



**QUARRYBRAE KENNELS & CATTERY and BIRNS
FARM COTTAGE, GIFFORDTOWN, LADYBANK.
KY15 7UL**

Quarrybrae Kennels & Cattery and Birns Farm Cottage, Giffordtown, Ladybank, Fife, KY15 7UL

Ladybank 1.5m Glenrothes 7m
Kirkcaldy 13m Freuchie 4m
Edinburgh 38m Dundee 15m

CATTERY (Licensed for 15 cats)

- 5 x double pens
- 5 x singles
- Heating & lighting with protected electrical circuits

KENNELS (Licensed for 50 dogs)

- 3 x blocks of single kennels
- 1 x block of double kennels
- 1 x isolation kennel
- 5 x single wooden kennels
- Heating, power & lighting
- 3 x secure gravel exercise pens

COTTAGE & OTHER MATTERS

- 3 double bedrooms, one with en suite
- Study/Bedroom 4 (Double)
- Lounge/Sun room
- Kitchen Diner
- Downstairs shower room & WC
- Double garage & kennel for owner's dogs
- Garden with patio area
- LPG gas central heating & double glazing
- Council Tax Band D

LAND AND HACKING

- About 5 acres including pond and two fields which are down to grass and ideal for horses.
- Extensive local equestrian trails
- 2 x grass paddocks currently used as doggy play parks



McCrae & McCrae Limited, Chartered Surveyors, 12 Abbey Park Place, Dunfermline,
Fife KY12 7PD 01383 722454

9 Charlotte Street, Perth, 01738 634669, 29 York Place, Edinburgh EH1 3HP

ASKING PRICE

- OFFERS OVER £470,000





**Page 3 photo: Balcony off master bedroom
Photos opposite – South facing views from master
bedroom balcony**

A rare opportunity to purchase a well-established kennels/cattery business due to retirement. Along with the business is an attractive four bedroomed cottage and about five acres, including paddocks which are suitable for equestrian use. Turnover for year 2013 was over £77,000.

SITUATION

This business, that many dream of owning, is situated in a beautiful, secluded and sheltered location in the Fife countryside with wonderful views all around, yet it is only 2 miles from shops, Post Office, takeaway and the local primary school.

Secondary school and Higher Education College are in Cupar, 6 miles away along with supermarkets and sports centre.

The cottage is at the end of a gravel track running alongside flooded gravel pits now matured into attractive ponds and inhabited by a huge range of wildlife. An alternative access track is shown on the sale plan.

An extension to the cottage in 2005 included a south facing balcony providing an idyllic place to sit and relax and watch the ducks and swans. Even an otter has been spotted.

A gate in the north boundary of the land opens onto Fife core path network providing trails to the Birnie and Gaddon wildlife reserves and on to Collessie.

To the west, the Lomond hills create a microclimate and next to the cottage a small wood provides a windbreak. Historic Falkland is nearby and trains run from Ladybank regularly to Edinburgh, Dundee and Perth.



Master bedroom



Kitchen/dining room



Front extension sun room



Lounge

COTTAGE DESCRIPTION

The cottage was built in the late 1940's and has mains water and electricity and a private septic tank. The cottage had a substantial extension built in 2005 with the addition of an extension to the lounge, (see whole glazed area on front photo above) a boot room with a balcony above, a front porch and garage.

Accommodation

Front Porch 2.4m x 1.2 (N & E)

The cottage is entered via the tiled porch and has a glazed door leading to the kitchen/dining room.

Kitchen/dining room 6.0m x 4.4m (N & E)

The large partially tiled kitchen refitted in 2007 has maple floor and wall units which provide ample storage. It has built in ceiling downlighters and display cabinet and under wall cupboard lighting. There is a 4 ring gas Hotpoint hob, a built in Hotpoint fan assisted double oven with top grill, an integrated Hotpoint dishwasher and spaces for washing machine, fridge freezer and tumble dryer. The kitchen provides a large area for family dining and leads into the lounge and adjoining sun room. Fully glazed door to lounge.

Lounge/sun room 7.6m x 4.4m (S & W)

Carpeted lounge with multi fuel stove leading into the large sun room with full width windows and patio doors giving access to the rear garden.

