



Hawfield House Cupar Road, Kennoway, Leven, KY8 5LP

Offers Over £425,000



RARELY AVAILABLE 3 Bedroom 3 Reception 2 Bathroom B Listed Detached former MANSE HOUSE with some STUNNING ORIGINAL FEATURES, Off Street Parking, Integrated Double Garage and Beautifully Landscaped Extensive Gardens. A fabulous family home located close to all essential amenities with a short drive to Leven and Cameron Bridge Train Stations, Fife Coastal Path, Beach and Golf Courses. Accommodation: Hall, sitting room/snug, dining kitchen, dining room, 3 double bedrooms, bathroom, shower room, and a formal sitting / drawing room. SG. GCH. Extensive Gardens. Summer house. Green house. Driveway and an Integrated Double Garage. PERSONAL PROPERTY TOUR available online.



LOCATION

The village of Kennoway has a local shopping centre, several good restaurants, a modern primary school and generally all-round good amenities. Nearby is open countryside with a network of paths such as the Fife Pilgrims' Way, that provides the perfect opportunity to walk, cycle or even run off road. With nearby transportation links to Leven, Kirkcaldy, Glenrothes and Dundee with the local railway stations in Leven and Cameron Bridge connecting directly to Edinburgh, Dundee and Aberdeen it really makes the village an attractive proposition. Edinburgh international airport is approximately an hour away by road and rail.

DIRECTIONS

Please contact agent for further information.

HALL

Access is via a solid timber door leading into the spacious lower hallway. Carpeted stairway with an opaque traditional sash and case window to the rear with secondary glazing. Under stair cupboard provides hanging storage space. Cornicing. Radiator. Solid oak flooring.

SITTING ROOM / SNUG

14'0" x 12'5" (4.29m x 3.80m)

Spacious sitting room with a traditional sash and case window to the front with functioning timber shutters and a view over the garden. Feature Adams style fireplace with a stunning ornate surround and hearth. Cornicing. Picture rail. 2 radiators. Carpeted.

DINING KITCHEN

21'7" x 13'5" (6.59m x 4.11m)

Stunning fitted kitchen comprising: Wall mounted, floor standing units with marble worktops and matching upstands. Central marble island provides a split-level social cooking area ideal when entertaining guests, with a fixed dining arrangement for 6 people, pop up power sockets and additional storage space. Integrated appliances include an induction hob, eye level oven, plate warmer and a dishwasher. Traditional sash and case windows to the rear and front with functioning timber shutters and a view over the garden. Cupboard houses the hot water tank with additional storage space. Coving. 2 radiators. Vinyl tile flooring. Doorway to the integrated garage.

REAR HALL

Leads to the drawing room, downstairs bedroom and a bathroom. Radiator. Solid oak flooring.

DINING ROOM

15'0" x 13'9" (4.59m x 4.20m)

Bright dining room with 2 traditional sash and case windows to the front

with functioning timber shutters and a view over the garden. Ceiling rose, cornicing, picture rail. Feature 'Carrara' marble fireplace with a gas living flame fire set on a black marble hearth. Radiator. Carpeted.

BEDROOM 3

13'7" x 10'3" (4.15m x 3.14m)

Downstairs double bedroom with a traditional sash and case window to the side with functioning timber shutters. Decorative fireplace with a tiled surround and hearth. Cupboard provides storage space. Cornicing. Picture rail. Radiator. Carpeted.

BATHROOM

13'8" x 5'9" (4.18m x 1.76m)

4-piece suite comprising: W.C, wash hand basin, bath and a wet walled shower enclosure with a pivot door and a thermostatic control shower. 2 opaque single-glazed windows to the rear, one sash and case. Heated towel rail. Vinyl flooring.

UPPER LANDING

Hatch with a fixed timber ladder provides access to the fully floored and lined attic with 2 Velux windows to the rear, access to additional eaves storage and provision for light and power. Cornicing. Carpeted.

FORMAL SITTING / DRAWING ROOM

21'6" x 14'0" (6.57m x 4.28m)

Beautiful reception room with traditional sash and case windows to the side and front with a view over the garden. Feature Adam style fireplace with a gas fire set in a marble inner surround and hearth. Alcove with original moulding detail provides a stunning focal feature. 2 cupboards provide shelving/storage space. Cornicing, dado rail and ceiling roses. 2 radiators. Carpeted.

