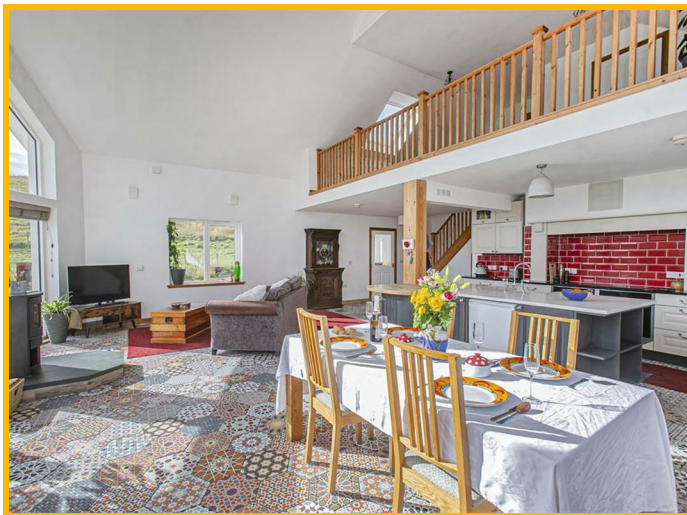




Glassy Howes Teasses Mill, Ceres, KY15 5PR
Offers Over £400,000

OUTSTANDING 2 Bedroom 2 Bathroom Detached Villa finished to an EXTREMELY HIGH STANDARD offering BRIGHT OPEN PLAN LIVING AREAS, spacious multi-purpose mezzanine, stunning countryside views and wrap around gardens with a vast amount of private parking. A short drive to Ceres for the local shop and Primary School with all essential amenities nearby in Cupar including Train Station providing excellent commuter links for Perth, Dundee and Edinburgh. Accommodation: Vestibule, open plan lounge dining kitchen, downstairs bedroom, bathroom, mezzanine reception area and an additional double bedroom with open plan bathroom. DG. Solar Panels. Air Source Heat Pump. Vast garden. Ample private parking. PERSONAL PROPERTY TOUR available online.



LOCATION

Located 8 miles from St Andrews, the Home of Golf is the enchanting village of Ceres, with attractive pantile cottages standing round a central green which has led Ceres to be called 'the most attractive village in Scotland'. Projecting the quintessential example of village life, it is one of the few Scottish villages to still have a village green which is adeptly named the "Bow Butts" since its use as an archery practice ground in medieval times and still hosts Scotland's oldest Highland Games decreed by Robert the Bruce. Primary and nursery education is provided locally with secondary education nearby at Bell Baxter High School in Cupar considered to be one of the top performing schools in Fife. Recreationally Ceres is a fantastic location for countryside walks, running, cycling, arts, crafts. Coupled with good restaurants, cafes, bars, a shop and craft centre with main shopping facilities and rail links in nearby Cupar, it is the perfect proposition for anyone looking for lifestyle.

DIRECTIONS

Please contact agent for further information.

VESTIBULE

9'4" x 7'4" (2.85m x 2.24m)

Access is via a composite door with an opaque double-glazed inlet leading into the spacious vestibule. Cupboard provides storage space. Double-glazed windows to the front and side. Hatch leads to a roof space. Under floor heating. Tiled flooring. Timber door leads into the open plan lounge dining kitchen.

OPEN PLAN LOUNGE DINING KITCHEN

28'1" x 26'1" (8.57m x 7.97m)

Stunning open plan lounge dining kitchen with floor to ceiling double-glazed windows to the front and additional double-glazed windows to the sides providing countryside views. Fitted kitchen comprising: Wall mounted, floor standing units with contrasting black granite and cream marble worktops with tiled splashbacks. Island provides a social food preparation and breakfasting area with additional storage space below. Integrated appliances include a 6-burner

induction hob, extractor fan, twin ovens below and hidden recycling storage. Ample space to create spacious dining and lounge areas featuring a central log burning stove set on a green slate stove. Carpeted stairs with a timber balustrade leads to the upper landing, under stair cupboard provides storage space. Under floor heating. Tiled flooring.

BEDROOM 1

18'3" x 12'10" (5.58m x 3.93m)

Spacious ground floor double bedroom with double-glazed windows to the side and rear. Fitted furniture and wardrobes provide shelving/hanging/storage space, fixed vanity area and drawers with additional storage space. Under floor heating. Carpeted.

BATHROOM

11'6" x 11'5" (3.53m x 3.48m)

Luxury 4-piece ground floor suite comprising: W.C, wash hand basin, dual ended bathtub and a step-in shower enclosure with a thermostatic multi-jet shower and an additional electric shower unit. Opaque double-glazed windows to the side and rear. Partially wet walled. Under floor heating. Vinyl flooring.

MEZZANINE

Spacious and bright mezzanine overlooking the open plan lounge dining kitchen provides a multipurpose space. Cupboard provides storage and housing for the hot water tank and heating system. Meter for the solar panels. Velux windows to the sides with countryside views.

BEDROOM 2

19'3" x 11'6" (5.89m x 3.51m)

Additional double bedroom with an opaque double-glazed window to the rear and a Juliet balcony with a double-glazed door. Open plan to the 3-piece bathroom comprising: W.C, vanity wash hand basin and a free standing bathtub. Partially wet walled. Radiator with a heated towel rail. Vinyl flooring/carpeted. Hatch provides access to the partially floored roof space with a fixed timber ladder.

GARDEN

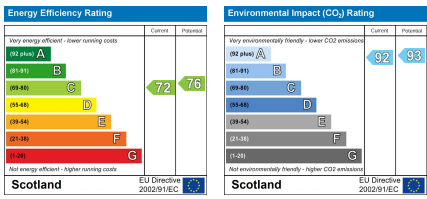
This exceptional property is set on a generous plot nestled in the countryside, offering a tranquil and private setting ideal for peaceful living. The garden is mainly laid to lawn, with a mix of established plants, shrubs, and apple trees that bring colour throughout the year—perfect for children to play and explore, while offering a chance to add your own personal touch. To the front/side of the property is a vast gravel driveway providing ample private parking for several vehicles. Air source heat pump located to the side of the property.

AGENTS NOTES

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







Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.