

RHYND LODGE, SALINE, FIFE



RYHND LODGE, SALINE, FIFE, KY12 9HR

Saline 1m Dunfermline 4m Dollar 7m M90 8m Kinross 14m Stirling 17m Perth 29m Edinburgh 21m
Glasgow 36m



North elevation of house



The ménage

A charming, secluded, (yet central) five bedroom stone built country house within an idyllic setting, it enjoys a sheltered location with trees to the west and south. There are two stable blocks, one with two stables and one new block with two stables, a feed room and a tack room. There is also a ménage and five enclosed paddocks extending to 5.2 acres or thereby. Miles of extensive hacking are available on adjacent trails. There is scope for kenneling as the property sits on its own.

FIXED PRICE - £470,000

HOME REPORT VALUE - £505,000

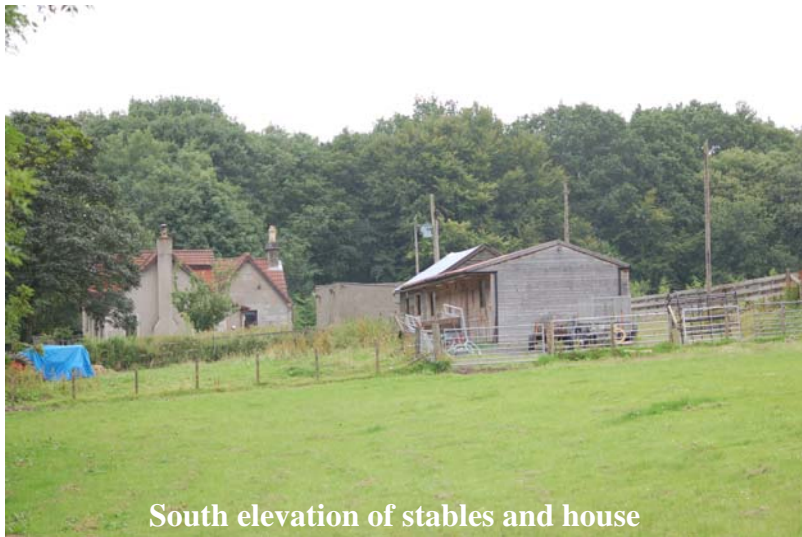
Additional land may become available at a later date (as indicated on the annexed lotting plan). An additional 2 acres could be available immediately.

Situation

Rhynd Lodge sits in a quiet and secluded location, down a private cul-de-sac lane a quarter mile away from the B913 and close to the village of Saline. Saline offers a post office, a shop and a 9 hole golf course and several riding establishments nearby. Within the local area there is a wealth of cycle paths, bridle paths and walkways giving access to the beautiful surroundings on offer, whilst being within easy commuting distance of motorway networks and public transport systems. Primary schooling is available within Saline, with secondary education available at Dunfermline. Private education is offered at Dollar Academy (bus from road end). There are only two other houses located further up the access road beyond Rhynd Lodge.

The House

Rhynd Lodge was sympathetically extended around fifteen years ago and now offers spacious, comfortable family accommodation consisting of five bedrooms, lounge, dining kitchen with family area, utility porch and family bathroom. There is scope to create three more rooms in the loft void above the front rooms. All the rooms are naturally light and airy and the property as a whole has a warm welcoming atmosphere with many homely features. The kitchen was recently renewed and is tastefully decorated with built in dishwasher, cooker, fridge, microwave and a log burning stove with oak surround.



South elevation of stables and house



South elevation of house, west elevation of garage

The Gardens/Outhouses

A lovely, mature, established garden compliments the property with a large area of well tended lawn, mature fruit trees, shrubs, herbaceous borders and flowering plants. A delightful patio area enjoys the summer sun and is an ideal spot to survey the pastoral

surroundings. The house and garden are sheltered by the trees to the west. A double garage, (25'0" x 20'0") detached from the house, is serviced with power and lighting (external and internal) and two additional timber sheds and a wood stove.

