

26 ACORN COURT

Cellardyke, Anstruther, Fife, KY10 3FB

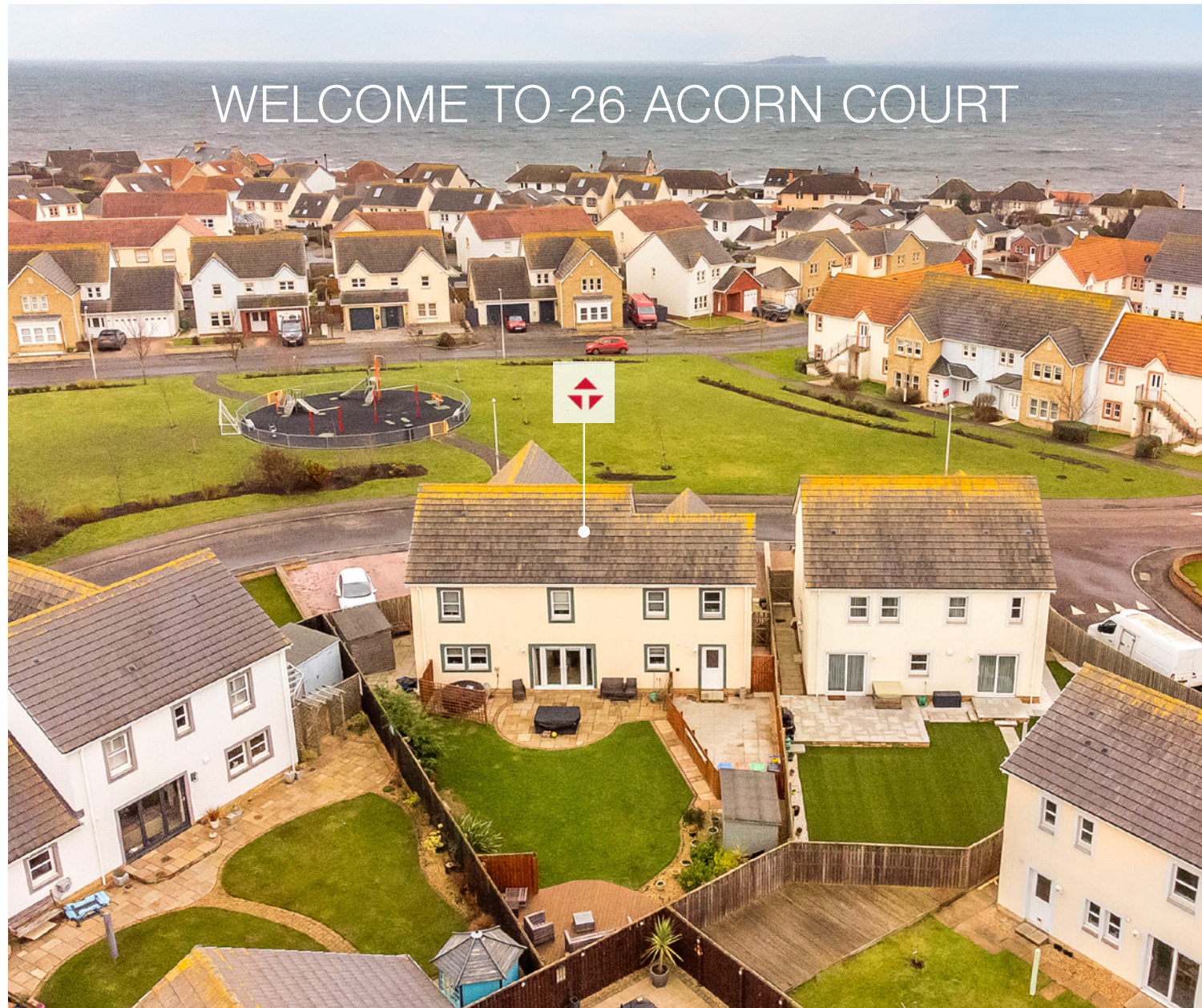


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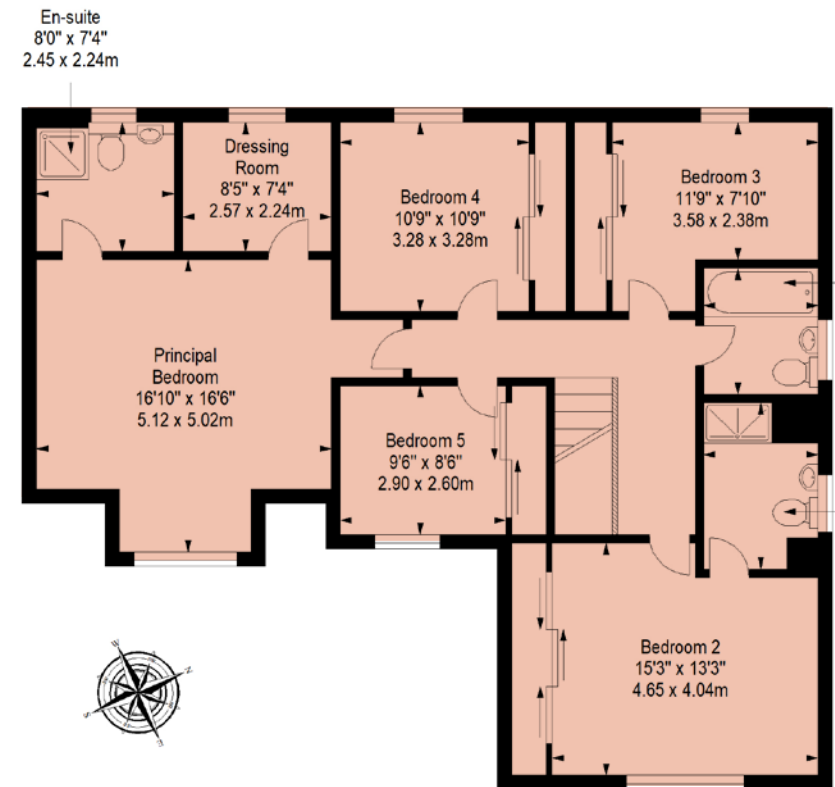
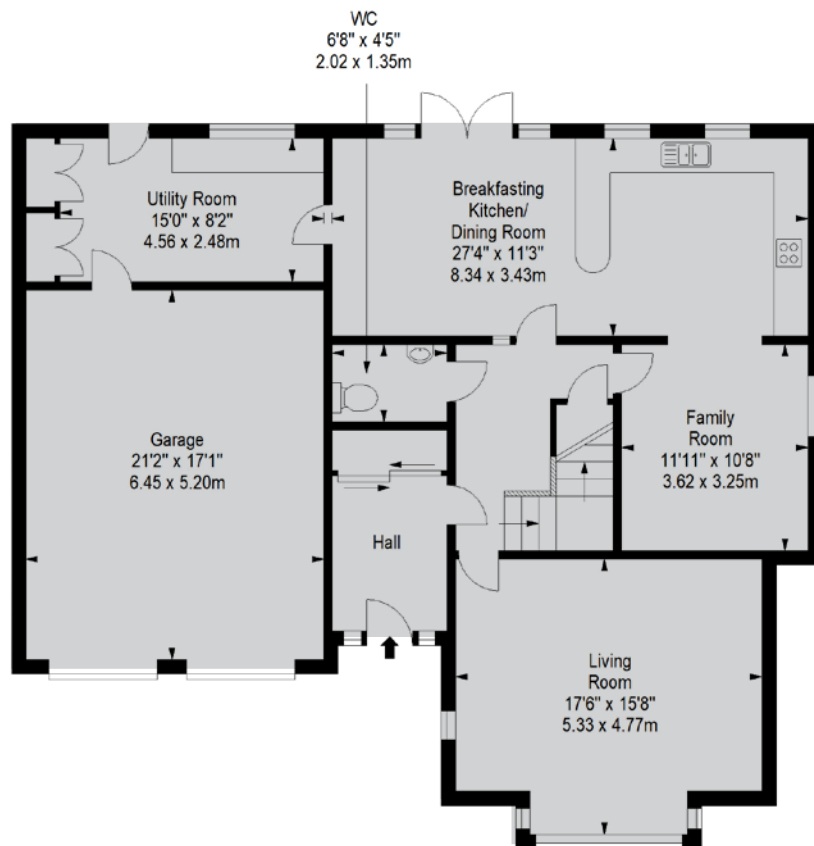
The right way to move

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



AN EXCLUSIVE

FAMILY HOME IN A CHARMING COASTAL VILLAGE



This impressive five-bedroom detached house is situated within an attractive residential community in sought-after Cellardyke, a quaint coastal village neighbouring Anstruther, with its shops, services, and schools within walking distance. The generously proportioned interiors, complemented by sophisticated contemporary décor, provide a comfortable family home with multiple bathrooms, ample storage, and convivial open-plan living. Completing this desirable package is a secure garden and ample private parking, including an integral garage.

