



THE BRAMBLES

1 Balwearie Steading, Fife, KY2 5UL

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A statement country home, set within an idyllic pocket of Fife countryside, which offers timeless yet contemporary living accommodation of remarkable scale, quality, and character.

With uninterrupted views over the surrounding rural landscape, The Brambles is a bespoke, architect-designed steading conversion, strategically positioned for access to Central Scotland's arterial road and rail network.

Accommodation

Ground Floor:

Entrance Hall; Sitting Room; open-plan Kitchen, Dining Room, and Living Room; Sun/Garden Room; Utility Room; Double Bedroom 4/Home Office; Double Bedroom 5; and Family Bathroom.

First Floor:

Landing/Gallery; Principal Bedroom with en-suite shower Room and Walk-in-wardrobe; Double Bedroom 2; Double Bedroom 3 with Dressing Room and en-suite Jack-and-Jill Shower Room.

Exterior:

The Brambles sits within a spacious parcel of landscaped garden grounds that wrap around the property from North to South and offer picturesque views over the surrounding countryside. They include:

- A smart, block-paved driveway providing parking and turning space for multiple vehicles.
- Detached double garage with electric doors.
- A sweeping south-facing lawn garden margined by attractive, well-stocked borders, planted to afford year-round colour and interest.
- Multiple patio terraces positioned to capture the sun at different times of the day.





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Situation

Kirkcaldy 3 miles (5 km); Edinburgh City Centre 27 miles (44 km); St Andrews 27 miles (43 km); and Glasgow City Centre 60 miles (97 km). (All distances are approximate).

Balwearie Steading is located in a secluded pocket of countryside approximately 3 miles to the west of the historic town of Kirkcaldy. Accessed along a private farm road off Boglily Road, the property is one of only six properties at Balwearie which share in the charming, rural setting.

Kirkcaldy, a former Royal Burgh, is fondly called 'the lang toun' for its fourmile- long main street. It is a vibrant and well-served community, with an array of independent shops, bars, and restaurants, as well as a popular Farmers Market held on the last Saturday of every month. Residents and visitors alike can take advantage of the town's attractive walking routes, with a promenade and beach overlooking the Firth and Forth and formal gardens and a boating lake at Beveridge Park. A recent waterfront regeneration project has also seen the area improved for cyclists and the installation of seafront viewing shelters.

Beveridge Park has a playpark and football pitches, while Kirkcaldy Leisure Centre houses a gym, health suite, and swimming pool. Kirkcaldy Galleries and The Adam Smith Theatre offer wonderful cultural escapes, while every April the Links Market comes to town with over 200 rides and attractions. Kirkcaldy is also an ideal location from which to explore the characterful fishing villages that make up this scenic part of Scotland including Anstruther, St Monans, Crail, and Pittenweem. There are world-renowned golf courses to enjoy including the 18-hole club in Kirkcaldy, the last designed by Old Tom Morris in 1904; Dunnikier Park Golf Club; and The Old Course at St Andrews. Cluny Activities is home to extraordinary experiences such as archery, clay shooting, and golf.

There are several local primary and secondary schools in Kirkcaldy, including Balwearie Secondary School. The town is also within commutable reach of several independent schools, including St Leonards in St Andrews, The High School of Dundee, and many of Edinburgh's private schools.

St Andrews to the North is approximately a 45-minute drive and Edinburgh to the South is approx. 50 minutes by car, or train. Kirkcaldy Railway Station is on the main East Coast line and the Fife Circle line, offering commuter services to Edinburgh Waverley and Dundee, as well as trains to London Kings Cross, to name but a few.







General Description

The Brambles is a singular, substantial semi-detached house, offering approximately 4768 sq ft (443 sq m) of immaculately presented, handsomely proportioned living accommodation. One of only two properties developed from a traditional farm building at Balwearie Steadings, the houses have been arranged to afford mutual privacy and shared enjoyment in the splendid views over the surrounding countryside: with no. 1 forming the eastern wing of the conversion. Tastefully designed with both creative vision and deference to the building's heritage, The Brambles is a home with atmosphere and scale, finished to a discerning specification.

On approach, the façade of The Brambles has great character and charisma, finished with natural stone retained from the original steading and set beneath a rustic, pan-tiled roof, of the style synonymous with Fife's architectural vernacular. Rounded carriage archways have been thoughtfully incorporated within the southerly elevation, framing a series of tall windows and doors. A neat, block-paved driveway provides car parking and turning space for multiple vehicles to the side of the house and leads up to a detached, double garage, with a pair of electric doors, which can be opened via remote control or manually.