DESCRIPTION

Rhynd Lodge is a charming country house constructed from stone under a red tiled roof. It was sensitively extended and upgraded 15 years ago benefiting from double glazing and LPG central heating. Features include coving and ceiling roses. The extensive accommodation on offer comprises of the following:

Ground Floor

Side/Utility Porch	(E)	7'4" x 4'0"	Essential utility area with tiled flooring, plumbed for washing machine with space for tumble dryer. Secure access via UPVC door and double glazed inserts. Gas boiler.
Inner Hallway		29'0" x 7'3"	This split level hallway offers access to the principal accommodation.
Entrance Vestibule	(N)		A welcoming front entrance with feature door incorporating leaded glass design.
Lounge	(N)	14'3" x 12'5"	Charming, comfortable room offering spacious family living. Gas Stove fireplace and period tiled hearth with timber surround offers warmth and a focal feature to the room with cornicing and ornate ceiling rose providing the character.
Bedroom 1	(N,E)	12'7" x 9'10"	A room of ample size, naturally well lit with views to the mature garden ground surrounding the property. It has a focal gas fire and large recently installed radiator.
Family Bathroom	(W)	11'3" x 6'7"	Spacious bathroom in traditional period style. Roll top bath with claw feet and shower mixer head in keeping with the period elegance of the decoration, pedestal wash hand basin, low level WC and free standing shower unit and separate shower cubicle. Fully tiled to compliment the design of the room with easily maintainable laminate flooring.
Bedroom 2/ Office	(S)	10'7" x 10'6"	A double bedroom with a lovely outlook to the side and rear garden.
Bedroom 3	(W)	11'5" x 9'2"	Further double bedroom accommodation. Attractive outlook to the garden ground.
Kitchen/Dining /Living	(S,E,W)	17'6" x 14'0"	Newly fitted, recently decorated and fitted with ample base and wall units and plentiful works surface areas. Integrated electric oven and gas hob with extraction hood and integrated dishwasher and fridge (included in the sale). Quarry tile flooring throughout. Focal multi fuel burning stove. The French doors lead out onto the garden and patio area and is a natural extension from the house to the garden.

Landing (with airing cupboard)

First Floor

Bedroom 4	(E,W)	17'0" x 11'3"	Yet another double bedroom of good proportions within this commodious accommodation. Has twin Velux windows overlooking the side garden ground. Eaves storage eliminates the need for large free standing furniture. Two fitted wardrobes.
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Bedroom 5

(E,W) 15'4" x 10'5" An exceptional light and bright bedroom with combed ceiling and storage to the eaves. Benefits from exceptional views to the front and rear of the property. Fitted wardrobe.



The kitchen/dining room



The north part of Lot 1



The Lounge



Lounge patio doors leading to rear garden



South edge of Lot 1



Stables with garage and house beyond

The Land and equestrian facilities

Four fully enclosed paddocks are well drained and offer good grazing and exercise areas extending to approximately 5.2 acres. There is also a starvation paddock. All of the fences are fairly new and many have hedges planted next to them. They are well sheltered by woods planted with native trees of varying maturity. There is a large outdoor ménage (44m x 20m) laid with treaded chip bark and surrounded by mature fruit trees. The stable blocks consist of 4 stables, tack room and feed room, 13 Amp electricity points and lighting throughout and externally.

