



**TORRYBURN HOUSE, MAIN STREET,
TORRYBURN. FIFE. KY12 8LT**

Torryburn House, Main Street, Torryburn. Fife. KY12 8LT

Dunfermline 4.5m, Cairneyhill 1.5m, Culross 2.5m, Rosyth 7m, Falkirk 14m, Dollar 15m, Kirkcaldy 22m,
Edinburgh Airport 18.5m, Stirling 19m, Glasgow 33m,

A substantial period family home built over three floors dating back to 1768 and set within a charming walled garden.

GROUND FLOOR

- Entrance Hall
- Family Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room

FIRST FLOOR

- Drawing Room
- Master bedroom with en-suite shower room
- Double Bedroom 2
- Family Bathroom
- WC

SECOND FLOOR

- Double Bedroom 3
- Double Bedroom 4
- Walk-in cupboard

EXTERIOR

- Gated entrance
- Drive with car parking and turning space
- Further outbuilding including single garage
- Secluded walled garden with views to woods
- Potential for development within the grounds
For 4 detached houses

OFFERS OVER - £595,000

HOME REPORT & EPC refer to
www.packdetails.com Ref: HP332180

EPC Rating - E



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

SITUATION

Torryburn is situated on the north side of the River Forth between Kincardine and Dunfermline. There is a Primary School and local shops and services and Torry Bay is designated as a site of special scientific interest, playing host to a large variety of birds that winter there.

The nearest Secondary Schools are in Dunfermline to the east or a private Secondary School is situated in Dollar (15m) and there is a regular bus from Torryburn Main Street to the school.

Culross is two miles away to the west and is a conservation village well known for its Abbey, museum, art gallery and attractive 17th century architecture.

The house is readily accessible for Edinburgh, Stirling and Glasgow. Edinburgh and the airport (18.5m) can be easily reached via the M90. Stirling (19m) and Glasgow (33m) are within commuting distance via the Kincardine Bridge.

There are regular trains into Edinburgh or north to Aberdeen which depart from Inverkeithing station only a few miles away or to Stirling from Alloa station (12m). There is a bus service to Glasgow from Kincardine.

There are beautiful walks from the house along the shore to Crombie Point. The Fife Coastal Cycle Path is also nearby. It extends along to Kincardine.