Hallway 7.3m x 1.8m

Through from the lounge is the hallway with shower room, bedroom 3 & study/bedroom 4. The hall leads to an area for boot/freezer storage and has a large cupboard with hanging rail and shelves. There is a door to the garden and kennels and attractive views to the south and east.

The staircase, with wooden ballustrading, leads to the first floor.

Shower room 2.1m x 1.5m (N)

Shower, wash hand basin and WC. Expelair fan.

Bedroom 3 3.5m x 3.2m (E)

East facing carpeted double bedroom.

Study/Bedroom 4 3.2m x 2.9m (S)

Large study or additional double bedroom. Lovely views to the south.

FIRST FLOOR

Landing 2.95m x 1.3m (N)

Full width window facing north provides outstanding views across the paddock and leads into both the master bedroom and Bedroom 2.

Master bedroom and en suite 6.8m x 3.5m (S & W) with en suite 3.3m x 1.8m

The master bedroom is full of character and leads onto the balcony (3.8m x 2.4m) offering fantastic views over the ponds to the south. The bright en-suite bathroom which was refitted in 2011 is to the north end of the room and there are coombed ceilings in both the bathroom and bedroom. There is also a fitted wardrobe (3.5m x 1.0m) and large storage spaces within the walls of the bedroom.

Bedroom 2 4m x 3.3m (S)

Twin/double bedroom with south facing Velux window with blinds and storage in the eaves.

GARAGE

There is a double garage separate to the cottage which was built in early 2005. It is fitted with 2 roller doors, one of which is electric. (Height sufficient for a transit van).

Owner's kennel with covered run 4.4m x 3m.

GARDEN/POND PADDOCK

The rear garden is split into several areas including a fenced area for ducks and chickens, a patio and

includes a garden shed. Between the chicken pen and the pond beyond is a 0.50 acre sheltered secure grass exercise area (area 3) which is perfect for sitting in and relaxing.

CATTERY & RECEPTION 9m x 5.4m

The reception office and Cattery are located on the approach to the cottage. The Cattery houses 5 double pens and 5 singles all with individual heat pads, sleeping boxes and protected electric circuits.

KENNELS

The kennels lie to the south east of the house. They are served with concrete pathways with lighting and also have lighting and heating in each kennel block.

In total there are 39 kennels of varying sizes all comprising an indoor sleeping area with a pop hole to a private covered run. The 3 main blocks (27 kennels) are of traditional block construction and the remainder of wooden construct. The run areas are mainly separated by rendered brick walls and roofed with corrugated acrylic.

BREAKDOWN

Two blocks one of 14 kennels and one of 7 kennels, each kennel with a bed area of 1.2m x 1.3m and a run measuring 1.2m x 2m approx.

One block of 6 kennels, each with bed area of 1.6m x 1.7m and run measuring 2.1m x 1.7m approx.

One block of 5 wooden kennels with bed areas of 1.2m x 1.2m and runs 1.2m x 1.8m approx.

A separate large block built kennel with bed area measuring 2.2m x 2.7m with roofed run of 2.7m x 3.7m approx.

A wooden built isolation kennel measuring 1.5m x 1.2m with run of 1.9m x 2m approx.

5 other smaller wooden kennels but all with own covered runs.

Within the kennels compound there are 2 secure exercise areas laid to gravel measuring 17m x 15m and a third measuring 9m x 8m approx and all have flood lights.

There is a kennels kitchen area measuring 2.8m x 2.6m with usual utilities, a sink and electric water heater, storage for bowls, towels and feeds. There is also a fridge and washing machine.

The business was established some 30 years ago with the bulk of the boarding fees being repeat business. In order to enjoy the surroundings more, the current owners de-registered for VAT in 2012 and current turnover is kept pegged at just below the registered level for VAT. Full accounts are available from McCrae & McCrae Ltd.

SERVICES

There is mains electricity and water with a septic tank for the house and soakaway for the kennels. The kennels were rewired in 2005

INCLUDED WITH THE SALE:

Hob, ovens, grill and dishwasher. Floor coverings, curtains, roller blinds. Kennels/cattery equipment, food bowls etc. Essential equipment in the kennels kitchen such as washing machine, tumble dryer and fridge are included. The fridge/freezer in the kitchen is negotiable.

EXCLUDED IN SALE:

Workshop/shed and wood burning stove in the reception area. Hen house. Owner's wooden kennel. Freezers in the Boot room and garage and the fridge in the front porch.

