



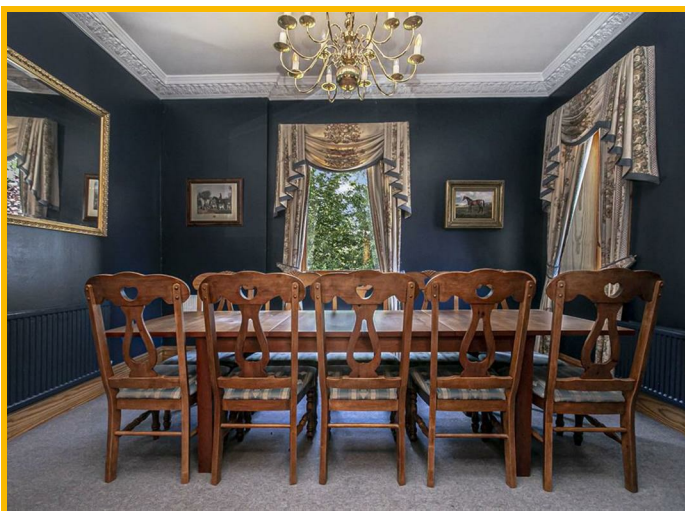
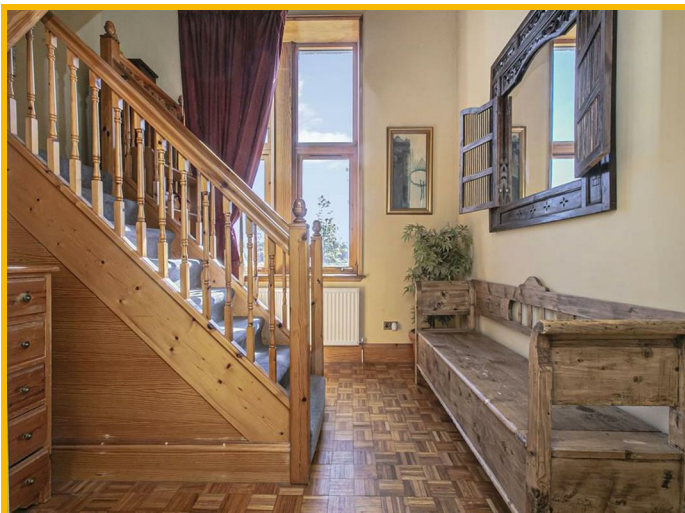
**Pinewood Lodge St. Michaels, St. Andrews, Fife, KY16 0DU**

**Offers Over £500,000**





FABULOUS 5 Bedroom 3 Bathroom 2 Reception Detached Villa with many ORIGINAL FEATURES in a STUNNING COUNTRYSIDE SETTING with double garage, extensive parking and vast gardens. Situated a short drive from Leuchars Train Station providing excellent links for Dundee and Edinburgh. All essential amenities found nearby in St Andrews making this an Idyllic Family Lifestyle Choice. Accommodation: Hall, sitting room, dining room, breakfasting kitchen, utility room, bathroom with a sauna, master bedroom with an ensuite shower room, 4 further double bedrooms, W.C and an additional bathroom. DG. OCH. Extensive Gardens. Pond. Vast Driveway. Detached Double Garage. PERSONAL PROPERTY TOUR available online.



## DIRECTIONS

Please contact agent for further information.

## HALL

Access is via an opaque double-glazed timber door leading into the spacious hallway through the vestibule. The inner hall has a grand feeling with a feature cast iron fireplace set on a granite hearth and beautiful cornicing detail. Cupboard provides shelving storage space. Radiator. Tiled flooring. Access to the rear hall.

## SITTING ROOM

25'1" x 17'0" (7.66m x 5.20m)

Stunning sitting room with double-glazed windows to the front overlooking the garden. Feature stone fireplace. Cornicing. 2 radiators. Exposed solid wood flooring. 2 sets of glazed timber patio doors lead to the terrace with a pleasant outlook to the rear. Doorways to the dining room and breakfasting kitchen.

## DINING ROOM

13'6" x 11'10" (4.14m x 3.61m)

Spacious dining room with double-glazed windows to the front and side. Beautiful cornicing and ceiling rose. 2 radiators. Carpeted. Doorway to the breakfasting kitchen.

## BREAKFASTING KITCHEN

12'0" x 11'0" (3.66m x 3.37m)

Good-sized breakfasting kitchen comprising: Wall mounted, floor standing units with contrasting worktops and matching upstand. Peninsula unit provides a social dining space with wine storage below. Integrated appliances include a gas hob, oil fryer, extractor fan, oven, oven/grill and a dishwasher. Double-glazed window to the side. Coving. Exposed solid wood flooring. Access to the utility room.

## UTILITY ROOM

7'1" x 8'9" (2.17m x 2.69m)

Convenient utility room comprising: Wall mounted, floor standing units with space for several freestanding appliances. Floor standing oil central heating boiler. Double-glazed windows to the side and rear. Coving. Tiled flooring. External door leads to the terrace.

## W.C

7'9" x 5'1" (2.37m x 1.57m)

2-piece suite comprising: W.C and a wash hand basin. Stained glass window to the front. Coving. Radiator. Tiled flooring.

## BEDROOM 5

14'6" x 13'10" (4.43m x 4.24m)

Spacious ground floor bedroom with double-glazed windows to the side and rear overlooking the garden. Cornicing. Radiator. Carpeted.

## BATHROOM / SAUNA

10'9" x 10'0" (3.30m x 3.05m)

Luxury 5-piece suite comprising: W.C, wash hand basin, clawfoot bathtub, timber sauna and a shower enclosure with sliding door and a thermostatic control rainfall shower. Partially tiled. Stained glass double-glazed windows to the front and side. Coving. Radiator. Tiled flooring.