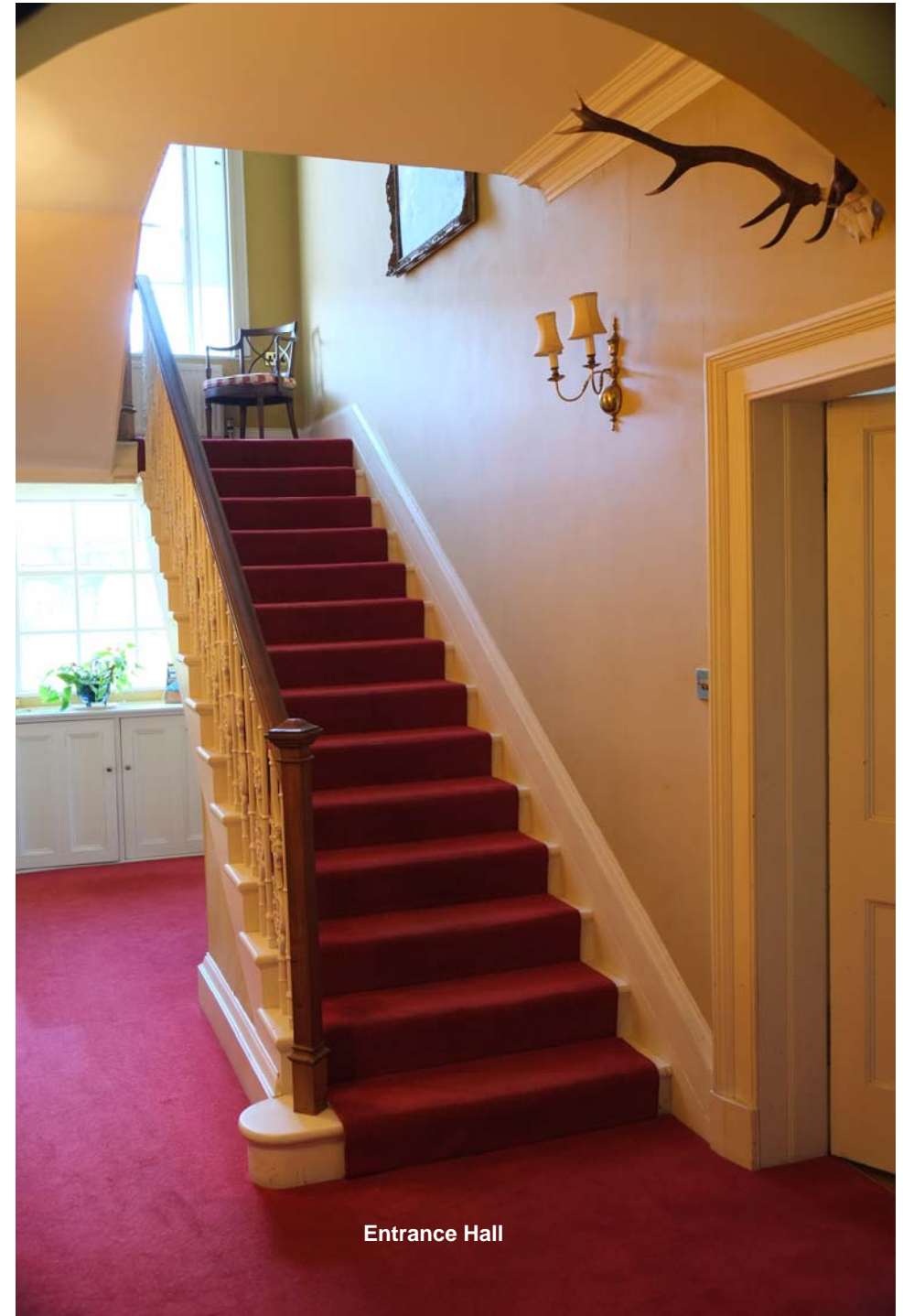
DESCRIPTION

Torryburn House is an attractive stone built house with a traditional lime harl and a pitched slate roof. The house has been refurbished by the current owners but retains a lot of the original detail including cornices, working shutters and sash and case windows.

Torryburn House was originally a manse house, built in 1768 and extended in 1860. It has a very attractive garden with a high stone wall surrounding it.

DEVELOPMENT POTENTIAL

The sellers are having pre-planning application discussions with Fife Council Planning Department and Roads Department with a view to applying for four new build houses in the grounds of the property. They would prefer to sell the property as it stands, but it certainly does have some development potential. If split, the house could sell for £450,000 and 4 plots @ £80,000 = £320,000 = £770,000 total



Entrance Hall

Accommodation

Entrance Hall

As you can see from the photo on the previous page, the entrance hall is very warm and welcoming with a fitted carpet and beautiful cornice. The window at the top of the grand stair throws natural light downwards and lights up the hallway below.

Family Room (S) 4.12m x 4.70m

This large room has a southerly aspect over the front garden. The fireplace houses a Country Kiln wood burning stove and has a wooden mantle and slate hearth.

Dining Room (S & E) 4.84m x 6.47m

This room has twin access doors from the hallway and is generously proportioned. It has a wood burning stove, beautiful cornice and central ceiling rose, working shutters and a shelved press cupboard. It is a dual aspect room with original timber flooring and the fireplace has stone inserts and mantle.

Kitchen Breakfast Room (S & W) 6.75m x 3.75m

Another large dual aspect room overlooking the front and side of the house. There is ample storage with wall mounted and floor standing units and a black granite work surface. There is a Belfast sink with a tiled splashback, fridge freezer, Smegg dishwasher, Smegg range cooker with a 6 ring gas hob and extractor fan above.

The Welsh dresser can be purchased through negotiation with the sellers.

Utility Room (N) 4.23m x 2.15m

A large sized utility room with adequate shelving and cupboard. Another Belfast sink and an Ideal Mexico gas boiler are housed here.

