

STANDALANE FARMHOUSE & STEADINGS, BY SALINE, FIFE



STANDALANE FARMHOUSE & STEADINGS BY SALINE, FIFE

Saline 2m Dunfermline 7m M90, J4 8m Dollar 8m Stirling 18 m Edinburgh 23m Glasgow 34m



West Elevation Plot 1, 2 and 3



North Elevation Plot 3, 4 and 5



West of Plot 6, North of Plot 5 and rear of Farmhouse

TRADITIONAL FARMHOUSE & STEADING DEVELOPMENT WITH PLANNING CONSENT FOR 7 HOUSES. LOCATED WITHIN A DESIRABLE AND PICTURESQUE AREA WITH LOVELY OPEN VIEWS OVER THE SURROUNDING COUNTRYSIDE. PARTICULARLY PEACEFUL LOCATION YET WITHIN EASY COMMUTING DISTANCE OF MOST OF CENTRAL SCOTLAND.

LOT 1 – THE FARMHOUSE & 5 ACRES – 2 PUBLIC ROOMS, 3 BEDROOMS

OFFERS OVER

£200,000

LOT 2 – THE STEADING – 6 CONVERSION PLOTS & 1 NEWBUILD PLOT (1056M²)

£330,000

PLUS 14 ACRES OF LAND

(AVAILABLE AS A WHOLE OR IN LOTS)

VIEWING AND REGISTERING AN INTEREST

Viewing of the property is strictly by prior appointment only with the sole selling agents McCrae & McCrae Ltd, 27 East Port, Dunfermline, KY12 7JG, Tel: 01383 722454 or Lawson Doe 07813 138623 - evenings and weekends), Fax: 01383 622180.



McCrae & McCrae, Chartered Surveyors, 27 East Port, Dunfermline, Fife,
KY12 7JG Tel: 01383 722454 Fax: 01383 621180
E-Mail: mccrae.mccrae@talk21.com
Websites: mccrae-and-mccrae.co.uk, rightmove.co.uk

Also at:
9 Charlotte Street, Perth, PH1 5LW, Tel: 01738 634669
29 York Place, Edinburgh EH1 3HP, Tel 0131 478 8708

SITUATION

This unique property enjoys a superb attractive rural setting with stunning views to the south, east and particularly to the north east, north west and north towards Ben Cleuch and the Ochil Hills. It enjoys a very exclusive secluded location surrounded by unspoilt farmland, nearby trees and a tree lined burn to the north. The sellers own up to 1000 acres and are flexible on land sales or leasing.

Standalane Farm is located approximately two miles to the south west of Saline. Saline is a lovely quiet village offering everyday facilities such as a local shop, pub, hotel as well as a golf course. The area offers excellent hacking with many bridle paths in the locale as well as country walks for everyone to enjoy. Dunfermline is only 5.5 miles away which offers an extensive range of shopping and leisure facilities. Primary schooling is available within saline with secondary available at numerous High schools within Dunfermline. For those seeking private education this can be located at Dollar academy (8m)

DESCRIPTION

Lot 1 – Traditional stone farmhouse with slate roof. Requiring full renocation but offering a huge potential to create a stunning property within an outstanding scenic location.

Farmhouse accommodation extends to approximately 162 sq m and is as follows:

Ground Floor

Front Porch (S,E,W) 2.9m x 2.2m, Hallway 4.0m x 4.0m, Livingroom (S,E) 5.2, x 4.2m, Diningroom (S,W) 5.2m x 4.2m, Rear Hall 2.0m 1.4m, Kitchen (W) 4.1m x 3.5m

First Floor

Bedroom1 3.7m x 2.4m, Bedroom2 3.7m x 2.4m, Room - 5.4m x 1.3m, Bedroom 3 5.4m x m, Bathroom 2.9m x 2.7m

Please note that the access to the farm steading conversions is round to the west and to the north so that it does not impose on the farmhouse. There would be likely consent for a two storey m x6m extension to the east & west of the main house.

Lot 2 – Architecturally designed to offer spacious family homes designed to the highest specification. Truly wonderful views in a safe and peaceful environment specifically suited to meet the needs of modern living without the strain of city living.

Unit 1 - 3 bed (137m approx) Offers Over £43,000

Entrance Hall 2.2m x 2.2m (E), Dining /Hall 4.5m x 3.0m (E), Kitchen 4.2m x 2.6m (max) (S), Utility room 2.0m x 1.5m (N) Family room 4.2m x 2.9 m looking west through patio doors, (S, W), Lounge 5.0m x 3.2m (W, E) Double patio doors, vaulted ceiling, Bedroom 3.1m x 2.8m (E), Bathroom 3.1m x 2.8m

First Floor

Upper Landing 3.9m x 2.5m (max) Master Bedroom 4.8m (max) x 4.5m combed ceilings, 2 robes, (W) (E) Corridor 6.5m x 1.7m 1 x Velux, Bedroom 3, 3.3m x 3.3m combed ceiling, (W) Study Area, 3.1m (max) x 1.7m, 1x Velux.

