



The Old Smiddy Easter Fernie, Cupar, KY15 4NA
Offers Over £400,000

Stunning 4 Bedroom 2 Reception Detached Cottage with CHARMING features throughout, extensive landscaped gardens and parking. Situated on a SUBSTANTIAL PLOT surrounded by COUNTRYSIDE VIEWS with gorgeous walking/cycling routes nearby. Easter Fernie is located approx. 3 miles from Cupar providing all essential amenities including Primary and Secondary Schools with excellent commuter links via the train station and A92 for Perth, Dundee, Edinburgh and beyond. Accommodation: Living room, dining kitchen, conservatory, master bedroom with ensuite W.C, 3 further double bedrooms, shower room and a bathroom. DG. EH. Extensive Gardens and Driveway. PERSONAL PROPERTY TOUR available online.



LOCATION

Located a short drive from Cupar (approx. 3 miles) offering a superb range of local amenities with a good selection of shops, supermarkets, pubs, restaurants, and leisure/health facilities, while just 10 miles to the East lies the ancient and historic university town of St Andrews, also renowned worldwide as the "Home of Golf". The City of Dundee is approximately 14 miles by car and home to Scott's ship RRS Discovery and is now the location for the Victoria and Albert Museum. Education is locally served at Castlehill primary and Bell Baxter High School, one of Fife's top performing schools. Perth, Dundee and Edinburgh can be reached via the A92 by car or through the local train station.

DIRECTIONS

Please contact agent for further information.

ACCESS

The property is accessed via a solid timber door to the front with double-glazed inlets leading into an open plan hall area between the living room and the dining kitchen.

LIVING ROOM

23'10" x 19'3" (7.28m x 5.87m)

Spacious living room with 2 double-glazed windows to the side. Feature exposed stone fireplace with a log burning stove set below a timber mantle on a stone hearth. Exposed stone walls and timber beams with timber columns providing a beautiful focal feature. Timber stairs lead to the upper landing. Cupboard houses the hot water tank. 2 electric heaters. Carpeted. Doorways to the downstairs bathroom and the dining kitchen.

BATHROOM

13'8" x 7'5" (4.18m x 2.28m)

4-piece suite comprising: W.C, wash hand basin, freestanding clawfoot bathtub and a shower enclosure with a pivot screen door and a thermostatic control shower. Opaque double-glazed window to the rear. Partially tiled. Electric heater and a heated towel rail. Tiled flooring.

DINING KITCHEN

18'11" x 13'8" (5.79m x 4.17m)

Spacious dining kitchen comprising: Wall mounted, floor standing units with granite and solid wood worktops with a hand

painted 'Wemyss Ware bee pattern' tiled splashback. Island provides additional workspace with storage below and an integrated fridge and freezer. Freestanding electric 'Aga' with dual plates and ovens below. Ample space for dining furniture. Double-glazed window to the front overlooking the garden. Exposed stone walls, timber beams and timber column providing a beautiful feature to the room. Stone tiled flooring. Doorway to the conservatory.

CONSERVATORY

13'11" x 13'10" (4.25m x 4.24m)

Bright conservatory with wrap around double-glazed windows to the front, side and rear. Stone tiled flooring. Underfloor heating. Double-glazed patio doors lead to the garden and rear hall.

REAR HALL

Timber stairs leads to bedroom 4. Under stair cupboard provides storage space. Beautiful, exposed stone walls. Under floor heating. Stone tiled flooring. Double-glazed door leads to the rear garden.

BEDROOM 3

15'7" x 11'0" (4.77m x 3.36m)

Spacious double bedroom with a double-glazed window to the front. Feature stone fireplace with a log burning stove set on a stone hearth. Exposed stone walls. Electric heater. Carpeted.

SHOWER ROOM

8'8" x 6'6" (2.66m x 1.99m)

Stunning 3-piece suite comprising: W.C, wash hand basin and a walk-in shower enclosure with a fixed screen and a thermostatic control shower. Opaque double-glazed window to the side. Fully tiled. Heated towel rail. Under floor heating. Tiled flooring.

BEDROOM 4

16'7" x 12'7" (5.07m x 3.86m)

Additional double bedroom with Velux windows to the front and rear with a stunning countryside view. Cupboard houses the hot water cylinder with additional hanging/storage space. Electric heaters. Carpeted. Double-glazed patio doors lead to the rear garden.

UPPER LANDING

2 cupboards provide hanging/storage space. Velux window to the front with a countryside view. Electric heater. Carpeted.

