

BRIERY HALL

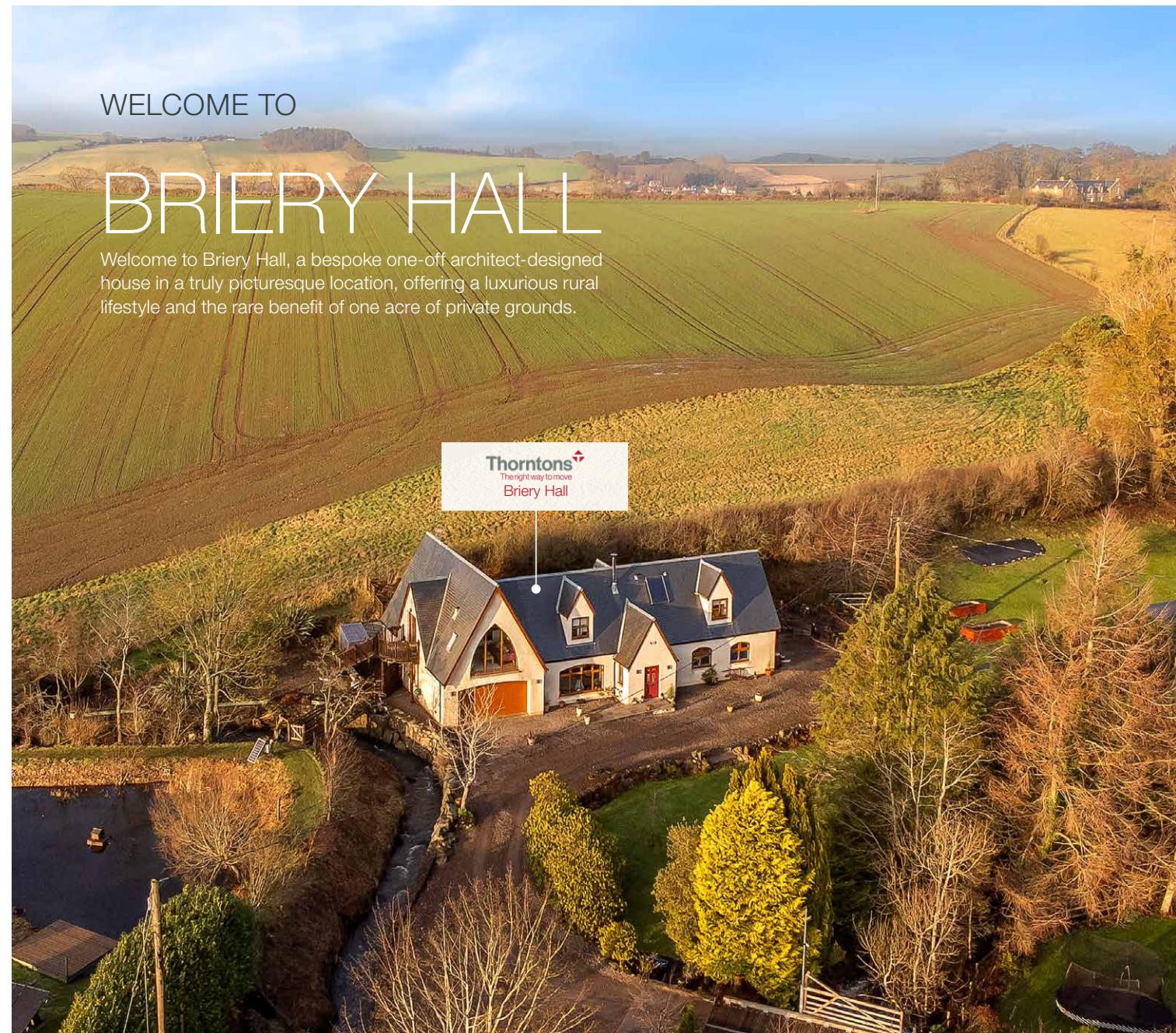
Teasses Mill, Ceres, Fife, KY15 5PR



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PROPERTY NAME

Briery Hall

LOCATION

Fife, KY15 5PR

APPROXIMATE TOTAL AREA:

300.3 sq. metres (3232.5 sq. feet)

Annexe - First Floor -
Ground Floor- Lodge -

EPC Rating - C

The floorplan is for illustrative purposes. All sizes are approximate.



A STUNNING CONTEMPORARY DETACHED HOUSE IN A RURAL LOCATION JUST MOMENTS FROM CERES VILLAGE

Briery Hall is a breathtaking architect-designed contemporary detached house nestled in the rolling countryside just moments from the village of Ceres. This bespoke one-of-a-kind two-bedroom home offers luxurious accommodation, alongside a separate one-bedroom lodge and a self-contained one-bedroom annexe, which is currently licensed as a thriving short-term let marketed via Cottages.com (UK33372) (income figures are available to prospective buyers on request). Every inch of the property (including the annexe and lodge) is curated to an outstanding specification, with design continuity throughout and panoramic country views at every turn. With full planning consent granted to convert the rear section of the four-car garage into a one-bedroom unit with a shower room and kitchen area, Briery Hall presents a rare opportunity to acquire a high-end rural retreat with remarkable flexibility, lifestyle appeal, and further development potential. Positioned less than 20 minutes from St Andrews and 30 minutes from Dundee, it balances countryside tranquillity with easy connectivity. The property also includes an acre of private grounds, enhancing the sense of space and offering valuable long-term potential.



