly onto the neighbouring field—perfect for dog walks and enjoying the surrounding countryside.

A garden of real depth, variety and horticultural interest, it is perfectly suited to an enthusiastic gardener or anyone looking to immerse themselves in a truly special outdoor space. To the front of the house, across the High Street is a Double Garage and private parking for up to 6 cars, together with additional walled garden grounds.



GENERAL REMARKS AND INFORMATION

Designations

Clunie House is category B Listed. Ref: LB19755 and sits within a Conservation area.

Viewing

Viewing is strictly by appointment with the selling agents Rettie & Co, 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 KY14 7PR.

Fixtures & Fittings

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

Entry & Possession

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

Services

Mains water, gas, electricity and drainage.

Council Tax

Band E

EPC Rating

Band D

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in these properties. 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 & Co at 11 Wemyss Place, Edinburgh, EH3 6DH.

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.

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.

Websites and Social Media

This property and other properties offered by Rettie & Co 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, www.uklandandfarms.co.uk and www.thelondonoffice.co.uk.

In addition, our social media platforms are Facebook.com-RettieTownandCountry; Twitter.com- RettieandCo, Instagram and LinkedIn.

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.



Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, 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 he has not entered into contract in reliance on the said statements, that he has satisfied himself 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:

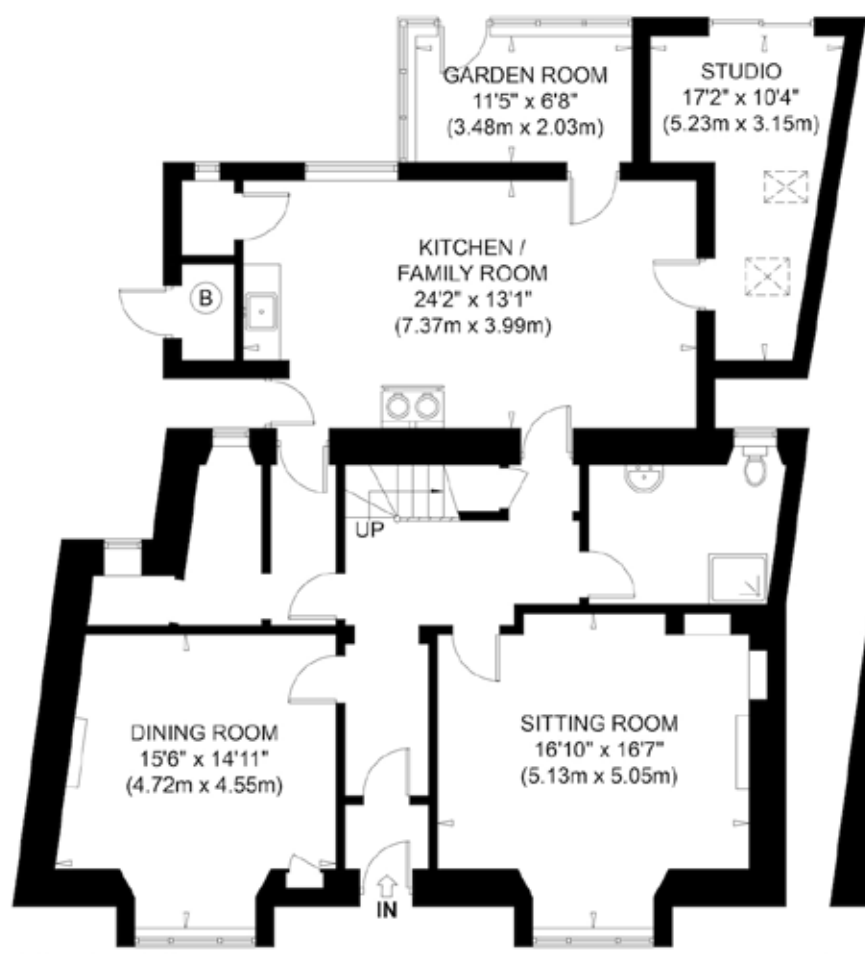
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract 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 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.

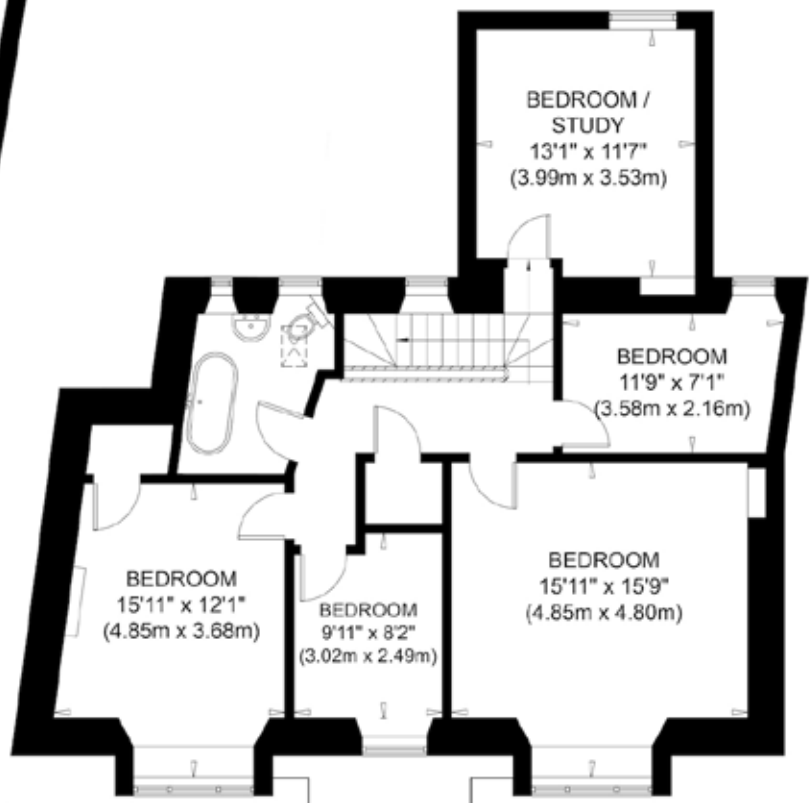
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



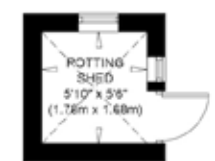




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 130.8 SQ M / 1408 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 90.7 SQ M / 976 SQ FT



OUTBUILDINGS
GROSS INTERNAL
FLOOR AREA 28.3 SQ M / 304 SQ FT

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 249.8 SQ M / 2688 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.


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