

Inchrye Steadings, Lindores, Cupar KY14 6JD

Directions

From Edinburgh, travelling north, take Junction 8 of the M90 on to the A91. Continue for 18 miles along the A91. After Auchtermuchty turn left on the B937 signposted Lindores. Follow that road and at the T-Junction take a right on the A913 towards St. Andrews and follow the road for approximately 0.5 mile and Inchrye Steading can be seen just on the right-hand side.

Description

There can be few more romantic settings than Inchrye Steading, a prominent 'B' listed building nestling deep in the Howe of Fife countryside, but with easy access to the main A92 trunk road.

It is believed that the U-shaped steading belonged to Inchrye Priory, a Georgian Gothic revival house built in 1827 and demolished in the 1960s. Most of the architectural features are still intact, including the distinctive castellated dovecot and polygonal turrets.

The Good House Company will create five beautiful substantial steading properties all with 4 bedrooms and each retaining historic features such as the clock tower, kennels and horse mill. Each one will have high specification and with garages, large private gardens and landscaped communal areas, the steadings will make fantastic family homes.

Situation

Set amidst the gently rolling hills of rural Fife, Inchrye Steadings has stunning views over the local hills, farms and countryside. Lindores is home to a historic abbey and distillery.

Outdoor enthusiasts are admirably catered for with an extensive network of tracks and paths that are ideal for cycling and horse-riding. More than 100 golf courses - including the famous St Andrews Links - are within easy reach.

St. Andrews, Perth, Cupar and Dundee are all within easy reach and even Edinburgh or Glasgow are easily accessible. Edinburgh Airport is only 40 miles away allowing you to access the transport network easily for such a stunning rural location.

When it comes to leisure time, residents of Inchrye are spoiled for choice, with a range of attractions and activities both in Fife and its neighbouring county of Perth and Kinross.

The Inchrye community enjoys enviable view of the hills, farmland, lochs and is close to the coastal estuary of the Tay at Newburgh. The local town of Newburgh and village of Dunbog have good schools and local amenities such as shops and restaurants. A good secondary schooling is available in Cupar at Bell Baxter High School.

For history lovers, Lindores is a small village in Fife, Scotland, in the parish of Abdie, about two miles from Newburgh. It is situated on the north-east shore of Lindores Loch. A possible derivation of the name Lindores is 'church by the water'. The ruins of Abdie church, about 0.5 miles south-west of the village are possibly the site of an ancient shrine connected to the Celtic foundation at Abernethy. After the foundation of Lindores Abbey in 1191 the church was given to the abbey. A Pictish stone dating from the 3rd century stood on a nearby ridge until 1850, but is now in the church yard. Traces of an ancient castle, thought to have belonged to Macduff, Thane of Fife, have been found at the eastern end of the village. The battle of Black Innsyde at which William Wallace defeated Aymer de Valence, the 2nd Earl of Pembroke, was fought near the village.

Just up the road is Lindores Abbey Distillery, thought to be the oldest distillery in the world. It is claimed that the first written reference to whisky being produced in Scotland relates to Lindores Abbey. The Exchequer Rolls of 1494 lists that, by order of King James IV, 'eight bols malt' be presented to Tironensian monk Friar John Cor to produce 'aqua vitae' – the water of life. It is thought that Friar Cor resided at Lindores, and the Abbey has become known as the 'spiritual home of Scotch whisky'.

Specification

The Good House Company has become synonymous with quality in terms of finish and design, and the homes at Inchrye Steadings are being built to the exceptionally high standards that buyers should expect.

The completed restoration of the development will reflect the rural setting. With stone walls, pitched roofs, dormer windows and private gardens creating a traditional countryside feel, yet the homes will incorporate all the contemporary features needed for optimum comfort and convenience. Each home will be individually crafted from unique parts of the original building, from exposed stone work, octagonal turrets, former kennels, a clock tower and horse mill.

You will have the opportunity to stamp your own individuality on your home. From the style of doors and handles to the type of data points and even the positioning of internal walls, the house can be tailored to meet your own taste and requirements.

Three of the homes will have integrated double garages, two will offer external timber frame garages with log stores.

External specification:

- Space for at least four cars in the driveway/garages
- Fully covered by architects guarantee
- Wood burning stoves
- Highly efficient air source heat pumps with underfloor heating and provide plenty of hot water
- Locally sourced whinstone and sandstone walls, pointed or rendered in traditional lime
- Traditional slate roofs
- Beautiful driveway to the properties
- Triple glazed windows which lock in heat and promote solar gain
- Private gardens with seeded lawns and planting
- Beech hedging and stock fencing
- Sandstone patio areas
- Lantern style external lights
- Communal areas which can be accessed by each property, landscaped with carefully planted areas

Internal specification:

- Under-floor heating on the ground floor with high efficiency insulation to floors and walls
- Oak doors throughout with a choice of handles
- Feature staircases with a choice of finishes
- Oak flooring to kitchen/family room
- Choice of high spec Alan Johnstone fitted kitchen with Neff appliances
- Fitted Alan Johnstone utility room
- A choice of bathroom sanitary-ware and tiles from one of our ranges
- Fitted master dressing room designed to suit
- Wood burning stove to main living area
- Built in wardrobes with shelves and rails
- Hall cupboard with shelves and coat rail
- Concealed Sonos surround sound system to main living room
- Digital television aerial fitted
- Security alarm

General

Buying a new build home need not be an anxious experience and our team will guide you through the process. Typically, our customers can buy off-plan and are able to have a degree of input in how those plans are changed to suit their own needs.

We will be in constant contact with you throughout the process, not only to update you, but to guide you through the decisions you could make.

Building bespoke allows you to:

- Choose a date to complete that is right for you
- Customise rooms and floor plans
- Choose the kitchen, bathroom and tiles from an infinite selection
- All wood finishes, staircases, skirting, coving, paintwork and tiling
- We keep you updated every step of the way and will guide you through the process as your home is built, giving you time to choose the details.

Offers must be submitted in Scottish legal terms to the selling agents.

Purchase price

A reservation fee of £1000 will secure your home and then within 7 days of conclusion of Missives a deposit of £9,000 of the purchase price shall be paid. These will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

Viewing

Strictly by appointment with Bell Ingram Perth office - 01738 621121.

Important Notice

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- i) prospective purchasers should satisfy themselves as to the structural condition of any buildings or other erections and the state of repair of any services, appliances, equipment or facilities;
- ii) any photographs included in these particulars are for general information only and any furniture or contents shown in these photographs are not included in the sale unless this is expressly stated in these particulars; and
- iii) any descriptions, measurements or dimensions quoted are approximate only and references to conditions, planning permissions, services, usage, construction, fittings & fixtures and moveable items are for guidance only.