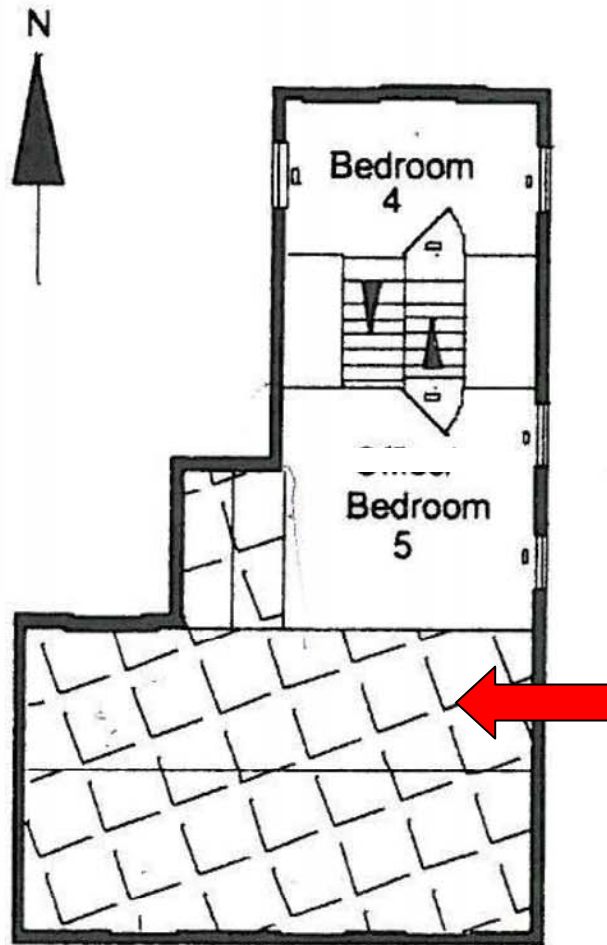
There are miles of hacking routes adjacent to Rhynd Lodge to Carnock, Blackwood and Comrie Estate. The present owners have permission to hack over a nearby 500 acres of land.

Directions

From Edinburgh and the Forth Road Bridge turn off the M90 at junction 4, turning left along the B914 signposted Dollar. Follow the B914 continuing through the small town of Steelend towards Saline. On reaching Saline turn left along the B913 (just after the first 30mph sign and immediately after the golf clubhouse) after a mile and immediately after the Bandrum Nursing Home road end turn immediately first left. Continue on this road for approximately a quarter mile and Rhynd Lodge will be on the right hand side.

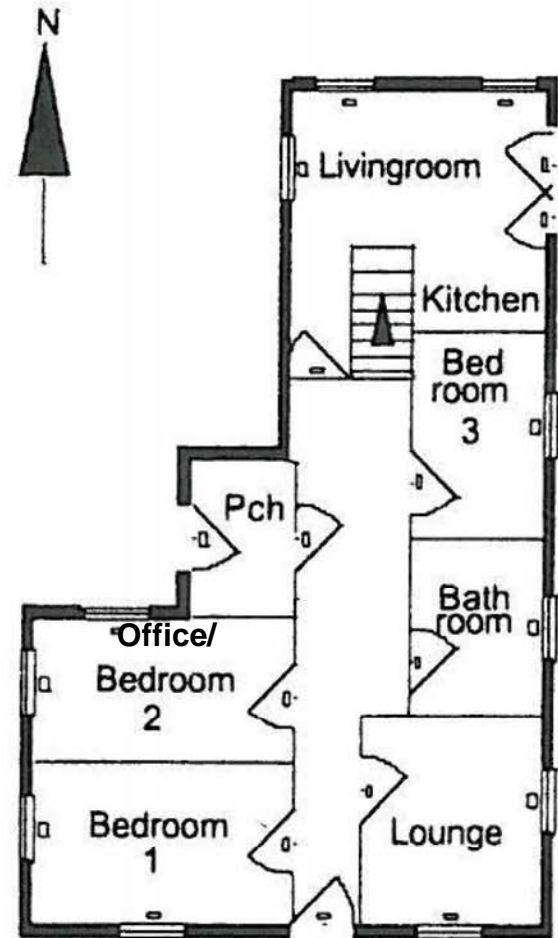
From Kincardine Bridge turn left and left again at the A977 signposted Kinross. After 2 miles proceed straight on at the roundabout signposted Kinross. Turn right just as you enter Forrestmill and continue on this unclassified road. Turn right at the T Junction signposted Saline B913 and proceed to Saline. Turn fourth right just before the Golf Course and proceed along the A913. Continue as above.

GROUND AND FIRST FLOOR PLANS



First Floor Plan

Possible scope to develop
further bedrooms/bathrooms



Ground Floor Plan



The old stables in foreground. New Stables beyond



The north edge of Lot 1

Solicitors - W & A S Bruce, Bruce House, 15 Chalmers Street, Dunfermline.

VIEWING AND REGISTERING AN INTEREST

Viewing of the property is strictly by prior appointment only with the sole selling agents McCrae & McCrae, 27 East Port, Dunfermline, Fife KY12 7JG, Tel: 01383 722454 or Rod McCrae on 07711 561814 (evenings and weekends), Fax: 01383 621180.

