

# ST ANNES

St Andrews Road, Ceres, Fife, KY15 5NQ



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# WELCOME TO ST ANNES

Beautiful B-listed detached Georgian house in Ceres, within the village's conservation area, offering five bedrooms, two reception rooms, a dining kitchen, a study, and two bathrooms (plus a separate WC), as well as delightful, generous gardens and excellent private parking, with two garages.

## GENERAL FEATURES

- Generous, B-listed detached Georgian house in Ceres
- Within the village's conservation area
- A chance to own a piece of local history
- Former school, bakery, a manse, and army accommodation

## ACCOMMODATION FEATURES

- Pillared entrance door, practical vestibule, and airy hallway
- Formal drawing room with Art Nouveau fireplace
- Versatile, relaxed family room with garden access
- Generous, dual-aspect dining kitchen
- Good-sized study for working from home
- Five bedrooms (four doubles and one single)
- One en-suite WC
- Ground-floor bathroom and first-floor shower room
- Large cellar and partially floored attic, both offering significant storage space
- Gas central heating system
- Traditional sash-and-case windows

## EXTERNAL FEATURES

- Delightful, generous and mature garden
- Excellent private parking comprising an attached single garage and a detached double tandem garage



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Five multipurpose sleeping areas

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Two washrooms, perfect for family life

## 26 GARDENS & PARKING

Beautiful, mature outdoor space

## 32 THE AREA

Surrounded by picturesque countryside and just over three miles from the town of Cupar

PROPERTY NAME

St Annes

LOCATION

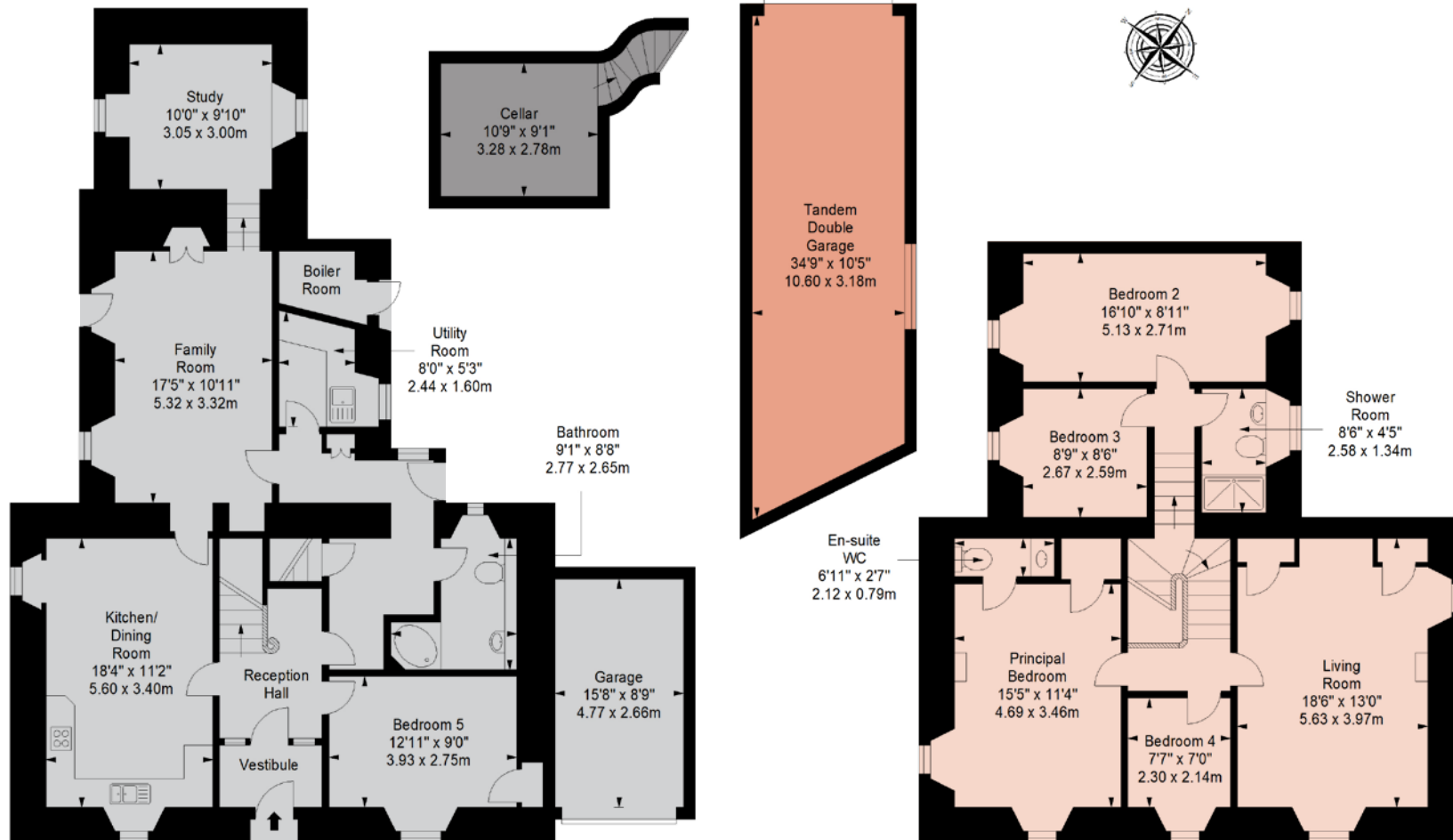
Ceres, Fife, KY15 5NQ

APPROXIMATE TOTAL AREA:

