

# THE SCHOOLHOUSE

Hope Place, St Monans, Fife, KY10 2DH



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# WELCOME TO THE SCHOOLHOUSE

Dating back to 1866, The Schoolhouse is a traditional building offering an impressively large residence which covers 2,391 square feet to offer three reception rooms, four bedrooms, and four washrooms, in addition to private parking and generous private walled gardens.



## GENERAL FEATURES

- An exclusive and versatile family home
- Generous floorplan covering 2,391 square feet
- Part of a traditional Victorian building
- Situated in the coastal village of St Monans
- Modern decoration and period feature

## ACCOMMODATION FEATURES

- Naturally-lit vestibule and hall with storage
- Sitting room with working open fireplace
- Bright and spacious family room
- Southwest-facing formal dining room
- Farmhouse-inspired dining kitchen
- Utility room with rear garden access
- Three bright and airy double bedrooms
- Versatile single bedroom/study/office
- Ground-floor WC & separate 2pc shower room
- First-floor WC and separate 3pc bathroom
- Gas central heating and double glazing
- Solar-panelled roof feeding back into the grid

## EXTERNAL FEATURES

- Southwest-facing, landscaped front garden
- Large vegetable garden with established beds
- Easy-to-maintain, monoblock rear garden
- Gated driveway & a timber-framed garage



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Elegantly decorated in soothing neutral hues

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Spacious enough to accommodate a table & chairs

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The four bedrooms extend off a split-level landing