Completed in circa 2007, The Brambles was specified to particularly exacting standard, with effortless and relaxed family living at the forefront of its design. The accommodation is elevated by impressive interior architecture and indulgent finishes, including bespoke TJ Ross oak carpentry, a luxurious Murray and Murray kitchen, limestone/travertine flooring, and high-quality bathroom fixtures, such as a spa bath. The interior has been finished with a timeless style, with timber-framed, double-glazed windows, plush neutral carpeting, and a considered lighting design, incorporating contemporary downlighting.





Set within a south-facing arched aperture, the main door opens into the entrance hall, which impresses a sense of arrival, with a handsome oak staircase, featuring timeless balustrading and bullnose-curtail steps, rising to a galleried landing on the first floor. Beneath the staircase, a pair of oak doors provide access to an immaculately presented ground-floor WC and a separate cloakroom cupboard. A set of double doors open into the neighbouring living room, enhancing the impression of space.

The spacious sitting room is smartly appointed and lends itself to formal entertaining, with plush carpeting and a recessed wood-burning stove. A trio of tripartite, floor-to-ceiling, arched windows punctuate the southerly elevation, framing a splendid outlook over a colourful, planted border and onto the private lawn at the front of the property. They incorporate a set of French Doors leading to a patio terrace: the ideal spot for alfresco living and entertaining, amidst the verdant, south-facing garden.

The Brambles stands out for its remarkable succession of open-plan reception spaces, centred around the stunning kitchen, extending to approximately 17 metres from end to end. Accessed via a broad hallway off the sitting room, the free-flowing area is ideal for effortless, relaxed family living and entertaining larger parties when the occasion demands. From the hallway, steps lead up to the dining area, where engineered oak flooring zones the area from the kitchen and a tripartite floor-to-ceiling window provides a long view over the garden, the fields, and towards woodland.

The country kitchen is a timeless Murray and Murray installation which features shaker-style natural oak and cream cabinets, accented by granite work surfaces, aged brass handles, and limestone/travertine flooring. The cabinets provide a wealth of ergonomic culinary storage, including pan drawers and pantry cupboards and are set around a statement island with a breakfast bar and double sink with a traditional swan-neck mixer tap. An Aga, in a traditional surround with a solid oak mantle, serves as a characterful centrepiece and provides four ovens, a pair of hotplates, and a warming plate. The well-appointed kitchen also has an American-style fridge/freezer and a dishwasher.

A cream carpet defines the generously proportioned sitting room: a triple-aspect space that extends from the kitchen to a stretch of floor-to-ceiling windows at the end of the room. The wall of glazing features two sets of French doors leading out to a raised patio terrace in the garden, which is a wonderful spot for alfresco dining against the backdrop of the undulating fields and distant woodland.

From the kitchen/living room, a door leads into a beautifully presented sun/garden room, well suited to year-round enjoyment of the scenic setting, with timber-framed windows spanning all three exterior walls, a pair of large Velux windows, and oak flooring. It has a set of double-glazed doors that open to the garden.

The utility room is practically positioned off the kitchen and fitted with a Hotpoint washing machine and Hotpoint tumble dryer arranged in a vertical stack, plus neutral wall and floor cabinets, an additional sink, and a draining board. It also houses the Grant oil-fired boiler and the pressurised hot water tank.

Returning to the hallway, a door leads to a well-proportioned double bedroom, complete with a deep storage cupboard and south-facing floor-to-ceiling windows with a private outlook into the front garden. Neighbouring the bedroom, there is a spacious family bathroom, which has been finished to a high standard with: classic, blonde wall and floor tiles; a luxury spa bath with jets; a separate corner shower; a pair of wash hand basins, each set on natural wood vanity stands with storage drawers; a WC, and a heated towel rail.

The main entrance hall provides access to a further inherently flexible room, which can easily be imagined as a home office, family/games room, or a double bedroom. Finished with cream carpeting, it is a dual-aspect space, with another attractive arrangement of South-facing windows.





On the first floor, the bespoke staircase rises to a sweeping, galleried landing with ample room for an occasional lounge or study. A series of Velux windows flood the space with natural light. The landing and the three spacious, first floor double bedrooms are all finished with plush, cream carpeting and feature charming windows framing elevated views over the surrounding countryside.

The sumptuously proportioned principal bedroom suite has been designed with a sense of sanctuary in mind, featuring a double bedroom with space for armchairs, dressers, and dressing tables, accompanied by a walk-through shower room leading to a walk-in wardrobe. The ensuite has a corner shower cubicle, a Velux window providing natural light, a wash hand basin set on a vanity cabinet, and a WC.

The second double bedroom is positioned at the opposite end of the landing and is a triple aspect room with a wealth of storage afforded by two fitted wardrobes, concealed behind double, oak-finished doors. The third double bedroom benefits from a dressing room, fitted with a vanity table or desk, as well as a Jack-and-Jill ensuite shower room, which can also be accessed from the landing.

GENERAL REMARKS AND INFORMATION

Special Note

There is a Right of Pre-emption on the title of the property. For further information, please contact the selling agents.