GENERAL FEATURES

- Charming coastal village - within walking distance of amenities
- Substantial detached family home
- Stylish and versatile interiors
- EPC Rating - B

ACCOMMODATION FEATURES

- Airy entrance hall with storage and WC
- Comfortable dual-aspect living room
- Integrated kitchen with breakfast bar and dining area with garden access
- Sunny family room open to the kitchen
- Luxury principal suite with fitted dressing room and shower room
- Four further spacious bedrooms with storage (one with en-suite shower room)
- Family bathroom with shower-over-bath
- Large fitted utility room with garden and garage access
- Gas central heating and double glazing

EXTERNAL FEATURES

- Spacious, attractively landscaped enclosed garden
- Large front driveway and integral double garage

AIRY ENTRANCE HALL



WITH STORAGE AND WC

The space and style on offer are instantly apparent in the airy entrance hall, which features convenient storage and quality Amtico flooring that flows invitingly into the heart of the home—the multi-functional kitchen.





A RELAXED SOCIAL HUB

FOR DINING AND RELAXATION

Filled with natural light, the kitchen is an uplifting space that epitomises modern open-plan living. It includes a dining area that leads onto the garden and a family room ideal for cosy seating—the perfect environment for daily family life and year-round entertaining!

Designed in subtle natural tones, the cabinetry is accentuated by patterned encaustic-effect tiling and a sweeping wood-toned worktop that includes a seating peninsula, enhancing its social appeal. A streamlined finish is achieved with fully integrated appliances, comprising a dishwasher, fridge, five-ring gas burner, oven, and microwave.





*A FAMILY ROOM
IDEAL FOR COSY
SEATING—THE PERFECT
ENVIRONMENT FOR
DAILY FAMILY LIFE
AND YEAR-ROUND
ENTERTAINING!*

A large adjoining utility room offers excellent additional storage integrating a freezer. There is also space/plumbing for laundry appliances and practical access to the garden and garage.



LIGHT-FILLED LIVING ROOM

A QUIET HAVEN FOR RELAXATION

Also on the ground floor is a separate living room—an elegant space for relaxation and an ideal retreat for adults. This spacious dual-aspect sitting area features a wide box window and soft carpeting underfoot.



FIVE BEDROOMS



*TWO LUXURIOUS SUITES
PLUS THREE FURTHER
BEDROOMS*

On the first floor, an airy landing leads to five generous bedrooms, with carpeting and useful storage featured throughout. Two larger doubles, including the principal bedroom, along with one featuring sumptuous forest-green décor, come with en-suite shower rooms. A walk-in dressing room with fitted storage completes the principal suite.



*WALK-IN DRESSING ROOM
WITH FITTED STORAGE
COMPLETES THE
PRINCIPAL SUITE*



A FAMILY BATHROOM



*AND GROUND-FLOOR WC -
PROVIDING ADDITIONAL CONVENIENCE*

In addition to the two en-suite shower rooms, this home features a first-floor family bathroom (with a shower-over-bath) and a convenient ground-floor WC. All washrooms are designed with a tasteful, understated finish.

GARDENS & PARKING



*ATTRACTIVE, SPACIOUS GARDEN –
REASSURINGLY SECURE FOR FAMILY RECREATION*

The immaculate aesthetic continues in the rear garden, securely enclosed by fencing and attractively landscaped with a shaped lawn, visually appealing planting, and seating and barbecuing areas.



A large front driveway with mono-block paving leads to an integral double garage, providing private and secure parking for multiple vehicles. The garage is exceptionally versatile, currently set up for business use and could accommodate a home working space.



CELLARDYKE, FIFE

Characterised by its narrow lanes, cobbled streets, and traditional harbour cottages, the former fishing village of Cellardyke promises a desirable coastal lifestyle in the East Neuk of Fife. The village is positioned immediately east of Anstruther and just ten miles southeast of St Andrews and is, therefore, an enticing option for families, commuting professionals, or those looking for a weekend escape. Village amenities in Cellardyke include a harbour-side bar and restaurant, a fishmonger, a baker, and a corner shop. These are supplemented with further amenities in neighbouring Anstruther, which include a Co-op Food, a pharmacy, a post office, and a wide choice of cafes, bars, and restaurants. Visitors are drawn to the quaint harbours of Cellardyke and Anstruther, with the latter operating boat trips to the Isle of May National Nature Reserve. This island in

the Firth of Forth is a protected haven for seals and seabirds and boasts a fascinating history. On the fringes of the village is East Neuk Outdoors – a family-run activity centre offering kayaking, canoeing, paddle-boarding, and a host of other outdoor pursuits, with a tidal pool conveniently close by. The site also features a children’s play park, and from here, walkers can join the scenic coastal path to Crail. Schooling is provided locally at Anstruther Primary School and Waid Academy. St Leonards in St Andrews offers independent primary and secondary schooling for both day and boarding pupils. The village is served by frequent bus links travelling to Anstruther, St Andrews, and Edinburgh. The nearest train stations in Cupar and Leven operate rail links to Aberdeen, Dundee, Edinburgh, and Arbroath.



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