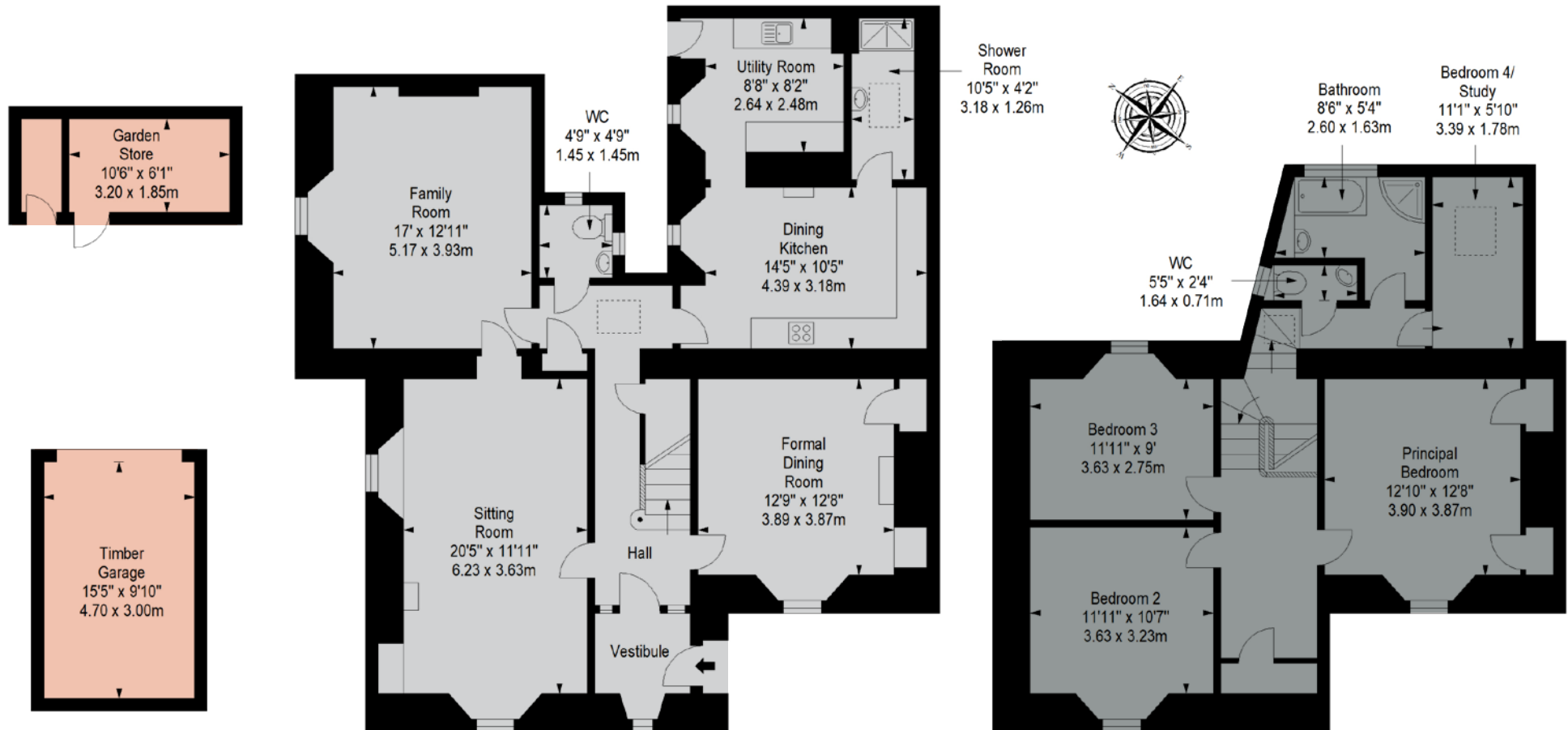
## 25 THE BATHROOMS

Four washrooms divided equally across each floor

## 26 GARDENS & PARKING

A beautiful front garden and vegetable garden

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





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**The Schoolhouse**

WITH A BEAUTIFUL STONE-BUILT FAÇADE, THE ARCHITECTURE OF THE PROPERTY IS CHARACTERFUL AND CHARMING.



This exclusive and rarely available four-bedroom property is an outstanding family home that offers a wealth of living space and a sought-after coastal lifestyle in the picturesque village of St Monans. The home forms part of a characterful Victorian building, and it has been maintained to high standards, incorporating

sympathetic interiors with period details and modern décor. The southwest-facing property enjoys spacious, light-filled rooms which have a high degree of versatility and a wealth of desirable features, including a large dining kitchen and multiple washrooms. It also has private parking and expansive landscaped gardens. Furthermore, the residence is within walking distance of all the village has to offer, including the shorefront and harbour, the primary school, new play park, and amenities, as well as the Fife Coastal Path and the local tidal pool.



# NATURALLY-LIT VESTIBULE

## AND HALL WITH STORAGE

**M**oving inside, the front door opens to a traditional vestibule, which is naturally lit. A central hall flows from here, offering understairs storage. Attractive decoration and a traditional staircase (with an ornate balustrade) ensure an impressive introduction that hints at the accommodation to follow.



# THREE RECEPTION ROOMS

## WITH ELEGANT INTERIOR DESIGN

The Schoolhouse has three large reception rooms that are elegantly decorated in soothing neutral hues. The sitting room is the heart of the home, enjoying a highly desirable aesthetic that enhances an airy ambience, in addition to dual-aspect windows.



The room accommodates an assortment of comfy furnishings; plus, it is laid with a soft carpet. A working open fireplace, framed by a striking mantelpiece and surround, forms a stunning focal point, whilst a shelved recess, a picture rail, neat corning and ceiling plasterwork complete the room.





## BRIGHT & SPACIOUS FAMILY ROOM & A SOUTHWEST-FACING FORMAL DINING ROOM

**A**n adjacent family room, mirroring the size and style of the living area, provides a second reception space for unwinding and socialising. There is also a formal dining room for special occasions. This reception area enjoys a southwest-facing aspect and an easy-to-maintain floor. It also benefits from a handsome feature fireplace and a shelved recess for display items. If required, the dining and family rooms could easily be utilised as additional double bedrooms, giving buyers the space and freedom to suit their needs.



# A FARMHOUSE-INSPIRED DINING KITCHEN



The dining kitchen has a farmhouse-inspired design, combining wood-fronted base and wall cabinets with complementary worktops, framed by light blue splashback tiles. The room is spacious enough to accommodate a table and chairs, and it features a traditional clothes pulley and an alcove that can be inset with a stove. The adjoining

utility room, with garden access, has further storage, workspace, and room for freestanding appliances. The electric cooker, fridge/freezer, and washing machine are included in the sale.

