

WELCH HOUSE

— 27 Viewforth Place, Pittenweem, Anstruther, KY10 2PZ —



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WELCOME TO WELCH HOUSE

Welcome to a stunning Victorian detached house that offers a picturesque coastal lifestyle, as well as period grandeur and extensive accommodation, which is beautifully styled throughout to complement the home's rich historic character.

GENERAL FEATURES

- A stunning Victorian detached house (built circa 1850)
- Includes a detached and versatile two-storey outbuilding
- Offers a picturesque coastal lifestyle in Pittenweem village
- Extensive accommodation with a wealth of original features

ACCOMMODATION FEATURES

- Traditional vestibule and reception hall with storage
- Expansive living room with stunning original features
- Versatile family room with southwest-facing bay window
- Formal dining room openly connected to the kitchen
- Shaker-inspired kitchen/dining room with garden access
- Separate utility room with a traditional clothes pulley
- Bright landing with an artistic stained-glass window
- Four double bedrooms that are bright and spacious
- Quality en-suite shower room with three-piece suite
- Ground-floor family shower room with three-piece suite
- First-floor three-piece family bathroom with roll-top bath
- Gas central heating and double-glazed sash windows

EXTERNAL FEATURES

- Three mature and sunny gardens that are fully enclosed
- Large, private multi-car driveway with an electric gate






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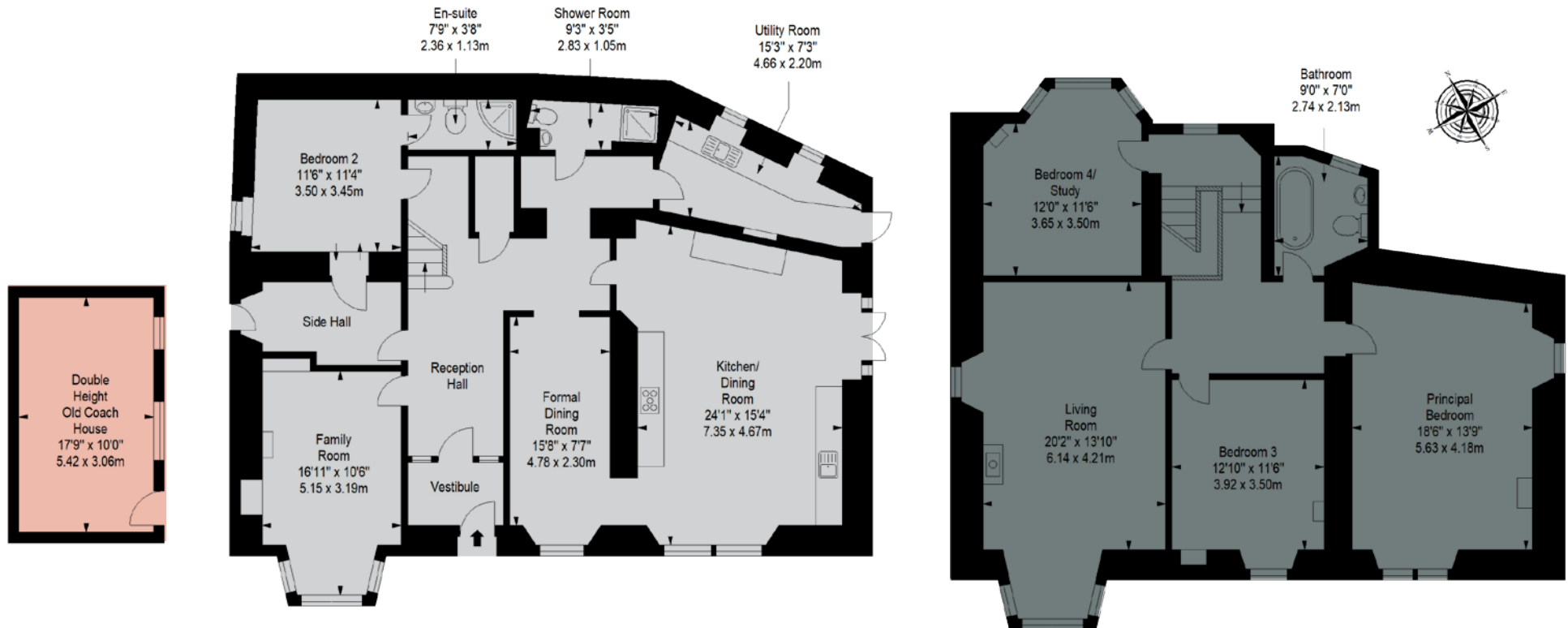
PROPERTY NAME
Welch House

LOCATION
Anstruther, KY10 2PZ

APPROXIMATE TOTAL AREA:
266.3 sq. metres (2866.5 sq. feet)

Ground Floor -  First Floor -  Coach House - 

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



VICTORIAN DETACHED HOUSE

BUILT CIRCA 1850



Situated in the coastal village of Pittenweem, this remarkable Victorian detached house is believed to have been originally built by coal merchants (circa 1850). With a wealth of interior and exterior space, incredible period features, and sympathetically styled interiors, this rarely available family home captures the essence of refined living. It further boasts three reception rooms, a large kitchen/dining room, four double bedrooms, and three bathrooms. Plus, the property is complemented by extensive private parking and lovely landscaped gardens. It also has the unique charm of an old coach house: a detached two-storey outbuilding with tremendous creative potential.



