



**Thorntons**   
The right way to move

## The Bakehouse, School Brae

Letham, Fife, KY15 7RN







This C-listed former bakehouse is situated in the pretty conservation village of Letham in Fife, offering beautifully renovated accommodation, including three bedrooms, a living room, an open-plan breakfasting kitchen, living and dining room, two bathrooms, and a separate WC. Externally, the home is accompanied by a lovely garden and a private driveway. The home impresses from the outset with its characteristic stone exterior and pantile roof, and the front door opens into an inviting hall with under-stair storage and a WC (with a large storage cupboard and the ability to be changed back to a shower room), immediately setting the tone for the interiors to follow with elegant accent wallpaper and Karndean flooring. Along the hall to the left, you will find a comfortable living room, creating the perfect space for relaxing as a family with French doors opening onto the garden and a log-burning stove around which furniture can be arranged. At the opposite end of the hall is the room that is sure to be the sociable heart of the home – the open-plan kitchen, living and dining room, with flexibility for arrangements of both lounge and dining furniture and the same Karndean flooring as the hall.

## Features

- Fully renovated C-listed former bakehouse in Letham
- Beautifully presented, modern interiors
- Welcoming hall with WC and storage
- Living room with log-burner and French doors onto garden
- Fabulous open-plan breakfasting kitchen, living and dining room
- Three double bedrooms
- One en-suite shower room
- Separate three-piece bathroom
- Lovely front garden
- Private front driveway
- Gas central heating and double glazing



"This fully renovated, C-listed former Bakehouse in Letham represents a modern, yet characterful home in a lovely conservation village."







The kitchen is beautifully appointed with Shaker-inspired cabinetry, quartz worktops, and integrated appliances comprising an oven, a microwave, an induction hob with a splashback panel and extractor hood, a full-height fridge, a freezer, and a dishwasher. A breakfast bar offers the perfect space for morning coffee, whilst a utility room supplements the kitchen, housing additional cabinetry, workspace, and laundry appliances.

The bedrooms are on the first floor, approached via a naturally lit staircase and landing. The bedrooms are all well-proportioned doubles filled with natural light, with the principal boasting its own en-suite shower room featuring a corner enclosure, a wall-mounted basin, a WC, and a towel radiator. Finally, a family bathroom completes the accommodation and comprises a bath, a WC-suite, and a towel radiator. The home is kept warm by gas central heating and benefits from double-glazed windows. Externally, the garden to the front is well-maintained, featuring neat lawns, a wealth of leafy, colourful shrubs, trees, and planting. A front driveway provides private off-street parking.

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







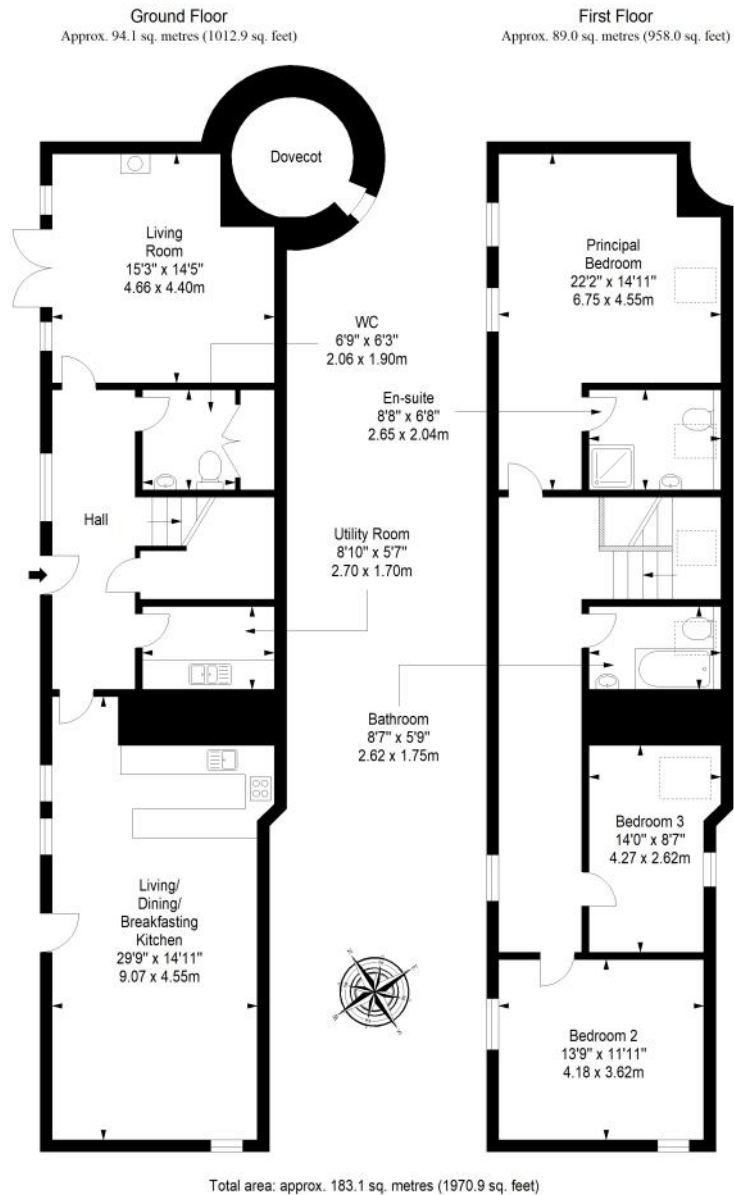


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## Letham

Situated approximately four miles from Cupar, Letham is a pretty conservation village in the picturesque Fife countryside. The village itself is home to a community hall hosting a varied timetable of groups and classes for all ages, abilities, and interests, a pioneering outdoor nursery, a primary school, and bus services connecting to the surrounding towns and villages. Cupar is a short drive away and offers more extensive amenities, facilities, and services, including a wealth of shops, supermarkets, pubs and 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 and for those who enjoy a round of golf, Cupar Golf Club is on the edge of the town, and Elmwood Golf is nearby. The countryside and open space surrounding Letham provide the perfect backdrop for scenic strolls, cycles, runs, and dog walks. Letham is ideal for those commuting or travelling regularly to surrounding towns and the city, with St Andrews and Dundee City Centre both under half an hour away by car.

# Floorplan







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