Closing date

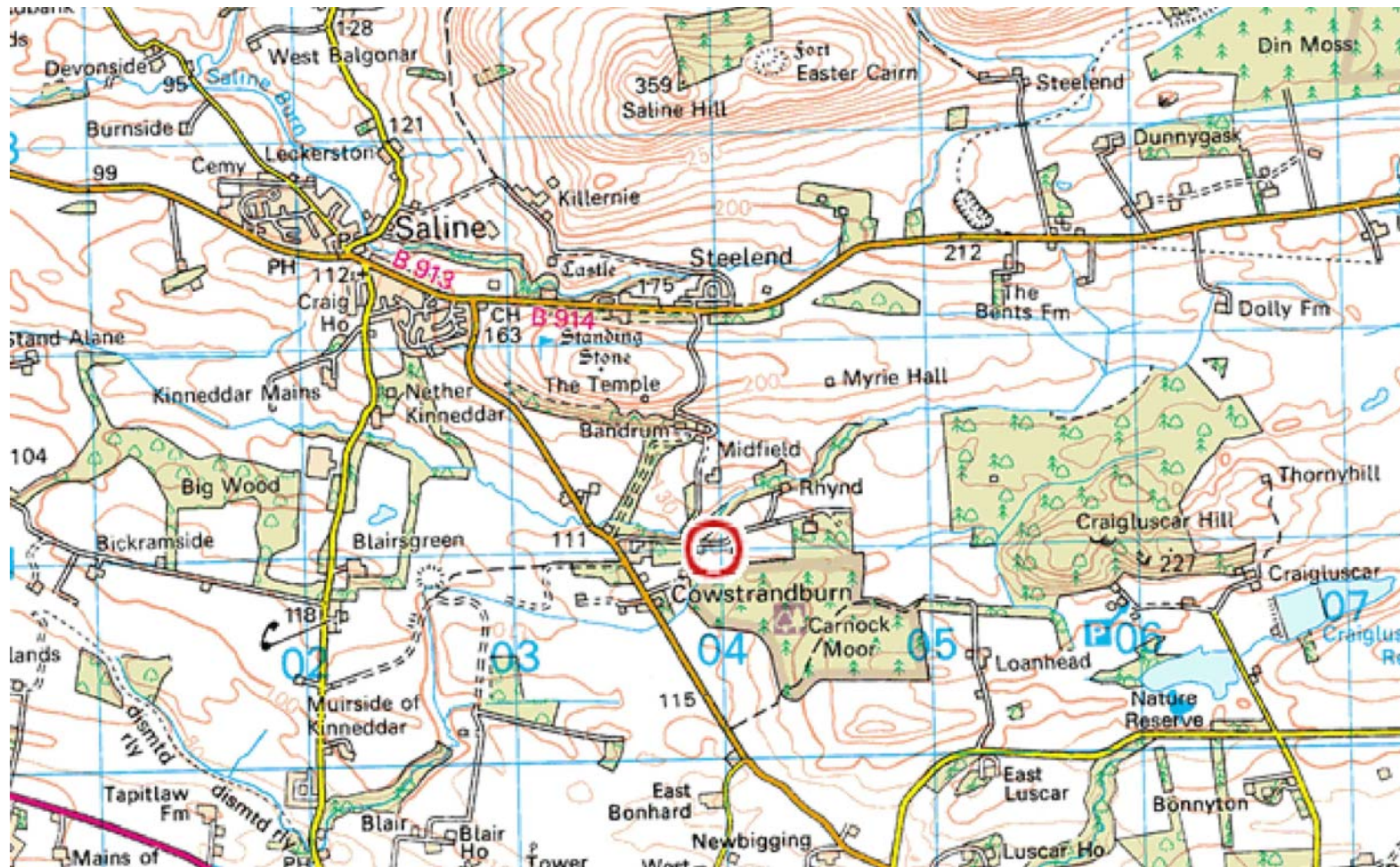
It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

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.

Property details prepared Aug 2010.

GEOGRAPHICAL LOCATION PLAN



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