THE LANDS

The lands are shown on the sale plan on the second last page. The house and kennels area marked plot 1 in blue (about 0.50 of an acre). Plot 2, (about 4 acres) is divided into four well fenced paddocks and plot 3 is a lovely sheltered suntrap next to the pond, extending to about 0.50 of an acre.

VIEWING AND REGISTERING AN INTEREST

Viewing of the property is strictly by prior appointment only with the sole selling agents McCrae & McCrae, 12 Abbey Park Place, Dunfermline, Fife KY12 7PD. Tel: 01383 722454 or Rod McCrae on 07711 561814 (evenings and weekends), Fax: 01383 621180.

CLOSING DATE

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

PROPERTY MISDESCRIPTION

These particulars do not constitute any part of an offer or contract. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property

OFFERS

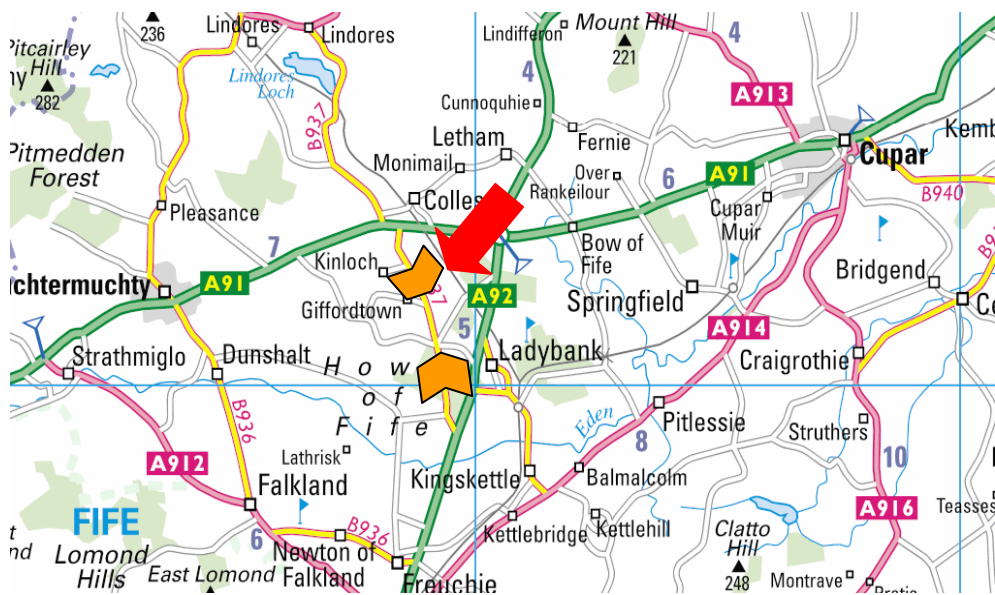
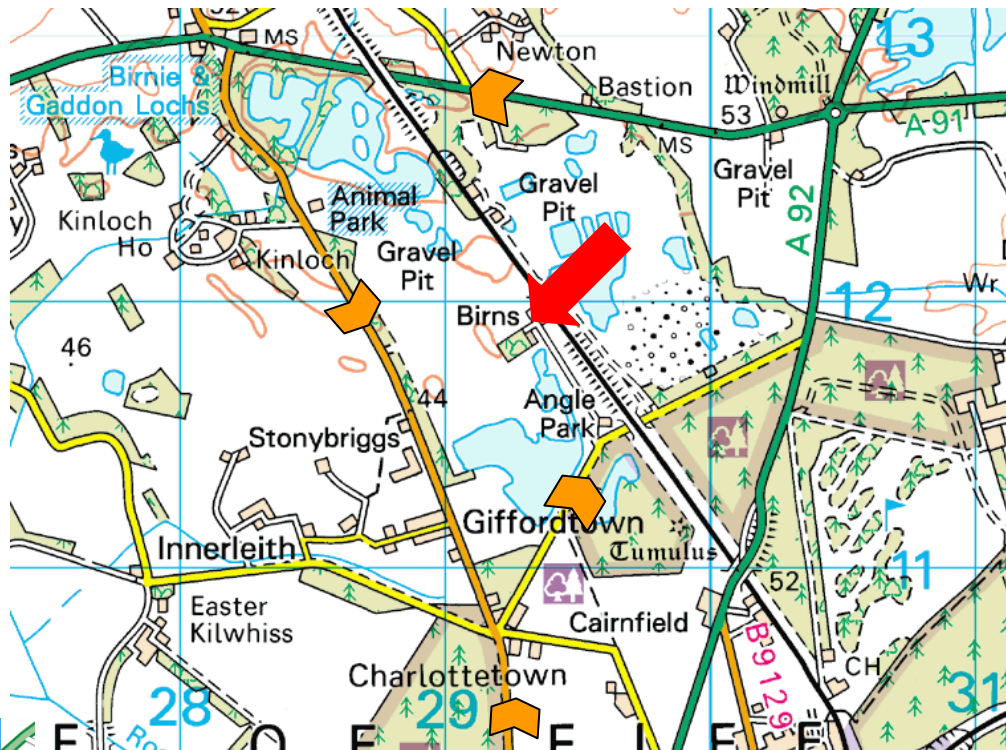
Offers must be submitted in Scottish legal terms to the Selling Agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents.