BEDROOM 1

14'0" x 12'7" (4.27m x 3.86m)

Spacious double bedroom with a traditional sash and case window to the front with a view over the garden. Feature Adam style fireplace with cast iron inner surround. Fitted wardrobe provides shelving/hanging/storage space. Cupboard provides shelving/storage space. Cornicing. Radiator. Carpeted.

BEDROOM 2

14'0" x 9'10" (4.28m x 3.00m)

Additional double bedroom with a traditional sash and case window to the side with functioning timber shutters. Cornicing. Picture rail. Radiator. Carpeted.

SHOWER ROOM

8'2" x 6'11" (2.49m x 2.11m)

3-piece suite comprising: W.C, wash hand basin and a wet walled shower enclosure with a pivot door and a thermostatic digital mixer shower. Traditional sash and case window to the front. Fully tiled. Heated towel rail. Tiled flooring.

GARDEN

This property sits on a substantial plot of land with a vast, beautifully landscaped garden with an array of mature and well-placed plants, shrubs and trees throughout. There is also a variety of fruit trees and plants including Scottish apple and plum, rhubarb, blackcurrant and gooseberry bushes and a large bed of strawberries. The garden has an extensive enclosed area of lawn providing an ideal space for children's play equipment and a safe space for pets to play. The garden has several power points and water outlets scattered throughout making the garden more accessible for watering. To the rear of the property is an additional lawned area with drying green facilities in place, surrounded by mature trees and hedgerow providing privacy and colour throughout the seasons. Access for the coal store located at the rear. Access to the property is via a shared road through the church grounds leading to a mono bloc driveway providing off street parking and access to the garage as well as a bin storage area.

UPPER SUMMER HOUSE

9'10" x 7'5" (3.00m x 2.27m)

Good-sized timber summer house provides an ideal space to enjoy sheltered time outdoors. Provision for power and a TV aerial. Single-glazed windows provide ample natural light.

LOWER SUMMER HOUSE

10'7" x 6'7" (3.25m x 2.02m)

Lower summer house has provision for light and power with laminate flooring. Single-glazed windows to the front and side providing natural light.

DOUBLE GARAGE

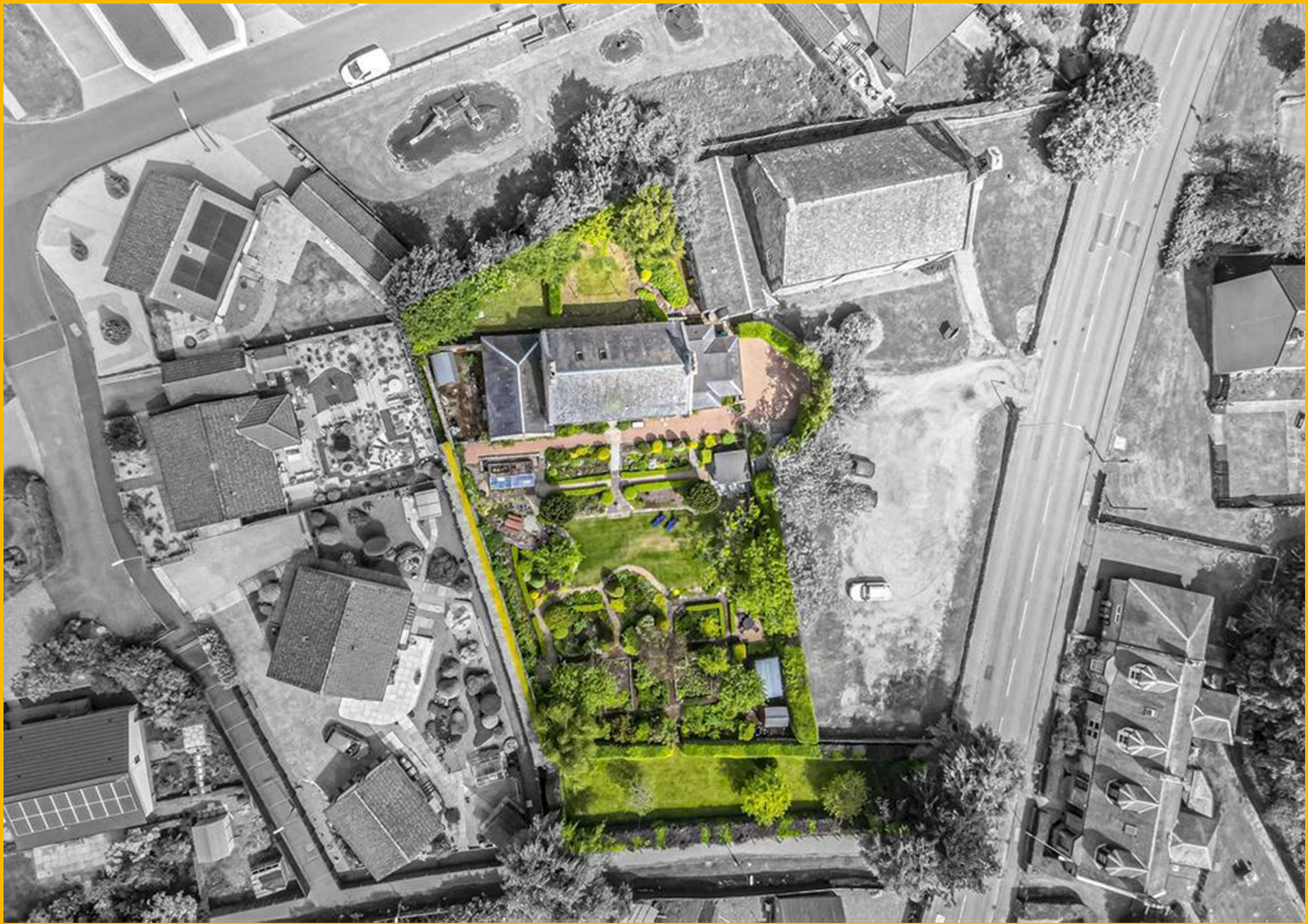
18'4" x 17'7" (5.60m x 5.36m)