262.7 sq. metres (2827.8 sq. feet)

Ground Floor -  First Floor -  Cellar -  Garage - 

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





This five-bedroom, two-bathroom B-listed Georgian detached house in Ceres is a historic and characterful residence, offering the new owner an exciting chance to own a piece of local history, as well as giving them a blank canvas to put their own stamp on. The spacious and flexible accommodation is sure to appeal to families and the home is perfectly complemented by beautiful mature gardens. Ceres is home to reliable village amenities such as a convenience store, a butchers, a Post Office, a café, a traditional inn, and a primary school, as well as a bus service and road links connecting across the county and further afield. The house is now ready to move on to new owners, who want to make it their own and take it on the next step of its journey.



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# THE ENTRANCE



## WELCOME TO ST ANNES

The pillared entrance door opens into a practical vestibule with space for coats and shoes, flowing through to an airy reception hall with room for furniture items.





# THE RECEPTION ROOMS

TWO GENEROUS ROOMS FOR ENTERTAINING  
AND RELAXING AS A FAMILY





## THE FAMILY ROOM

The family room offers an ideal space in which to relax with family, with ample space for arrangements of comfortable lounge furniture. The room is light and airy owing to its generous proportions and glazing, with a door affording access to the garden. The family room also has access to a rear hall with an additional external entrance and a door leading down to the cellar, where significant storage space is provided. A study can also be reached via the family room and offers a perfect quiet space for those who work or study from home, with a floor-to-ceiling bookcase and a fitted desk.







## THE DRAWING ROOM

The drawing room is situated on the first floor and offers amore formal space for entertaining guests, with ample space for configurations of furniture to suit the new owner, all arranged around a stunning Art Nouveau, fully functional fireplace. The room is brightly lit by dual-aspect, recessed sash-and-case windows with working shutters and panelled surrounds, one of which boasts a southeast-facing aspect. Further period charm is added by cornicing and a charming recess, flanked by two built-in storage cupboards.







# DINING KITCHEN

EXCELLENT POTENTIAL FOR UPGRADES



The dual-aspect kitchen occupies a generous footprint, with ample space provided for a large dining table and chairs, perfect for sit down meals and socialising while cooking.



The kitchen is currently fitted with a selection of classically styled wall and base cabinets, spacious worktops, and splashback tiling, with provision made for freestanding and undercounter appliances. The kitchen is supplemented by a utility room with additional cabinetry, workspace, and space for laundry appliances.







FIVE MULTIPURPOSE

# SLEEPING AREAS

The house boasts five bedrooms - three generous doubles, one small double, and one single. Two of the double bedrooms are accompanied by built-in storage, including the principal which also has an en-suite WC and a decorative Art Nouveau fireplace. The smaller bedrooms could lend themselves to alternative uses, such as a home office if an additional workspace is required, or a dressing room/walk-in wardrobe. The single bedroom affords access to a partially floored attic via a Ramsay ladder, providing additional storage space.





THE PRINCIPAL BEDROOM FEATURES AN EN-SUITE  
WC AND A LOVELY ART NOUVEAU FIREPLACE







# TWO BATHROOMS

## PERFECT FOR FAMILY LIVES

There is a ground-floor bathroom comprising a corner bathtub and a WC-suite set into storage, whilst a first-floor shower room completes the accommodation on offer and includes a shower enclosure, an inset basin, and a WC.

The home is kept warm by a gas central heating system (with the boiler replaced in 2022 and under warranty until 2027) and retains its traditional sash-and-case windows, with the rear-facing windows benefiting from secondary glazing.





# BEAUTIFUL, MATURE OUTDOOR SPACE

AND EXCELLENT PRIVATE PARKING







Externally, the impressive home is perfectly complemented by a delightful, mature walled garden. This wonderful outdoor space features an expansive, well-maintained lawn, paved areas for outdoor seating, and a wealth of mature shrubbery, trees, and colourful planting. Excellent private parking is provided by an attached single garage and a detached double tandem garage.

Extras: All fitted floor coverings, window coverings, light fittings, cooker, fridge, and dishwasher will be included in the sale. The washing machine dryer, and an additional fridge are available by separate negotiation, as well as a wardrobe from one of the downstairs bedrooms. Not included in the sale are the cabinets from the bathroom and en-suite WC, and most garden troughs and pots.



# HISTORY OF ST ANNE'S

The impressive and historic B-listed, Georgian home was built in 1784 and has had many uses over the years, including a school, a bakery, a manse, and accommodation for the territorial army. It has undergone alteration and conversion over the years, including the front door pillars being added in approximately 1880 and conversion of the hay loft in 1906 (for which the owners still have the original architect plans), as well as the addition of the

fireplaces. The present owners bought the house in 1988 and carried out extensive alterations for which the full architect plans of Walker and Pride, St Andrews, are available. The original baker's oven still exists below the study room floor with the entrance to the ovens being behind the cupboard and TV recess in the family room, and the title deeds include the right of access into the cemetery grounds for the purpose of exercising the homeowner's pig.

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# CERES, FIFE

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 very popular family butchers, 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 just outside the property. 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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All sizes are approximate.