AN EYE-CATCHING INTRODUCTION

TRADITIONAL VESTIBULE

The entrance to this enchanting home begins with a traditional vestibule, leading into a grand reception hall that sets the tone for what lies ahead. Period details abound here, from the beautiful internal glazing connecting the vestibule to the hall, to the striking cornice work – it is an eye-catching introduction that hints at the home's rich heritage. An understairs storage cupboard enhances practicality, while an adjoining side hall provides further storage space.





THE RECEPTION ROOMS

A SHOWCASE OF GRANDEUR

The expansive first-floor living room is a showcase of grandeur, radiating elegance with its stunning ceiling frieze and cornice work, complemented by a delicate ceiling rose. Varnished wooden floorboards pair beautifully with sumptuous feature wallpaper and neutral detailing, divided by a picture rail. Dual-aspect glazing, including a southwest-facing bay window, bathes the room in natural light, whilst a handsome log-burning stove takes centre stage set into a period fireplace.

On the ground floor, a family room provides a second reception area, complete with a southwest-facing bay window, shelved recesses, and a handsome feature fireplace. There is also a formal dining room, which is openly connected to the kitchen – perfect for lively dinner parties.



SHAKER-INSPIRED KITCHEN

FITTED WITH MODERN CABINETS





A HUB FOR FAMILY MEALS

aid with a hardwood floor, the dual-aspect kitchen/dining room is a hub for relaxed family meals and socialising whilst cooking. It catches the morning sun and has a Shaker-inspired design, fitted with modern cabinets and wooden worktops, which incorporate a Belfast sink, a range cooker with a gas hob and electric ovens, and an integrated dishwasher. An original sign highlights the home's potential coal merchant origins bringing further charm and character. Meanwhile, French doors open out to a seating terrace and to the gardens. A neighbouring utility room provides further storage, workspace, a traditional clothes pulley, and alternate garden access.



PERIOD CORNICING AND AN ARTISTIC
STAINED-GLASS WINDOW





FOUR SPACIOUS DOUBLE BEDROOMS

This impeccable home offers four spacious double bedrooms, each thoughtfully styled for comfort and character. Three are located on the first floor, extending off a magnificent landing which is adorned with elaborate period corning and an artistic stained-glass window. On this floor, the dual-aspect principal bedroom stands out with its sheer size and original features, rivalling the living room with its striking cornice work, ceiling rose, and period fireplace. Bedroom three also has a charming feature fireplace, as does bedroom four which is fronted by a bay window and currently used as a study/office. Conveniently, bedroom two on the ground floor is equipped with an en-suite shower room, making it ideal for guests and independent family members.





THREE BATHROOMS FOR CONVENIENCE

In addition to the en-suite, there is also a ground-floor family shower room. On the first floor, a family bathroom is styled with tongue-and-groove panelling and neutral décor – a traditional-inspired aesthetic, enhanced by a pedestal washbasin, a toilet, and a freestanding claw-footed (roll-top) bath with handheld and overhead showers. The door to this bathroom is also framed by a commissioned stained-glass window by the artist Kenny Drew, renowned for his exhibitions at the Pittenweem Arts Festival.

The property has gas central heating and double-glazed sash windows.



GARDENS & PARKING

AN EXCEPTIONAL AMOUNT OF OUTDOOR SPACE

The property's outdoor space is exceptional, with fully-enclosed gardens surrounding three sides of the home.

Carefully landscaped gardens are complemented by mature trees and plants, ensuring privacy and tranquillity. Two gardens face the southwest, catching abundant sunshine, while an east-facing patio is perfect for breakfast and a west-facing seating area invites relaxation as the sun sets. Additional features include a greenhouse, dedicated vegetable beds, and a summerhouse complete with power and a traditional pub-style light. A private driveway with an electric gate provides parking for multiple vehicles, completing this outstanding property.

The old coach house is a unique feature, providing immense versatility to suit the needs of its new owners. This two-storey outbuilding offers excellent storage and outstanding development potential, perfect for creative projects, a workshop, or even a conversion into a self-contained guest suite (subject to consent).

Extras: all fitted floor coverings, window blinds, select curtains, light fittings, a range cooker, and an integrated dishwasher to be included in the sale.



THE SUMMER HOUSE



THREE MATURE AND SUNNY GARDENS
THAT ARE FULLY ENCLOSED



PITTENWEEM, FIFE

Nestled in the picturesque East Neuk of Fife, the charming fishing village of Pittenweem is steeped in local history and has a working harbour that dates back to 1600. The village itself is home to everyday amenities including grocery shops, galleries and craft shops, a bakery, Post Office, doctors' surgery, a primary school, hairdressers, cafes, a restaurant, 2 pubs and a fish and chip shop. Pittenweem is an extremely popular tourist destination, and it's easy to see why; the village's location, hugged by rugged coastline and open countryside, gives ready access to scenic walking (including the Fife Coastal Path), running and cycling routes, a walled sea pool, and crazy golf. In addition, the village hosts the Annual Pittenweem Arts Festival exhibiting the works of local and visiting artists, many of whom are inspired by Pittenweem's glorious coastal scenery and historic architecture. The pretty historic harbour villages of Crail and St Monans are nearby, whilst the beautiful Elie beach (with extensive watersport amenities), as well as Elie tennis and golf clubs, are just a short drive away. The nearby coastal town of Anstruther is home to a large Supermarket, an award-winning fish & chip shop, and a harbour which offers idyllic summer boat trips to the Isle of May. The popular University, golf and tourist town of St Andrews is just 20 minutes' drive from Pittenweem, and the award-winning Kingsbarns Golf Links is just seven miles away and newly opened Dumbarnie Links is close by as well. Fast road links also make for an easy car journey, of just over an hour into Edinburgh.





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