FIRST FLOOR

Drawing Room (S & E) 6.15m x 4.85m

A truly beautiful room with the focal point being the large marble fireplace which houses a real flame gas fire over a slate hearth. The views from this room are to the south and east over the gardens and the windows have working shutters. There is an elegant cornice, picture rail and central ceiling rose in the room.

Upper Hall (N) 4.08m x 2.42m

This upper hallway leads to the bedrooms and bathrooms. This area is the oldest part of the house.

Bedroom 1 (S & W) 4.85m x 4.25m

South and Westerly views of the garden through the dual aspect window. Plain cornice and fitted carpet.

En suite shower room (N)

Contemporary wash hand basin, CP Hart shower cubicle and tiled flooring. A cupboard houses the hot water tank.

Bedroom 2 (S) 4m x 3.65m

Views to the south through window with working shutters. Plain cornicing and fitted carpet.

Family bathroom (S)

Large sized family bathroom with roll top bath and central taps. WC and CP Hart wash hand basin. Panelling to dado level and tiled flooring.

WC (S) 1.95m x 1.85m

Pedestal wash hand basin and WC.

The second floor landing above is reached via the curved stone staircase.

Bedroom 3 (S & W) 5.10m x 4.40m

Part coombed ceiling, fitted carpet and dual aspect with south facing dormer bay window.

Bedroom 4 (S) 4.25m x 5.05m

Bay window facing to the south, fitted carpet and part coombed ceiling.

Cupboard (N) 2.45m x 1.79m

A large walk-in cupboard with Velux window, wooden floor. Planning permission already obtained for a shower room.

Outbuildings

The stone built outbuilding comprises of a single garage, workshop, stable and wood shed which all have power and lighting. (See note earlier re planning)

Outside

There are entrance gates with stone pillars to the house and garden from the main road. The long drive leads to the front of the house with plenty of room for car parking. A beautiful garden with mature trees. The rear garden has lawn with mature borders and rose beds.

