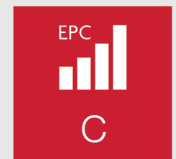




**Thorntons**   
The right way to move

## Chalmers Mill Ceresburn

Ceres, Fife, KY15 5HF







Chalmers Mill is a unique, award-winning house on the banks of Ceres Burn in the tranquil village of Ceres. Built in 2000 in a traditional style, on the site of a former mill, the home has a sought-after open-plan layout on the ground floor, with three bedrooms and two bathrooms on the upper floor. The home is approached by its own private bridge and is accompanied by a mature garden, a garage, and a driveway, and it boasts a tranquil open outlook over the adjacent countryside. A hallway with a cloakroom WC welcomes you into the home, leading through double doors on your right into the fabulous open-plan living area, visually separate by a partial wall with a homely log-burning stove inset. The living room boasts a vaulted high ceiling, overlooked by the mezzanine level landing, and is illuminated by two sets of French doors filling the space with natural light throughout the day and opening onto the garden. In the adjoining kitchen, space is provided for a sociable dining area.

Extras: All window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

## Features

- Unique detached house on the banks of Ceres Burn
- Modern house built in a traditional style, on the site of a former mill
- Entrance hall with cloakroom WC
- Fabulous open-plan living room and dining kitchen
- Sunroom with wonderful open views
- Principal bedroom with dressing room, built-in wardrobes, en-suite, and balcony
- Two further bedrooms
- Stylish, contemporary shower room
- Mature, tranquil gardens
- Integral double garage and multi-car driveway
- Underfloor heating on the ground floor, radiators on the upper floor, and double glazing





Private parking is provided by an integral garage and a large driveway







The German kitchen is exceptionally well-appointed with neutrally toned cabinetry and workspace, including a central island, as well as integrated appliances comprising an oven, a microwave, an induction hob, an extractor hood, a fridge/freezer, and a dishwasher, whilst space and plumbing is provided in the garage for a washing machine. A sunroom, accessed from the living room, offers an extra light-filled sitting area peacefully overlooking the garden and countryside. A bespoke timber staircase leads to the mezzanine level landing with a snug/reading area on the first floor, in turn affording access to three bedrooms and a shower room. The principal bedroom boasts the luxuries of a dressing room, built-in wardrobes, a recently fitted en-suite shower room, and a balcony with tranquil views. The second largest bedroom is lit by dual-aspect windows, whilst the third sleeping area is currently being utilised as a home office. Finally, the recently installed shower room is stylishly appointed with a deluxe walk-in enclosure with a rainfall showerhead and handset, a WC-suite set into storage, and an illuminated, mirrored vanity cabinet. Underfloor heating on the ground floor, radiators on the upper floor (all powered by a new boiler), and double glazing ensure year-round comfort and efficiency. Externally, the house is enveloped in mature gardens, from which wonderful open views can be enjoyed of the surrounding fields and countryside, alongside a soundtrack of the babbling river as you enjoy the home's tranquil setting.





**Thorntons**  
The right way to move  
Ceresburn



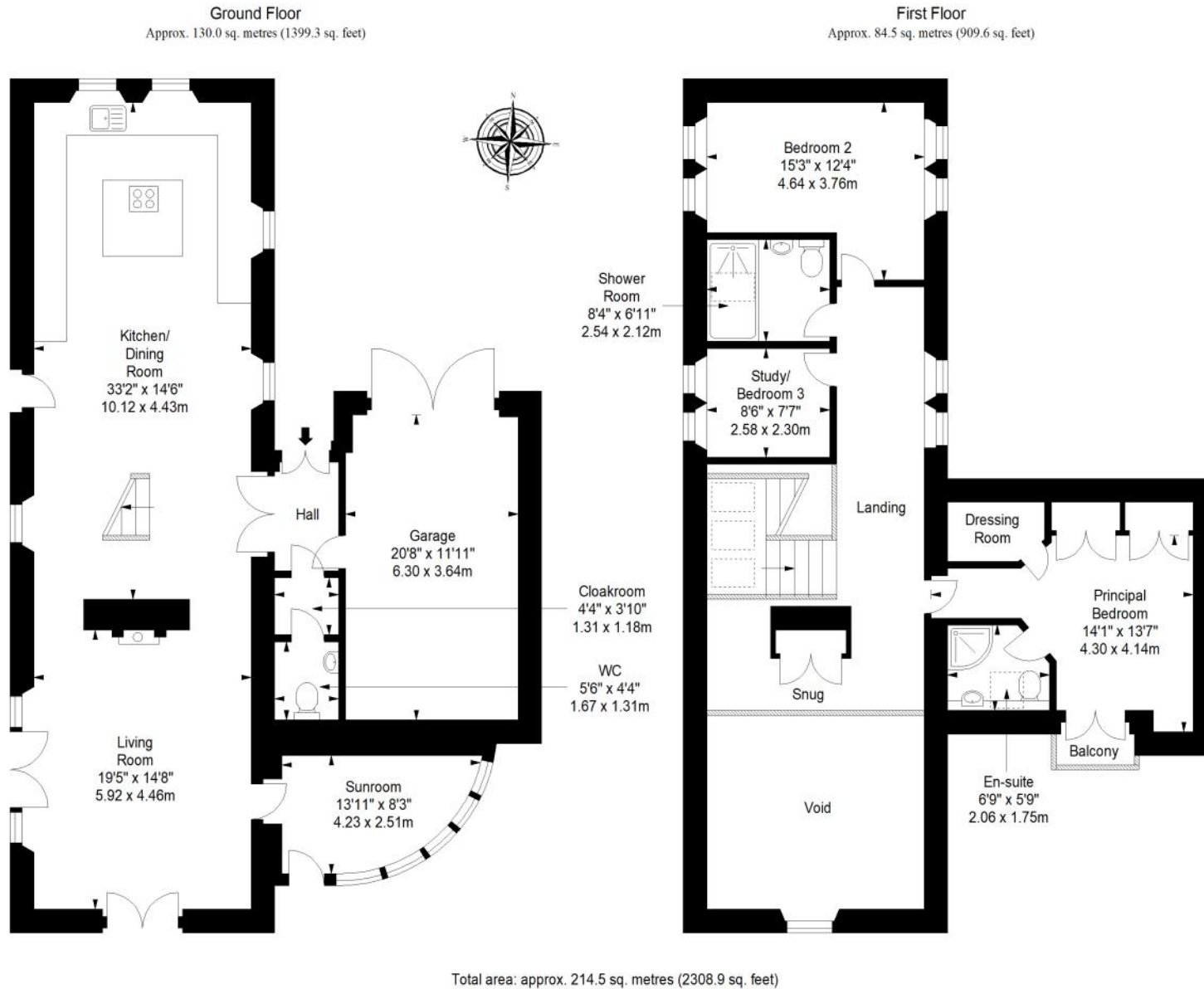


## Ceres

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 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 the village.



# Floorplan





# Thorntons

The right way to move

## 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  
cupareaa@thorntons-law.co.uk

### DUNDEE

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

### EDINBURGH

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

### PERTH

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

### ST ANDREWS

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



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

Thorntons is a trading name of Thorntons Law LLP  
Regulated by The Law Society of Scotland