

# ADELAIDE COTTAGE

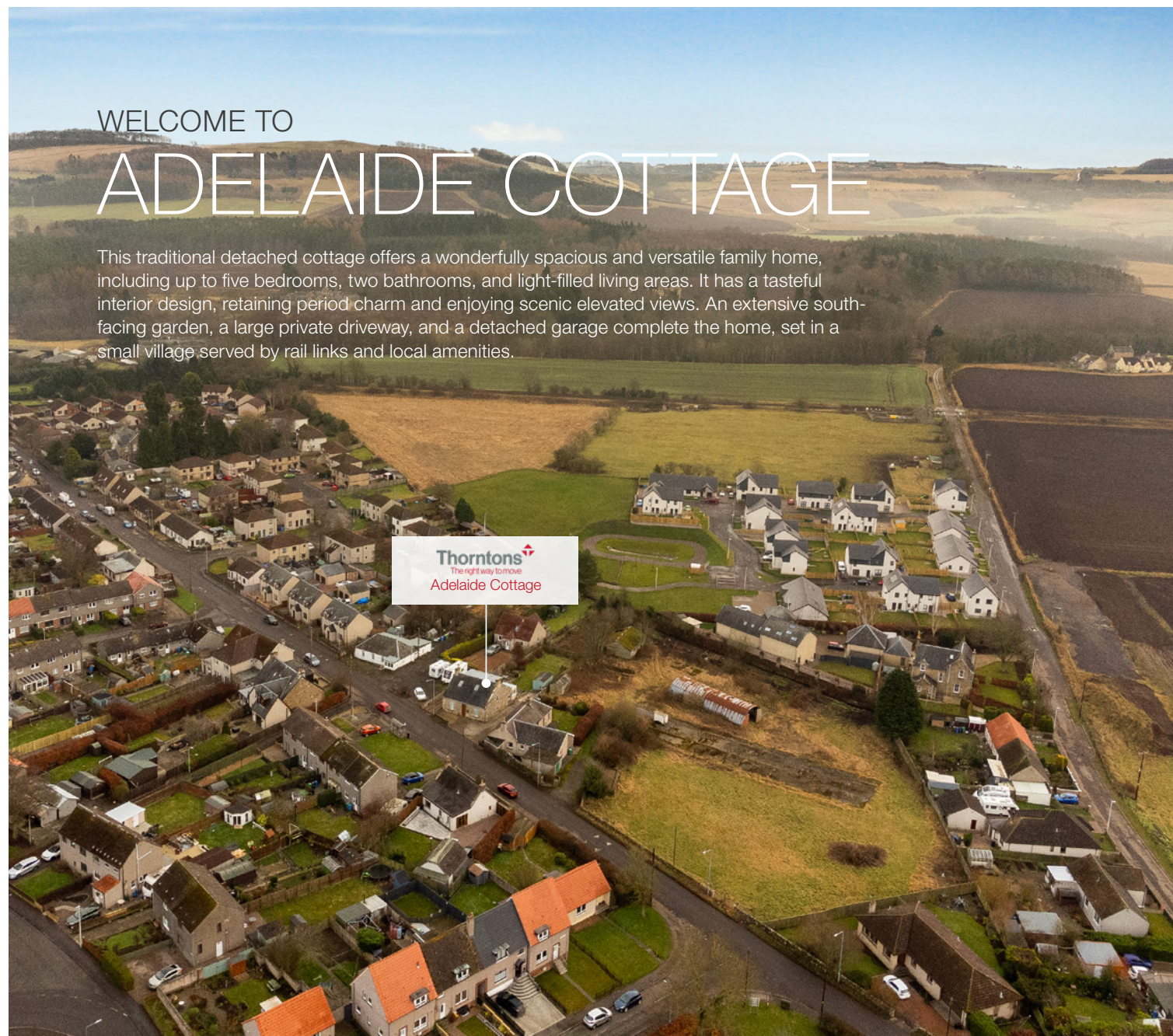
Station Road, Springfield, Cupar, Fife, KY15 5RU



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## WELCOME TO ADELAIDE COTTAGE

This traditional detached cottage offers a wonderfully spacious and versatile family home, including up to five bedrooms, two bathrooms, and light-filled living areas. It has a tasteful interior design, retaining period charm and enjoying scenic elevated views. An extensive south-facing garden, a large private driveway, and a detached garage complete the home, set in a small village served by rail links and local amenities.

PROPERTY NAME  
Adelaide Cottage

LOCATION  
Cupar, Fife, KY15 5RU

APPROXIMATE TOTAL AREA:  
160.2 sq. metres (1724.4 sq. feet)

Ground Floor-  First Floor-  Externals -

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



# SPACIOUS

*AND VERSATILE FAMILY HOME RETAINING CLASSIC CHARM*



Adelaide Cottage is a charming, detached residence in Springfield, a well-served village with direct rail links to Edinburgh and Dundee, just over three miles from Cupar. The cottage features a large south-facing garden, ample private parking, and an elevated outlook towards The Hill of Tarvit. Behind its quaint sandstone façade, the home is surprisingly spacious, having been extended to two levels and now with approved plans for a ground-floor extension. Decorative period features blend perfectly with tasteful modern styling, and there is superb versatility for families, with up to five bedrooms plus a washroom on each level.