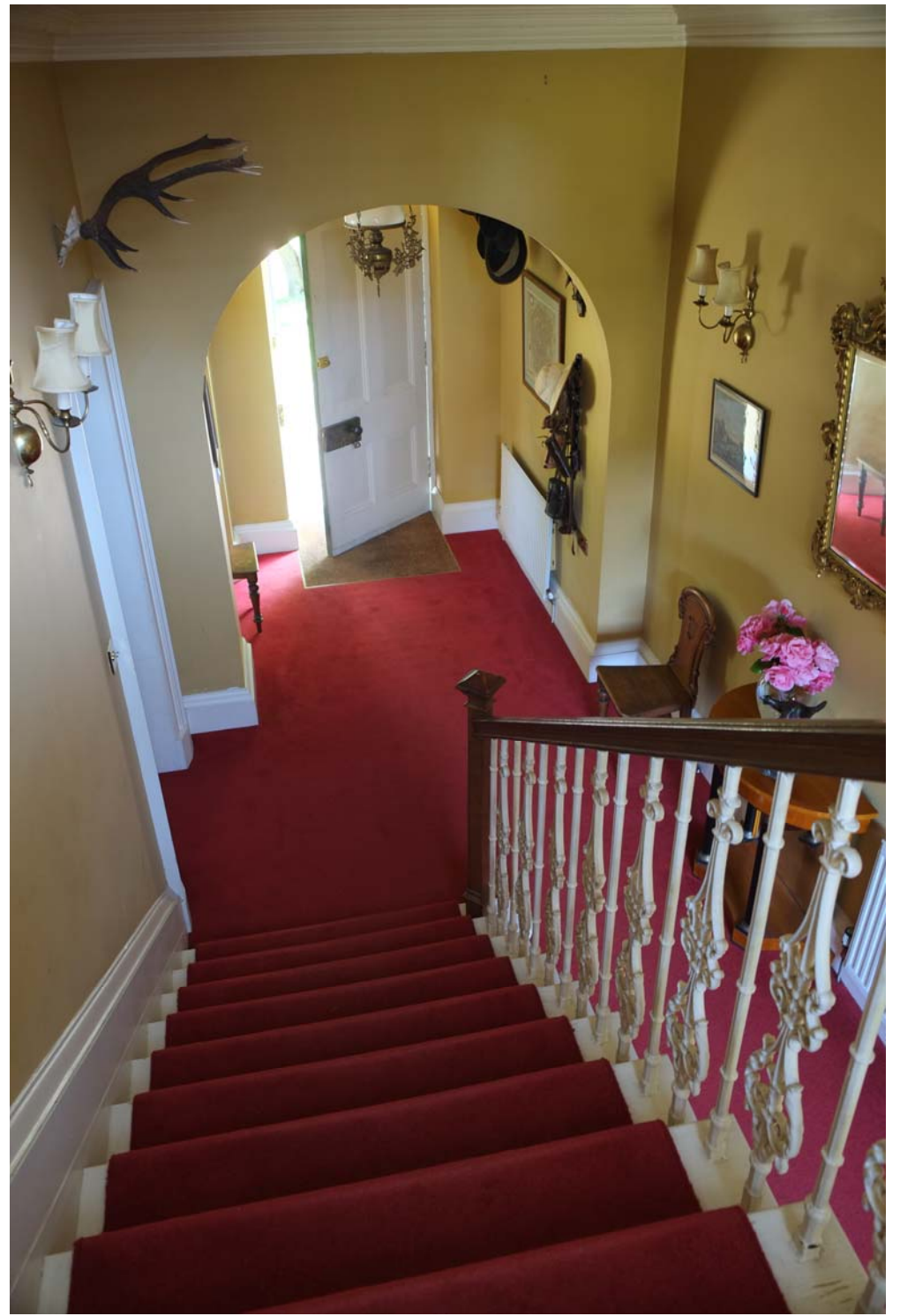




Family Room



Dining Room





Drawing Room

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.