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 KY2 5UL. what3words: [///logic.waddled.ridge](https://www.what3words.com/#!/logic.waddled.ridge)

Fixtures and Fittings

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

Entry & Possession

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

Services

Mains electricity and water. Oil-fired boiler for central heating and hot water systems. Private oil tank in garden grounds. Private septic tank.

Council Tax Band

G

EPC Rating

Band D

Tenure

Freehold

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.



Offers

Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6HA. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

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.

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available on request.

Misrepresentations

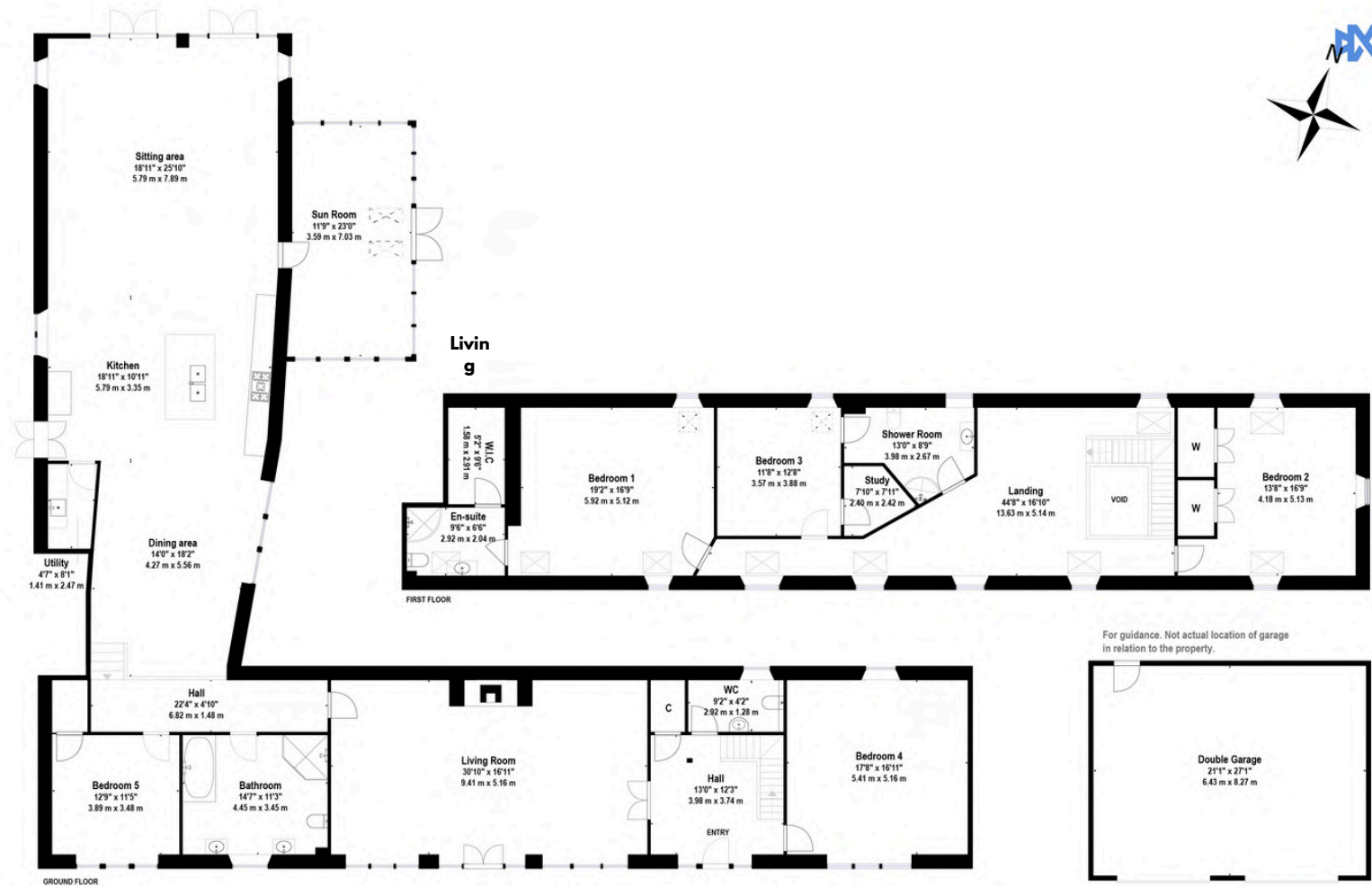
1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s)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





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Measurement point 

Indicates area of Limited Use Space 

Gross internal area: 4768 sq ft / 443 sq m
Double Garage: 570 sq ft / 53 sq m

Plan produced for Rettie in accordance with RICS International Property Measurement Standards. All plans are for illustration purposes and should not be relied upon as statement of fact. Measurements shown are taken from points indicated. Areas with curved and angled walls are approximated.

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