



Mansefield Cottage Collessie, Cupar, Fife, KY15 7RQ
Offers Over £310,000

Stunning 2 Bedroom 2 Reception 2 Bathroom Semi-Detached Cottage with CHARMING features throughout offering an IDYLIC LIFESTYLE with beautifully landscaped gardens, off street parking and a Balcony with countryside views. Located on a SUBSTANTIAL PLOT just a short drive to Cupar approx. 6 miles providing all essential amenities including Primary/Secondary Schools, cafes, shops and restaurants with excellent commuter links via the train station and A92 for Dundee, Edinburgh, Perth and beyond. Accommodation: Hall, living room, sunroom, dining kitchen, 2 double bedrooms, bathroom and a shower room. DG. Electric wet central heating. Solar panel. Landscaped gardens and a sizeable driveway. PERSONAL PROPERTY TOUR available online.



LOCATION

Collessie is an idyllic hamlet in Northeast Fife retaining much of its original character and has several traditional 17th-18th century houses with some of the older houses having been re-roofed in traditional thatch. Local services and facilities are on hand in the villages of Letham, Ladybank and Auchtermuchty with a wider offering available in the bustling local county market town of Cupar with an array of shops, supermarkets, restaurants, as well as a monthly farmers' market. Going further afield, accessibility to the cities from Collessie is excellent with Perth, Dundee and Edinburgh all within comfortable daily driving distance. The main motorway network is easily accessed via the M90 at Milnathort or Bridge of Earn, with the centre of Edinburgh approximately 41 miles away by road, Glasgow about one hour and twenty minutes and both Perth and Dundee only twenty-five minutes to the north. There are railway stations in Ladybank, Cupar, Leuchars and Markinch with Edinburgh's busy international airport also within easy striking distance. The ancient and historic town of St. Andrews with its world-renowned golf courses and University lies about fifteen miles to the east.

DIRECTIONS

Please contact agent for further information.

HALL

Access is via a solid timber door leading into the spacious and welcoming hallway with painted stone wall detail and double-glazed windows to the front and side. Currently utilised as an office space. Cornicing. 2 radiators. Cork tile flooring.

LIVING ROOM

15'8" x 15'2" (4.80m x 4.64m)

Spacious living room with a double-glazed window to the side and 2 single-glazed windows to the front. Feature exposed stone fireplace with a log burning stove set on a slate tile hearth with a unique carved timber mantle. Open stair way with beautiful stone wall detail, a Velux window to the rear and a cast iron and timber staircase leading to the

upper landing. Radiator. Cork tile flooring. Open doorway leads to the sunroom.

SUNROOM

16'2" x 7'1" (4.93m x 2.16m)

Bright sunroom with 3 double-glazed windows to the rear overlooking the patio and garden with 3 Velux windows providing additional natural light. Cork tile flooring. Doorway to the dining kitchen. Double-glazed patio doors lead out into the garden.

DINING KITCHEN

12'11" x 11'11" (3.96m x 3.64m)

Recently renovated beautifully fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and coordinating upstand. Integrated appliances include an electric hob, eye level oven, extractor fan and a dishwasher. Space for additional freestanding appliances. Double-glazed windows to the side and rear overlooking the garden. Cornicing. Luxury vinyl tile flooring. Double-glazed patio doors provide access to the garden and driveway.

SHOWER ROOM

8'6" x 5'1" (2.60m x 1.57m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with sliding doors and a thermostatic control rainfall shower. Partially wet walled. Cornicing. Heated towel rail. Cork tile flooring.

UPPER LANDING

Bright upper landing with a Velux window to the front, leads to 2 double bedrooms. Hatch provides access to the roof space. Cupboard houses the electric pressurised hot water cylinder. Painted wooden flooring.

BEDROOM 1

14'6" x 13'2" (4.43m x 4.02m)

Bright double bedroom with Velux windows to the sides. Radiator. Carpeted. Double-glazed patio doors lead to the balcony overlooking the garden with a gorgeous countryside view.

BEDROOM 2

15'8" x 12'1" (4.80m x 3.70m)

Additional double bedroom with a double-glazed window to the rear again overlooking the garden. Cupboard provides shelving/hanging storage space. Hatch provides additional storage space. Radiator. Cork tile flooring.

BATHROOM

12'10" x 6'3" (3.93m x 1.93m)

3-piece suite comprising: W.C, vanity wash hand basin and a spa bath. Double-glazed window to the side with a Velux window to the front. Fixed cabinets provide ample storage space. Partially tiled. Heated towel rail. Vinyl flooring.

GARDEN

The property sits on a substantial plot with beautifully landscaped gardens providing areas of lawn and borders with a vast array of established plants and shrubs with spring bulbs waiting to bloom next year. 2 paved patios provide ample space for garden furniture to relax and enjoy time in the sun entertaining family and friends. A timber shed provides ample outdoor storage space in addition to multiple wood stores. A gravel driveway to the side of the property offers ample parking for several vehicles.

AGENTS NOTES

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

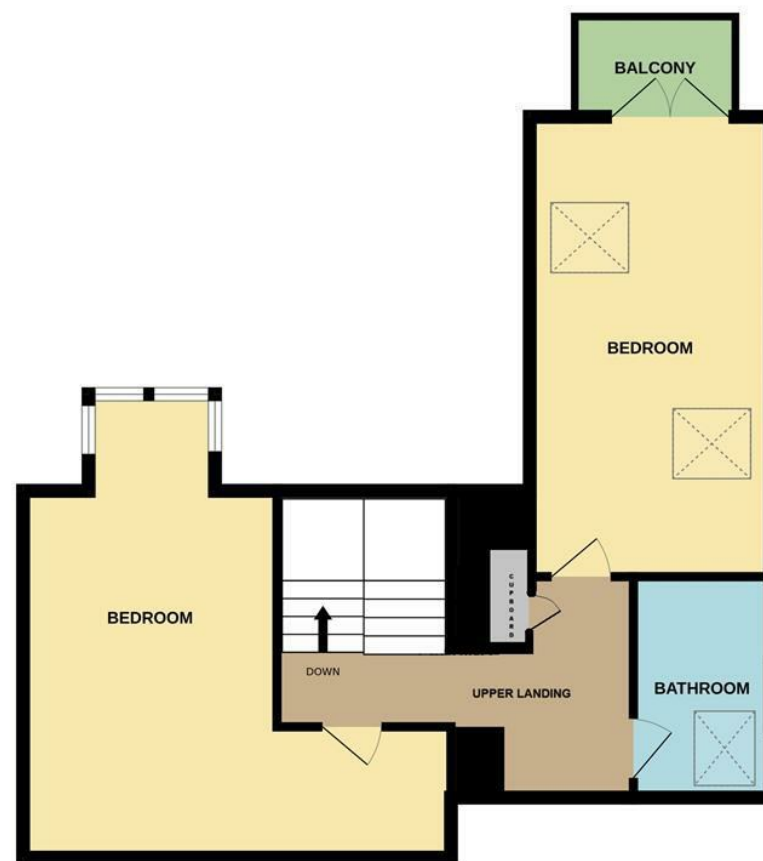




GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		66	73
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		86	88
EU Directive 2002/91/EC			

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