MASTER BEDROOM

12'5" x 12'3" (3.81m x 3.74m)

Good-sized double bedroom with a Velux window to the rear with a countryside view. Fully lined eaves storage cupboards. Electric heater. Carpeted. Doorway to the ensuite W.C.

ENSUITE W.C

8'3" x 6'5" (2.54m x 1.96m)

Contemporary 2-piece suite comprising: W.C and a vanity wash hand basin with ample fitted storage space. Hatch provides access to additional eaves storage. 2 Velux windows to the side. Partially tiled. Electric heater. Tiled flooring.

BEDROOM 2

12'6" x 10'9" (3.82m x 3.28m)

Additional double bedroom with a double-glazed window to the side and a Velux window to the rear with a stunning countryside view. Cupboards provide ample storage space. Electric heater. Carpeted.

GARDEN

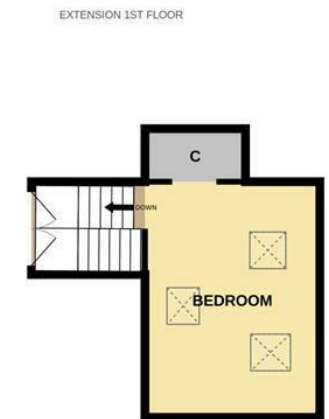
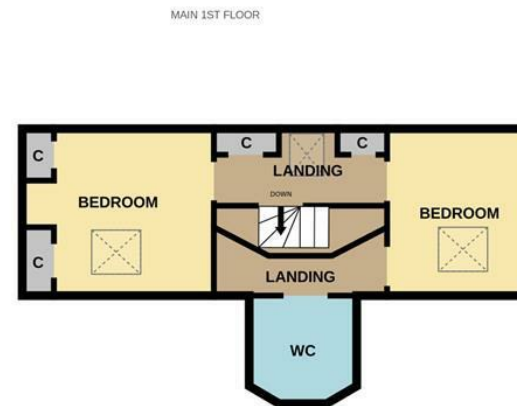
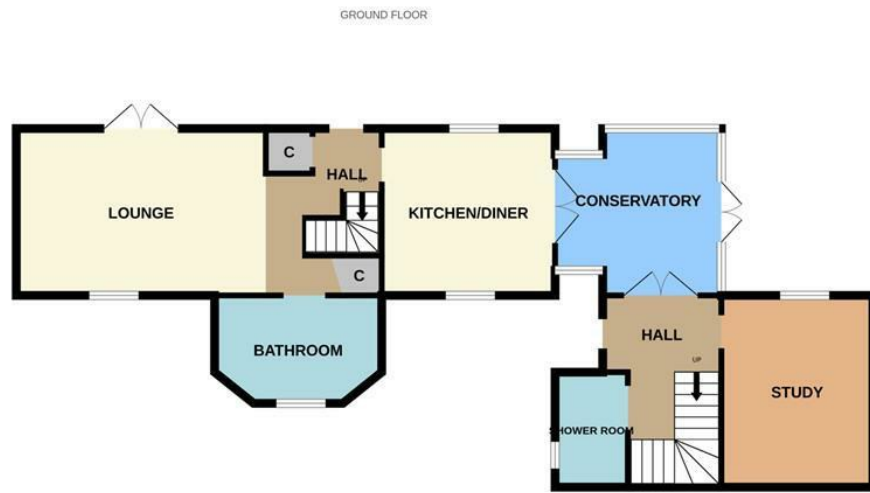
To the front of the property is a landscaped laid to lawn garden with an array of plants, shrubs and trees and a paved patio ideal for garden furniture to relax and enjoy time in the sun. A gravel driveway to the front provides ample parking for several vehicles. Gravel paths to both sides of the property lead to the rear garden, via a sheltered patio to the side/rear ideal for a hot tub or outdoor dining furniture. The rear garden is again, beautifully landscaped with vast borders bursting with colour and areas of lawn. A summer house with a pond nearby provides a tranquil and sheltered location to enjoy time outdoors all year round. Timber sheds, 2 greenhouses and veg plots are ideal for the keen gardener to grow plants and home produce.

AGENTS NOTES

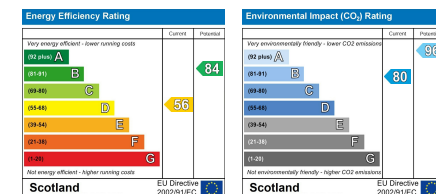
Please note that all room sizes are measured approximately to the widest points.







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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