Unit 2. - 4 bed (150 m2 approx) Offers Over £47,000

Dining/ Hall 4.6mx 3.1m (E), Kitchen 4.2mx 2.6m, Family room 4.2mx 2.9m, beautiful westward views double patios doors. Bedroom 4, 2.8m x 2.8m max built in wardrobe. Bathroom 2.8m x 1.8m Utility 2.4mx 1.5m (S), Lounge 5.3mx 3.4m (E) 2x (w) views out to the west through patio doors.

First Floor

Bedroom 2 4.2m x 2.7m (E), 9.0mx 3.3m (max), 1 x Velux Landing/Study area 3.2m x 5.0m, 1x Velux, Bathroom 3.4m x 2.0m (max) Bedroom 3, 3.0m x 3.0m Master Bedroom 4.2m x 3.5m (W) -2.3 x 1.7m En-suite.

Unit 3 -4 beds (162m2 approx) Offers Over £51,500

Entrance porch with storage, Hall/stair 4.8m x 2.1m, Dining Area 4.7m (max) x 4.0m (N), Utility 3.0m x 1.8m, Kitchen, 5.0m x 2.8m, (N), Family room 5.0m x 4.0m, views (w) double patio doors. (N) (S). Bedroom 4, 3.4m x 2.6m (E) Bathroom, 3.2m (max) x 1.7m. Lounge, 4.1m x 4.0m (S) double patio doors with (N) views (E)(W).

First Floor,

Landing/study area 4.5m x 3.0m(max) 1x Velux, Bedroom 2 5.0m x 3.3m, 1 x velux, (W) Bedroom 3, 4.0m x 3.2m (ward) 2 x velux, Master Bedroom 5.1m x 3.6m – En-suite 3.5m x 2.5m, 3 x velux patio doors to balcony.

Unit 4 - 2 bed (80m2 approx) Offers Over £25,000

Entrance/ porch 2.0m (MAX) x 1.7m, Hall/dining 4.4m x 2.8m (w), Lounge, 4.5m x 3.2m double patio doors. (E) (W) (N), Bathroom, 2.8m x 2.1m (W), Kitchen, 4.2m(max) x 3.6m (S), Bedroom 1 3.5m x 3.5m(N) En-suite shower room, 3.5m x 1.1m Bedroom 2, 3.3m x 3.3m (s)

Unit 5 -2 bed. (80m2 approx) Offers Over £25,000

Entrance porch 2.0m x 1.7m, Hall/dining 4.4m x 2.7m, Bathroom, 2.9m x 1.7m, Hall, 1.8m x 1.6m , Lounge 4.5m x 3.3m, Double patio doors, views to (N), Kitchen, 4.2m (max) x 3.6m, Utility room, 3.2m x 1.2m, Bedroom 2, 3.2m x 2.9m (ward) (S), Bedroom 1 3.6m x 3.2m (N), En-suite shower room, 3.6m x 1.1m.

Unit 6 - 4 bed (205m2 approx) Offers Over £64,000

Hall/Storage, 4.7m x 1.5m, Dining /Hall, 2.9m x 3.3m, Shower room, 2.9m x 2.1m, Bedroom 1 4.0m x 3.0m (W). Family room (W), 5.4m x 3.0m patio door (E) Kitchen,(E) (W), 3.1m(max)x 2.3m, Utility, , 2.5x 2.0. Large lounge 4.5m x 4.5m, 2 x (N) 1x (S.)

First Floor

Stairs/landing 4.8m (max) x 4.1m(max), Study area/Hallway 3.8m x 1.8m, 1 x Velux, Shower room 3.8m x 1.6m, Bedroom 3 3.7m x 3.1m, features patio doors and balcony. Bedroom 2 4.5m (max) x 3.8m, Bedroom 4, 4.5 m (max) x 3.2, m (E), 1 x velux (w).

Unit 7 - 4 bed (242m2 approx) Offers Over £75,000

Vestibule, 2.2m x 2.2m (s) (e) Hall/ dining 5.8m x 4.8m (max) (N), Lounge 5.8m x 3.6m, (W) 2x (E) double patio doors, Bedroom 4 4.6m (max) x 4.2m, En-suite 2.9m x 2.7m, 2x (E) Family room 5.9m x 3.4 m patio doors (N), Kitchen 3.5m x 3.4m, Utility room 2.9m x 2.2m (N) Garage 5.8m x 2.7m

First Floor,

Study/ oblique stair, 4.2m x 3.5m, Hall, 2.7m x 1.4m, 3 x velux, Bedroom 3/Box room, 3.2m x 2.6m 1x velux, (S) Bedroom 2, 4.5m (max) x 4.3m (max) Bedroom 1, 4.5m x 3.5m (max) En-suite 2.2m x 2.2m(max).

The sellers will demolish the southern range of outbuildings.