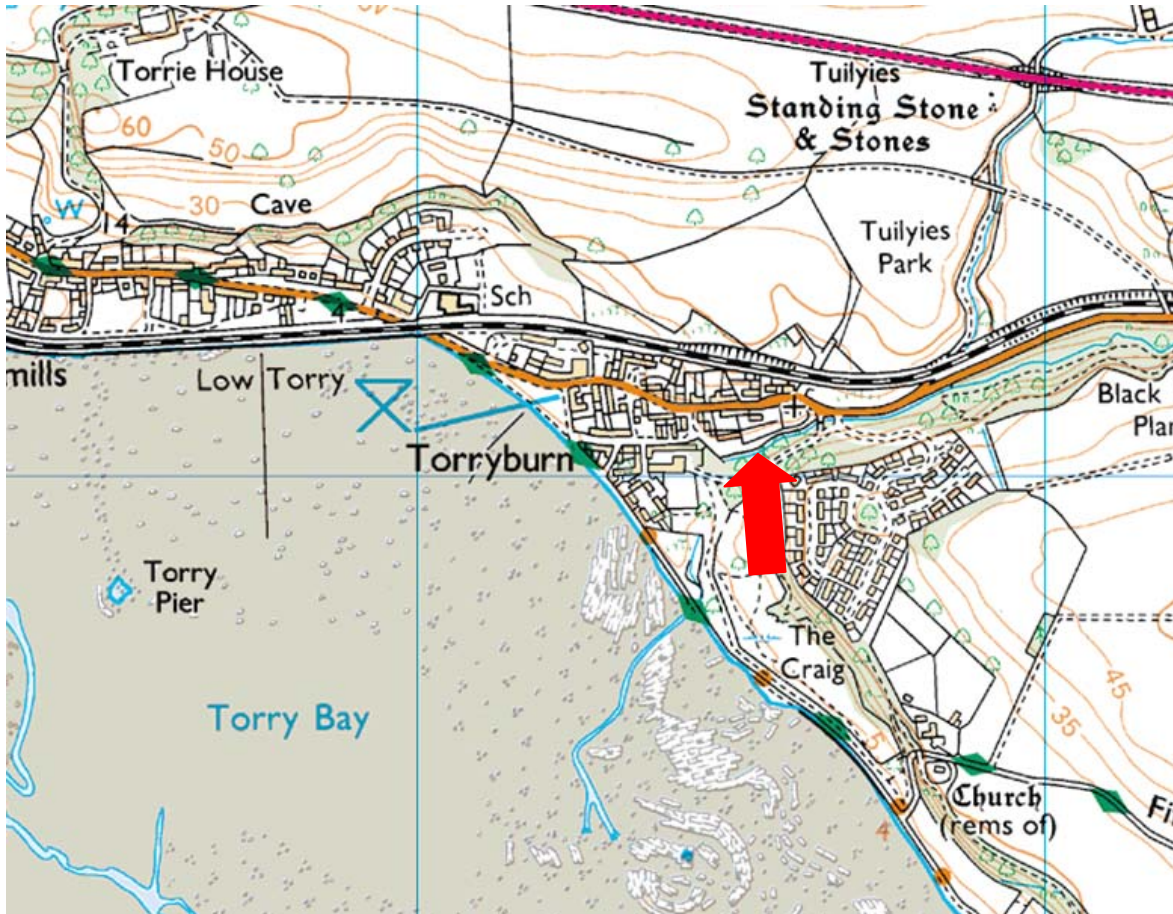
OFFERS

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.



LOCATION PLANS

Plans produced by permission of Ordnance Survey
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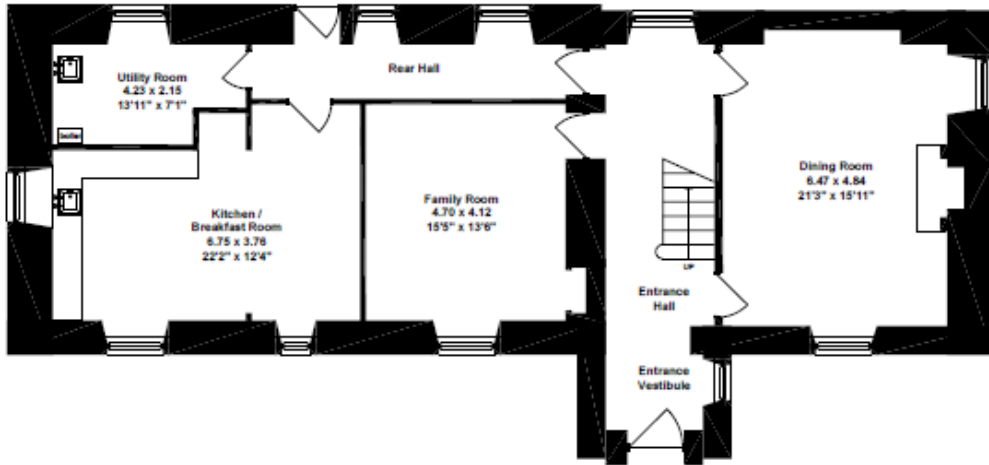