GENERAL FEATURES

- A stunning architect-designed bespoke contemporary detached house
- Includes one acre of private grounds
- Rural location just moments from Ceres village
- Panoramic country views at every turn
- Double glazing, underfloor heating, and solar hot water

ACCOMMODATION FEATURES

- Welcoming entrance porch
- Hall area with understairs storage
- Expansive living room with log-burning stove
- German dining kitchen with French doors
- Two bedrooms with built-in wardrobes
- Private balcony with garden views
- Luxurious three-piece en-suite bathroom
- Modern three-piece en-suite shower room
- Ground-floor three-piece family shower room

SELF CONTAINED ANNEXE

- Thriving short-term let marketed via Cottages.com (UK33372)
- Accessed via external steps or internally
- Open-plan kitchen/living/dining room
- Double bedroom with built-in wardrobe
- Modern three-piece shower room
- Enclosed, private garden with seating areas

THE LODGE

- Open-plan living room and modern kitchen
- Log-burning stove for cosy evenings
- Double bedroom with built-in wardrobes
- Stylish three-piece shower room
- Generous store and timber decking
- Electric radiators

EXTERIOR FEATURES

- Multi-car driveway and integrated four-car garage
- Sweeping gardens to the front and sides
- Large polytunnel and raised beds included

A LASTING IMPRESSION FROM THE OUTSET



With an inspiring countryside approach and striking architecture, Briery Hall makes a lasting impression from the outset. Moving inside, an entrance porch welcomes you in leading to a hall area that establishes the home's flawless aesthetic, combining neutral tones with stylish Italian floor tiles. The space has understairs storage and it flows openly into the living and kitchen areas, which maintain the sumptuous decoration.



DUAL-ASPECT LIVING ROOM



THE EMBODIMENT OF STYLE AND ELEGANCE

The dual-aspect living room is the embodiment of style and elegance. Its expansive footprint accommodates a generous array of comfortable seating, while a modern Italian log-burning stove adds warmth and character. Yet it is the magnificent arched window that truly commands attention. This eye-catching architectural feature bathes the room in sunlight and offers a refined frame to the vibrant scenery beyond.



KITCHEN

A MASTERCLASS IN
CONTEMPORARY
STYLING



The German designer dining kitchen is a masterclass in contemporary styling, combining mix-and-match cabinet tones with multi-coloured splashbacks and sleek worktops. A fitted breakfast bar adds functionality, while integrated appliances ensure a streamlined finish (ceramic hob, extractor hood, and double oven). The spacious layout also accommodates a dedicated dining area beside French doors that open directly onto the garden patio. A neighbouring utility room provides additional storage and everyday practicality.



ELEGANT BEDROOM SUITES



*DESIGNED FOR
COMFORT AND
CONVENIENCE*

The two bedrooms maintain the impeccable decorative standard, each finished with soft carpets and built-in wardrobes for added comfort and convenience. The dual-aspect principal suite is particularly impressive, featuring a near full-height apex window and glazed door opening out onto a private balcony with garden views. It also benefits from attic access and a luxurious three-piece en-suite bathroom with a deep freestanding slipper bathtub, offering a spa-like retreat.





THE SECOND BEDROOM



*ENJOYS ITS OWN
MODERN EN-SUITE
SHOWER ROOM
AS WELL.*

Furthermore, this bedroom links directly to the self-contained annexe, enabling the latter to function seamlessly as part of the main residence if desired.

THE BATHROOMS

MODERN & LUXURIOUS

In addition to the two en-suites, the home also has a family shower room on the ground floor, ensuring minimal bathroom waiting times.

For optimal comfort, the property has double glazing, full insulation, and underfloor heating throughout the ground floor, with wet radiators upstairs. It also has solar hot water for added efficiency.