# BEDROOMS



## FOUR BRIGHT AND AIRY BEDROOMS

Located on the first floor, the four bedrooms extend off a split-level landing, which has a built-in storage cupboard. The principal, second, and third bedrooms are all bright and airy doubles, finished with light neutral décor and wood-style floors. The principal bedroom further benefits from slightly larger proportions and two built-in cupboards. Meanwhile, the fourth bedroom is a versatile single, laid with carpet and adorned with wood panelling. Lit by a skylight, this bedroom offers excellent scope for creative use, such as a study or children's playroom.

FINISHED WITH LIGHT  
NEUTRAL DÉCOR &  
WOOD-STYLE FLOORS





# FOUR WASHROOMS

DIVIDED EQUALLY ACROSS EACH FLOOR



Ensuring minimal waiting times, The Schoolhouse has four washrooms divided equally between the ground and first floors. At ground level, there is a handy WC off the hall and a two-piece shower room off the dining kitchen. On the split landing of the first floor, there is a WC set beside a three-piece bathroom, which is comprised of a pedestal washbasin, a bathtub, and a shower cubicle – all enveloped in attractive tiling with a nautical border and motifs.

Gas central heating and double-glazed windows ensure year-round comfort, alongside a solar-panelled roof which feeds back into the grid.

Extras: all fitted floor and window coverings, light fittings, electric cooker, fridge/freezer, and washing machine to be included in the sale.

## A BEAUTIFUL FRONT GARDEN AND VEGETABLE GARDEN

The Schoolhouse has an abundance of outdoor space, which is fully enclosed and carefully maintained. The landscaped front garden features a sweeping lawn framed by mature planting and it boasts a suntrap, southwest-facing aspect as well. Being fully enclosed by a stone wall, it is perfect for all family members, including pets. A large vegetable garden also extends from here, providing established growing areas that frame a stretch of lawn and drying green. Furthermore, there is a garden store and an easy-to-maintain rear garden laid with monoblock paving – ideal for potting plants and a table and chairs. A gated front driveway and a timber-framed garage offer secure private parking.



# ST MONANS, FIFE

A CHARMING, TRADITIONAL  
SEASIDE VILLAGE

Situated between Elie and Pittenweem in the East Neuk of Fife, lies St Monans, a friendly and traditional seaside village. It is one of the chain of attractive fishing villages that line the North shore of the Firth of Forth, with views to North Berwick, the Bass Rock, and the Isle of May. The area is renowned for its coastal walks and quiet award-winning beaches, and the beautiful coastline provides an ideal setting for a variety of outdoor activities and water sports. St Monans itself offers good local amenities including a minimarket, hairdresser, tennis and basketball courts, award-winning seafood restaurant, and an abundance of fish merchants. On the outskirts of the village, Bowhouse is well known for its bustling market weekends, and the family run Ardross Farm Shop nearby is a haven for food lovers, selling fresh local produce. The popular village of Anstruther, with its famous fish and chip shop, is only 3 miles away. More extensive shopping can be found a short drive away at Glenrothes or Kirkcaldy.

St Monans benefits from a local nursery and primary school, with secondary schooling available at nearby Waid Academy in Anstruther. For the golf enthusiast, there are a number of courses in the surrounding area and the famous Old Course at St Andrews is only a 20-minute drive away.

There is an annual Community Arts Festival in the village and Pittenweem also has an Arts festival taking place every August, showcasing hundreds of artists and attracting thousands of visitors from all over the country.



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## ► Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutheea@thorntons-law.co.uk

### ARBROATH

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathea@thorntons-law.co.uk

### BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparea@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeeea@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinburghea@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### MONTROSE

55 High Street, Montrose, DD10 8LR  
01674 673444  
montroseea@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthea@thorntons-law.co.uk

### ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR  
01334 474200  
standrewsea@thorntons-law.co.uk

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