DIRECTIONS

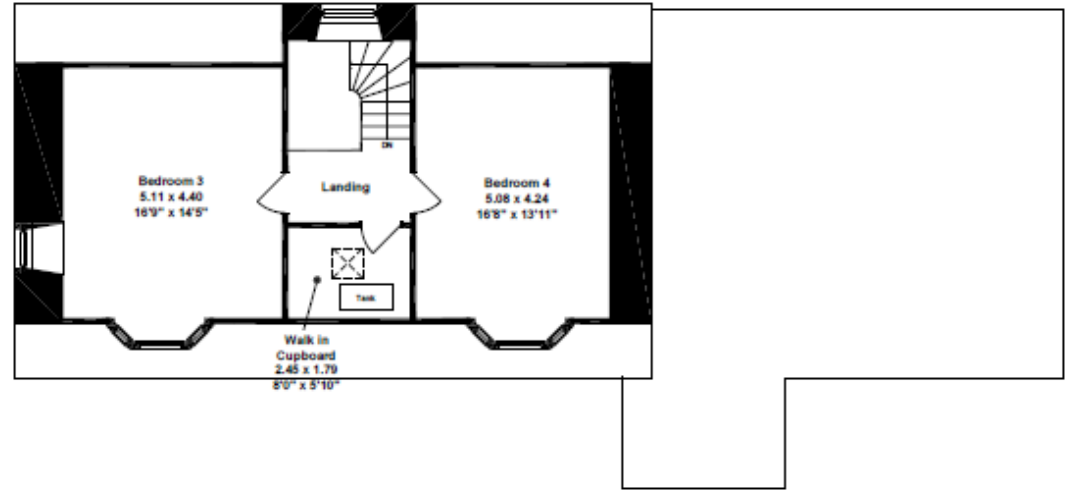
From the Forth Bridge take the second exit off the M90 (Jctn 1). Proceed on the A985 through Rosyth, past Crombie and take first left at the roundabout towards Torryburn. Proceed down the hill for a mile and the house for sale is the first house on the left as you enter the village, just after the church.

From the Kincardine Bridge – head first right and along the A985 for 6 miles. At the roundabout just short of Cairneyhill and Crombie, turn third left and continue as above.

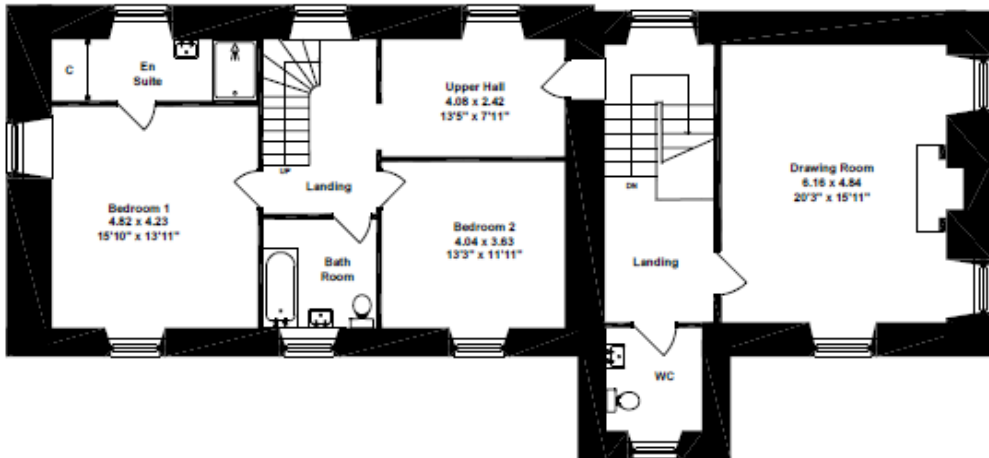




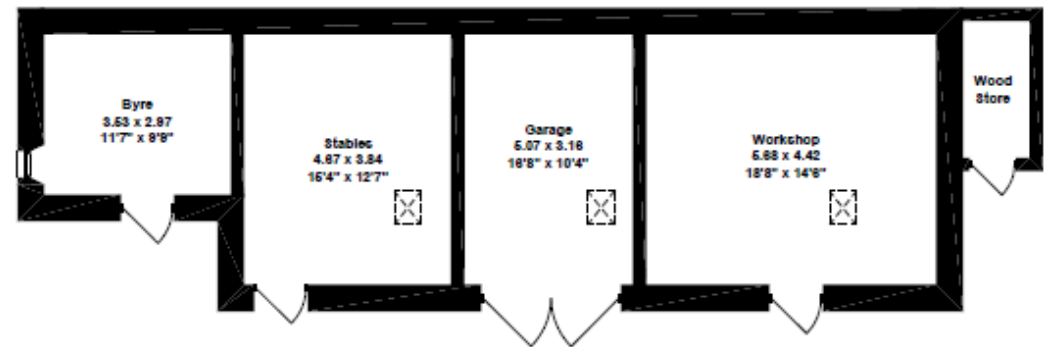
Ground Floor



Second Floor



First Floor



Outbuildings