Spacious double garage accessed via an electric up and over metal door providing secure parking and fitted with kitchen units providing an abundance of storage with a sink area and space for a washing machine and tumble dryer. Wall mounted gas central heating system boiler. Doorway to a functioning coal store with hatch for coal deliveries to the rear of the property. Timber door provides additional access from the dining kitchen.

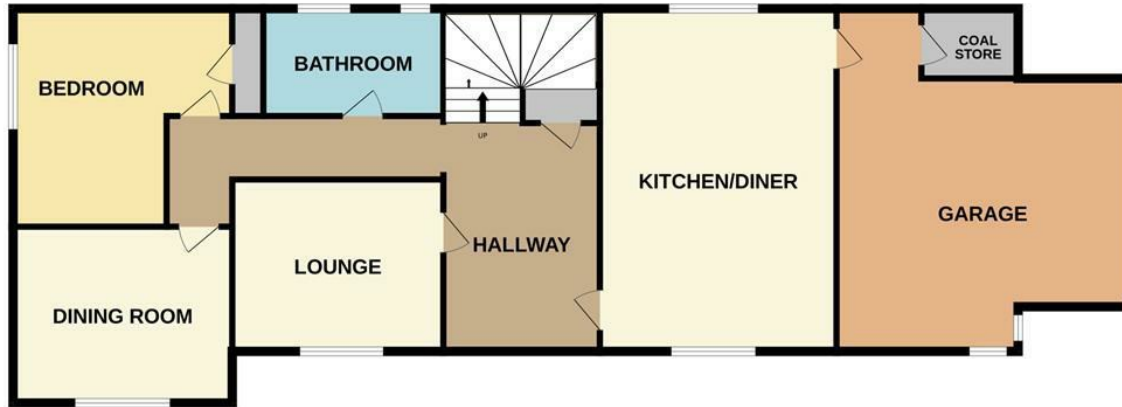
AGENTS NOTES

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

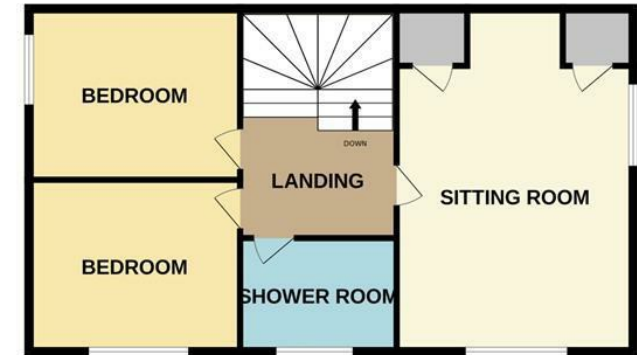




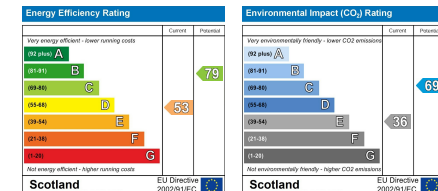
GROUND FLOOR



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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