DIRECTIONS

From the Forth Bridge take the A90 to junction 3 take the A92 turn off signposted Kirkcaldy and Glenrothes. At the Redhouse Roundabout take the 2nd exit onto the A92 signposted Glenrothes, Tay Bridge. At Bankhead roundabout take the 4th exit onto the A92. At Preston roundabout take the 2nd exit onto the A92 signposted Dundee, St Andrews. At roundabout take the 1st exit onto the A92 signposted Dundee, St Andrews, Cupar. At New Inn roundabout take the 2nd exit onto the A92 signposted Dundee. Just after Freuchie, turn left signposted B937 Charlottetown, Giffordtown. At the Charlottetown 5-way crossroads (beside Giffordtown Village Hall), take second right on road signposted to Low Bridge go half a mile and sign for the kennels on the left, just before Low Bridge.

From Auchtermuchty proceed along the A91, (at the Trafalgar junction), past the Collessie turnoff and turn first right onto the B937 past Giffordtown and first left at the 5 ways crossroads onto the Low Bridge Road as above.



LOCATION PLANS

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Views to the west from Plot 2

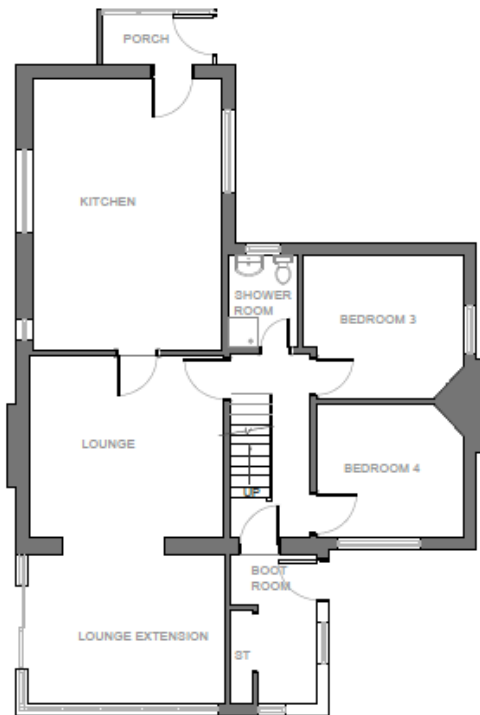


Plot 2 from the south

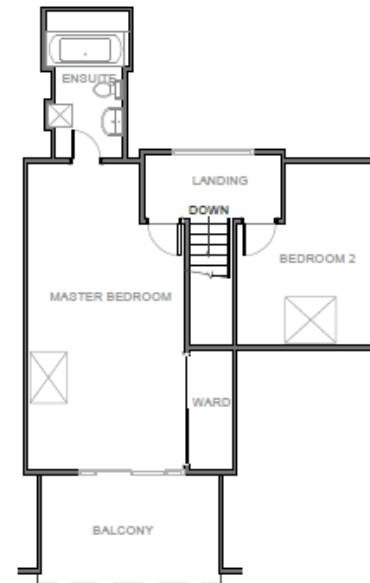


View of the house in the distance





GROUND FLOOR PLAN



ATTIC FLOOR PLAN



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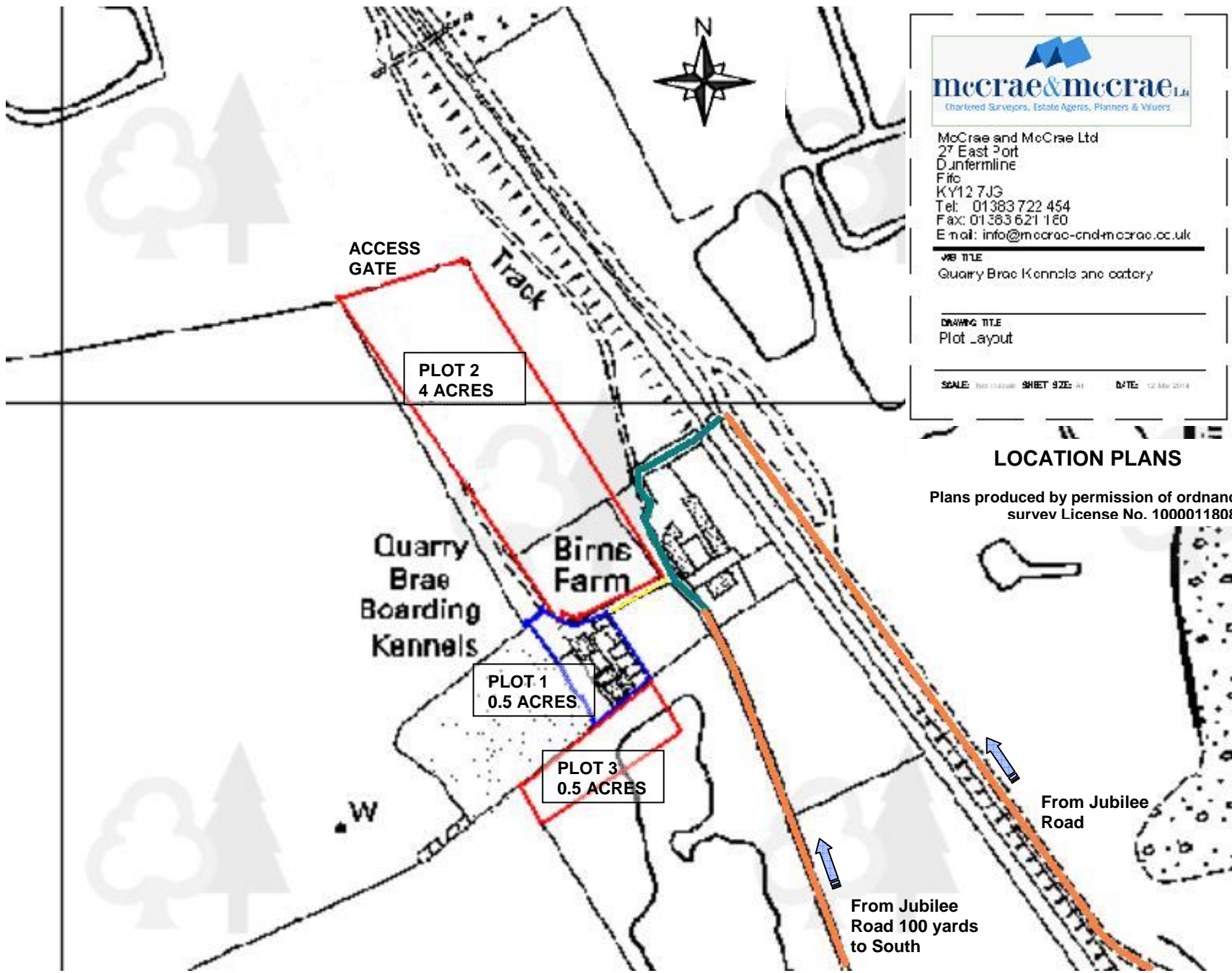
JOB TITLE

Quarry Brae Kennels

DRAWING TITLE

Quarry Brae Kennels Floor Plan

SCALE: Not to scale SHEET SIZE: A4 DATE: 12 May 2014




McCrae & McCrae Ltd
 Chartered Surveyors, Estate Agents, Planners & Valuers

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JOB TITLE
 Quarry Brae Kennels and cartory

DRAWING TITLE
 Plot Layout

SCALE: Not to scale **SHEET SIZE:** A1 **DATE:** 12 Mar 2014

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Views to north of house



Views to north east elevation of house