## GENERAL FEATURES

- Well-served village close to Cupar
- Extended detached cottage enjoying classic charm
- Approved plans for a ground-floor rear extension
- Superb internal versatility for families
- EPC Rating - D

## ACCOMMODATION FEATURES

- Vestibule and hall with storage
- Elegant south-facing living room with a log burner
- Formal dining room/additional bedroom
- Attractive, well-appointed breakfasting kitchen
- Sunny multi-purpose conservatory off the kitchen
- Three double bedrooms (two with storage)
- Single bedroom/bright study
- Upper landing with a cosy snug
- Ground-floor shower room
- First-floor bathroom with shower-over-bath
- Gas central heating and double glazing

## EXTERNAL FEATURES

- Large south-facing rear garden with lawn and deck
- Generous private driveway
- Detached single garage (timber)

# A VESTIBULE AND HALL

WITH STORAGE



The entrance vestibule leads into an airy hall showcasing the home's character and housing useful storage. It flows into a carpeted living room flooded with natural light from a wide south-facing bay window overlooking the garden.

# ELEGANT

## LIGHT-FILLED SPACES

A cast-iron log burner adds warmth to this generous, neutrally toned space framed by exquisite cornice work and providing display shelving. Across the hall, the formal dining room (or extra bedroom) also features understated décor, cosy carpeting, and incorporated storage.





# A WELL-APPOINTED BREAKFAST KITCHEN

## *AND ADJOINING CONSERVATORY*

The modern kitchen boasts a stylish yet enduring design, accented by sky-blue décor and durable tiled flooring. Streamlined wood-toned cabinetry is paired with generous countertops, including a seating peninsula for breakfasts. In addition to an integrated electric double oven and a hob with a feature hood, there is a freestanding 50/50 fridge freezer, and (both Bosch) a dishwasher and a (hidden) washing machine. The kitchen connects to a south-facing conservatory with direct access to the garden - an ideal playroom or second living/dining area.

There are approved plans for a kitchen extension; for details, visit Fife Council online using Ref. 20/00510/full.











# FOUR

## ATTRACTIVE BEDROOMS

The elegant ground-floor principal bedroom enjoys seclusion from the main sleeping quarters and has airy proportions, fine cornice work, and shelving. The remaining three bedrooms (two doubles and single) are upstairs, presented with soft carpeting and subtle décor. They are reached via a bright landing/snug with storage. The doubles take full advantage of the property's elevated outlook, and the single is currently a study with good natural light.





# MODERN BATHROOMS

*ON EACH LEVEL ACCOMMODATES BUSY DAILY LIFE*

On the ground floor, handy for the principal bedroom, is an airy, modern shower room with a tasteful décor, including traditional wainscoting. On the first floor, a bright, stylish bathroom features a shower-over-bath. Both offer vanity storage.

Extras: The sale includes fitted floor and window coverings, light fittings except in the entrance hall, and integrated/freestanding appliances.





*REAR GARDEN ENJOYING SUN THROUGHOUT THE DAY*

# SIZEABLE

The rear garden faces south and has a large deck for alfresco dining that gives way to an extensive bordered lawn—a lovely space for family recreation on warmer days!

The cottage sits on a spacious plot with superb private parking, including a large driveway and a detached single garage.



*SPACIOUS PLOT WITH AMPLE DRIVEWAY  
PARKING AND A DETACHED GARAGE*



# SPRINGFIELD, CUPAR

Nestled in Fife's picturesque countryside is the small village of Springfield, served by a convenience store for everyday needs and a rail station with connections to Edinburgh and Dundee. Cupar is just over three miles away, a former royal burgh and upmarket town with a wealth of shops, supermarkets, pubs, restaurants, and excellent indoor and outdoor leisure facilities. Cupar Sports Centre provides a gym, a timetable of fitness classes, a swimming pool, a sports hall, squash courts, and football pitches.

In contrast, the area's picturesque countryside provides the perfect backdrop for scenic strolls, cycles, runs, and dog walks, and for those who enjoy a round of golf, Cupar Golf Club is on the edge of the town, and Elmwood Golf is nearby. Wee Kingdom Café and Soft Play are perfect for keeping the children entertained, alongside several outdoor parks, playgrounds, and a skatepark. The village has a primary school, and Cupar's Bell Baxter High School provides secondary education within easy reach. St. Andrews University is also accessible in under half an hour. The area's fantastic connections make it easy to travel and commute by bus, rail, or car.





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