It may be an option that if the property is purchased as a whole that the steading conversion units could be converted into holiday lets. There may be a good chance that a 50% grant could be available from SRDP

DIRECTIONS

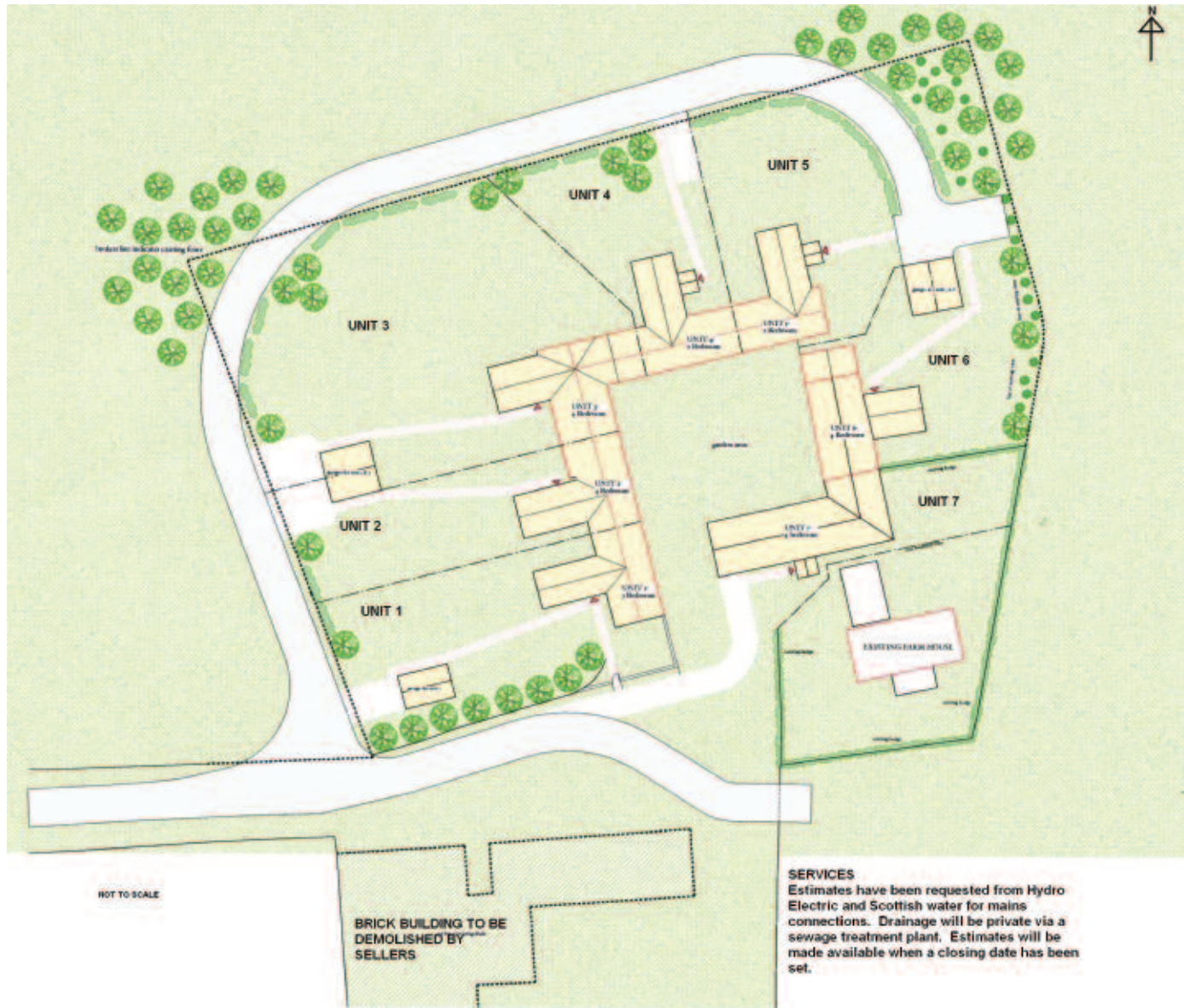
From the Forth Road Bridge continue along the M90 exiting at junction 4, turn left at this junction and continue along the B914 for approximately 6 miles following the signs for Saline. On reaching Saline passing Saline Golf Club on the left hand side take the second left, signposted for Oakley. After a mile, at the hamlet of Kinneddar Park, take the wide tarmacadamed private road on the right then right at the first fork in the road, then right again at the sign for Cattlemoos

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 negotiation or otherwise, any representation or warranty whatever in relation to this property



This plan is based upon the Ordnance Survey Map by permission of The Controller of H M Stationary Office. Crown Copyright. Not to Scale. Licence No 74302E



PROPOSED FIRST FLOOR PLANS



PROPOSED GROUND FLOOR PLANS



NOT TO SCALE





Views from the steading to the North West



Views to the North



Views to the South East



Views to the North East