## REAR HALL

Rear hall with 2 tall, double-glazed windows taking full advantage of the stunning views to the rear. Timber staircase leads to 4 double bedrooms and a bathroom. Cupboard provides storage space. Radiator. Solid wood parquet flooring.

## UPPER LANDING

Hatch provides access to the attic. Cupboard provides storage space. Radiator. Carpeted.

## MASTER BEDROOM

16'4" x 12'3" (5.00m x 3.75m)

Bright double bedroom with a double-glazed window to the front. Hatch access to the eaves storage. 2 radiators. Carpeted. Doorway to the ensuite shower room.

## ENSUITE SHOWER ROOM

7'9" x 5'5" (2.38m x 1.66m)

3-piece suite comprising: W.C, wash hand basin and a wet walled shower enclosure with sliding doors and an electric shower unit. Velux window to the rear. Fully tiled. Heated towel rail. Tiled flooring.

## BEDROOM 2

9'3" x 8'11" (2.84m x 2.74m)

Additional double bedroom with a Velux window to the rear overlooking the garden. Radiator. Carpeted.

## BEDROOM 3

13'3" x 11'10" (4.06m x 3.62m)

Further double bedroom with a double-glazed window to the rear overlooking the garden. Hatch access to eaves storage. Radiator. Carpeted.

## BEDROOM 4

13'2" x 12'10" (4.03m x 3.93m)

Double bedroom with a double-glazed window to the front. Radiator. Carpeted.

## BATHROOM

11'10" x 4'10" (3.63m x 1.48m)

Luxury 4-suite comprising: W.C, wash hand basin, freestanding bath and a wet walled shower enclosure with sliding doors and a thermostatic control rainfall shower. Velux window to the front. Fully tiled. Heated towel rail. Tiled flooring.

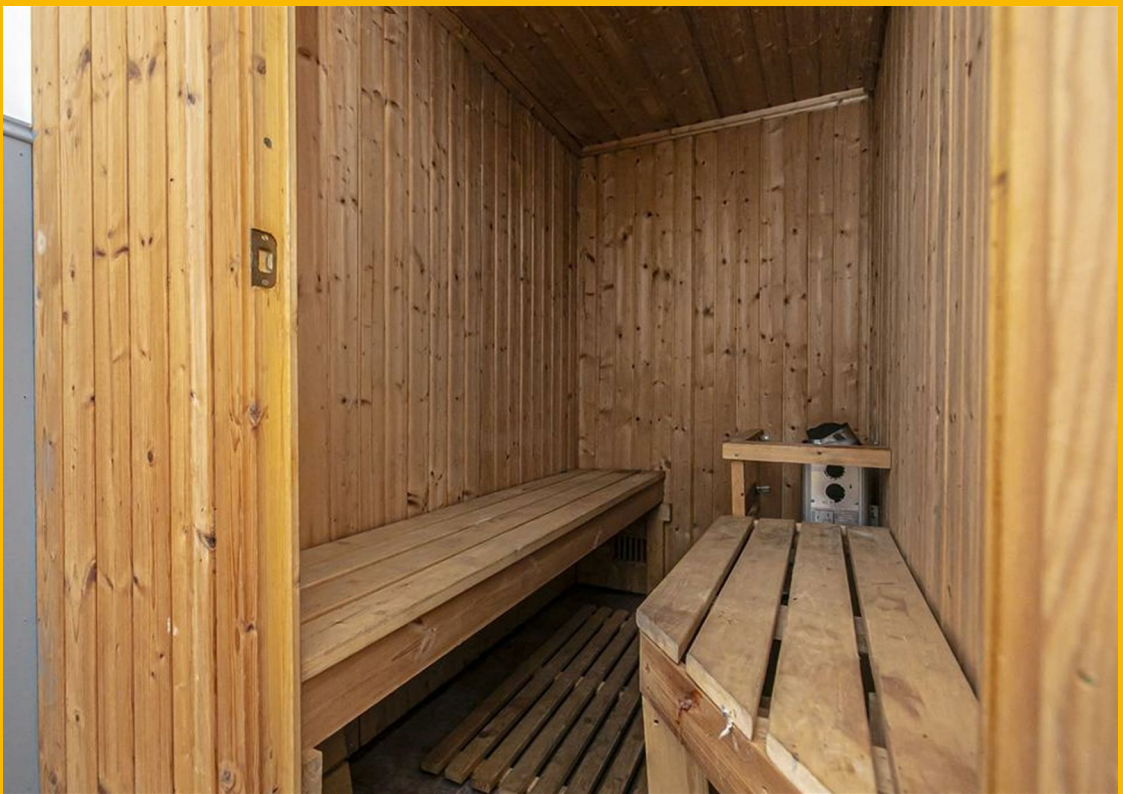
## GARDEN

This stunning property sits on a substantial plot with a vast gravel driveway and a detached double garage providing secure parking with ample additional storage space. To the front, side and rear of the property is laid to lawn with borders containing an array of established plants, shrubs and trees providing colour throughout the seasons. In the rear garden a pond surrounded with a paved patio provides a stunning feature to the garden. To take full advantage of the beautiful surroundings the property has a raised terrace with additional access from the sitting room, providing an ideal spot for garden furniture to relax and enjoy time in the sun entertaining family and friends. The oil tank is located to the side of the property with easy access for refilling.

## AGENTS NOTES

Please note that all room sizes are measured approximately to the widest points.











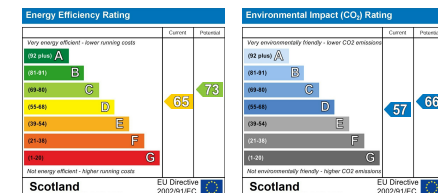
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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