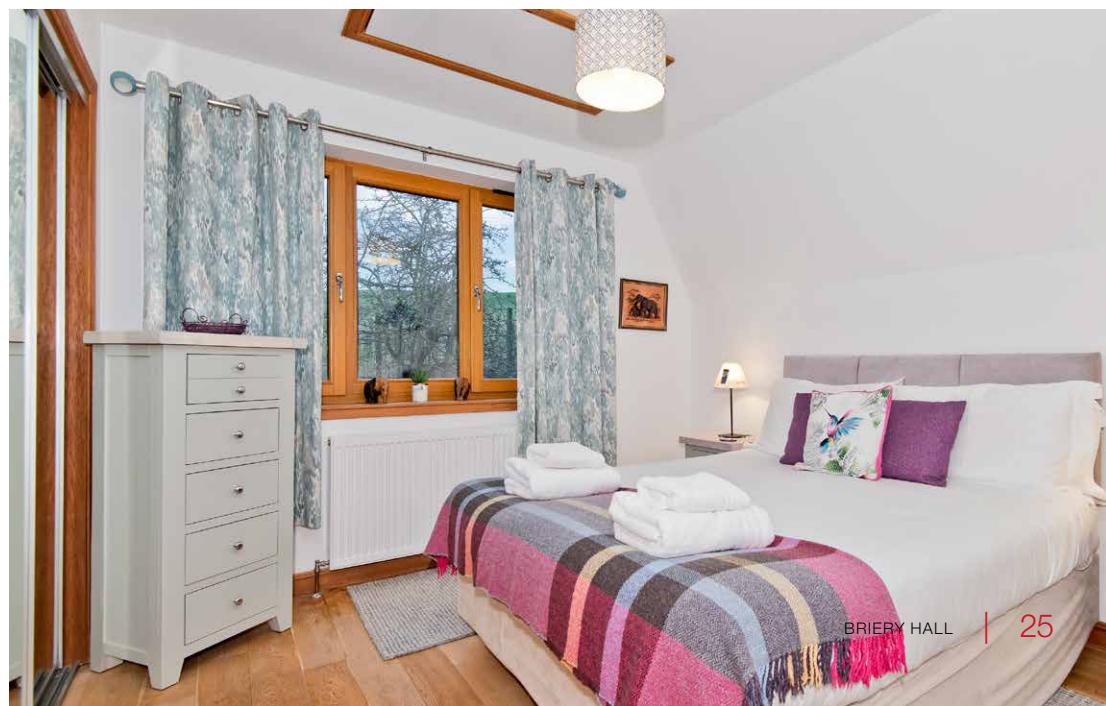


THE ANNEXE



*LICENSED AS
A THRIVING
SHORT-TERM
LET*

Set above the garage and accessed via external steps, the self-contained annexe apartment continues the home's high expectations. It features an open-plan reception room and kitchen, a double bedroom with built-in wardrobe, and a three-piece shower room. It also has its own enclosed, private garden with seating areas. As noted, this annexe can be accessed internally via the second bedroom, offering flexibility for multi-generational living or guest accommodation. Currently, it is used as a successful short-term let.



THE LODGE

PERFECT FOR
THE HOLIDAY
RENTAL MARKET
OR INDEPENDENT
FAMILY USE



INDEPENDENT LIVING



SPACE FOR GUESTS,
FAMILY, AND MORE

Privately located within the grounds, the lodge is a standout feature which is perfect for the holiday rental market or independent family use. Surrounded by a timber deck, it includes a generous store, an open-plan reception room with a modern kitchen and log burner, a dual-aspect double bedroom with built-in wardrobes and direct access to the deck, and a stylish three-piece shower room.



Externally, Briery Hall continues to impress. A private front driveway accommodates multiple vehicles, in addition to an integrated four-car garage. Beautifully maintained gardens envelope the home, with sweeping lawns to the front and sides framed by mature trees. It offers a wealth of outdoor space, and includes a large polytunnel and raised beds. In addition, the one acre of land included (previously used as a prolific chilli farm) offers endless scope for farming, business, and further development.



Extras: all fitted floor and window coverings, select light fittings, integrated kitchen appliances, dishwasher, and washing machine to be included in the sale.

Previously referred to as "the most attractive village in Scotland", Ceres is a village in the heart of Fife, surrounded by picturesque countryside and just over three miles from the town of Cupar. Ceres has retained much of its old-world charm, with features such as the church steeple, the old weavers cottages, and the humpbacked Bishop's Bridge serving as charming reminders of days gone by. Since 1314 (with a few exceptions), Ceres has held Highland Games in the village, which are the oldest free games in Scotland. Spectators and competitors alike flock from far and wide to the village at the end of June, where the games are accompanied by a market, dancing, music, and other sporting events, ensuring there's something for all the family to get involved in.

The Ceres Inn has been a family-friendly pub in the village since 1721, and offers a range of food and drink, as well as a separate room ideal for small functions. Ceres is also home to a Post Office, a minimarket, a number of independent retailers, a café, and Fife Folk Museum, which offers a tea room. More extensive amenities can be found in nearby Cupar, under 10 minutes away by road. The countryside surrounding Ceres offers fantastic opportunities for outdoor pursuits, or for those who prefer to exercise indoors, a number of fitness groups, classes, and gyms can be found in Cupar. Families with children of school age can access education at nursery and primary level in the village, whilst secondary schooling provided in Cupar or the surrounding towns, with buses available to these schools (plus private schools) running from the village. Ceres benefits from regular bus links and the surrounding area is easily reachable by road, with nearby Cupar train station providing services to Edinburgh and Dundee.



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