

THE GRANARY

6 DEWARS MILL

St Andrews, Fife, KY16 9TY



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Stone-built, detached former mill on the rural fringes of exclusive St Andrews, offering a wealth of living space, five bedrooms, three bathrooms, and a separate WC, plus delightful gardens and a large private driveway.



PROPERTY NAME

The Granary

LOCATION

6 Dewars Mill, St Andrews, Fife, KY16 9TY

APPROXIMATE TOTAL AREA:

229.2 sq. metres (3220.6 sq. feet)

First Floor-



Ground Floor-



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



DETACHED CONVERTED FORMER MILL



ON THE EDGE OF ST ANDREWS

Perfectly blending characterful features, contemporary finishes, and neutral décor, this stone-built detached house has been converted from a former mill dating back to 1802, offering an exceptional home on the rural fringes of St Andrews, with five bedrooms, multiple living areas, and three bathrooms (plus a separate WC). The house would be ideal for families, with flexible, multipurpose rooms, delightful gardens, and private parking, and has sought-after “upside-down” living, with the living areas on the first floor and the sleeping accommodation predominantly on the ground floor. In addition to enjoying a tranquil location surrounded by picturesque countryside, the home lies within easy reach of the outstanding amenities that St Andrews has to offer, such as wide-ranging shopping facilities, excellent schools covering nursery to secondary levels, the renowned university, world-class golf courses, pubs and restaurants, leisure and fitness facilities, and the beach.



GENERAL FEATURES

- Stone-built detached former mill on the fringes of St Andrews
- A former mill dating back to 1802, The Granary was substantially rebuilt in 1998-1999
- Spacious and flexible, family orientated accommodation
- Beautifully presented interiors and characterful features
- EPC Rating - C

ACCOMMODATION FEATURES

- Entrance hall and second hall with storage
- Southwest-facing living room with stone feature wall and log-burner
- Sunny formal dining room
- Beautifully appointed breakfasting kitchen
- Fabulous garden/games room
- Large, multipurpose gym room/additional reception room
- Principal bedroom with built-in wardrobes, study, and en-suite
- Four further bedrooms (three with built-in wardrobes)
- Additional shower room
- Four-piece family bathroom and separate two-piece WC
- Gas central heating (with smart controls) and double glazing

EXTERNAL FEATURES

- Delightful, mature front, side, and rear gardens
- Large private driveway for multiple vehicles

THE ENTRANCE

An entrance hall welcomes you into the home, leading through to a second hall, with both areas neutrally decorated and fitted with terracotta floor tiles. Both hallways offer space for coats and shoes, and the latter is accompanied by cupboard storage.



MULTIPLE

LIVING AREAS

The living room is filled with sunny natural light through four southwest-facing windows, and it offers ample space for configurations of lounge furniture. A stone feature wall (with a homely Riva log-burning stove inset) creates a warming focal point, flanked by a wealth of display/book shelving at both sides, and exposed beams add further character to the space.

The neighbouring, equally sunny dining room has a glass adjoining wall with the living room, creating a wonderfully light and airy atmosphere, and provides the perfect space for sit-down family meals and dinner parties.





BRIMMING

WITH CHARACTER



The fabulous garden room offers tremendous potential and options for use. It is currently being utilised as a games room, sure to be a hit when entertaining guests, and features a vaulted high ceiling with charming beams. The room has characterful stone walls and flooring, and it features a Jotul log-burning stove, as well as door leading out the front garden and French doors opening onto a patio in the back garden.

The final living area is the ground-floor gym, providing a fantastic opportunity for those who like to keep fit to have a space to workout at home. The airy, well-proportioned room has characterful exposed beams, Canadian oak flooring, and features wide French doors opening to the side of the house, and it could be utilised as an additional reception room if desired.



A BREAKFASTING KITCHEN



WELL-APPOINTED AND TIMELESSLY STYLED COOKING ZONE

The kitchen comes beautifully appointed with a wide range of timeless Shaker cabinetry, spacious Minerva worktops, and neatly integrated appliances comprising an oven, a combination microwave, an induction hob with a tinted glass splashback, an extractor hood, a fridge, and a dishwasher, whilst an American-style fridge/freezer (housed in the garden room) is included. Provision is also made for a breakfasting/ snug area, perfect for morning coffee and socialising while cooking. The kitchen is supplemented by a utility room (with external access) housing additional cabinetry and storage, a handy clothes pulley, and an Ebac washing machine.





THE BEDROOMS



The impressive first-floor principal suite comprises a spacious sleeping area with large triple built-in wardrobes, an en-suite shower room, and an adjoining study, offering an ideal space for those who work or study from home.





THE REMAINING BEDROOMS ARE ON THE GROUND FLOOR AND THREE ARE ACCOMPANIED BY BUILT-IN WARDROBES, WITH THE FIFTH CURRENTLY BEING USED AS A MUSIC ROOM. THE SLEEPING AREAS ARE ALL TASTEFULLY PRESENTED WITH MUTED DÉCOR AND FITTED WITH WARM OAK-STYLED FLOORING.






THREE STYLISH WASHROOMS AND A SEPARATE WC, PERFECT FOR FAMILY LIFE

The principal bedroom's en-suite has a corner shower enclosure, a WC-suite, and a towel radiator, enveloped by marble-inspired tiling and lit by skylight window. The additional shower room is on the ground floor, tiled in stylish grey, and comprises a shower enclosure and a traditionally styled WC-suite. There is also a separate two-piece WC on the first floor.



BATHROOMS

A modern bathroom with white marble-effect wall and floor tiles. On the left is a white vanity unit with a rectangular basin and a chrome faucet. Above the vanity is a large illuminated mirror. In the center is a white freestanding bathtub with a chrome shower tap and handheld showerhead. To the right is a glass shower enclosure. In the background, a window with a wooden frame and multiple panes is visible.

Finally, a four-piece family bathroom completes the accommodation on offer, tiled to match the en-suite and replete with a freestanding bath, a separate shower cubicle, a basin set into vanity storage, a WC, and an illuminated mirror.

Gas central heating (powered by a Worcester Bosch boiler and with Tado smart controls) and double glazing ensure optimum comfort and efficiency all year round.

GARDENS & PARKING

The delightful gardens perfectly complement the house and wrap around the front, side, and rear. The back garden features a raised patio, perfect for alfresco dining furniture, an additional paved/gravelled area with a charming pond, and a wealth of established trees and shrubs, including a beautiful blossom tree. Multiple wood stores and a shed are also included. The front garden provides a wonderful first impression of the home with colourful, leafy shrubbery. A large private driveway offers parking for multiple vehicles.



*WRAP AROUND FRONT, SIDE,
AND REAR GARDENS*





Extras: All window coverings, light fittings, integrated kitchen appliances, American-style fridge/freezer, and washing machine will be included in the sale. The gym equipment, pool table, any logs in the wood stores at the time of sale, and a log splitter are available by separate negotiation.

ST ANDREWS

The Granary enjoys a tranquil setting on the rural fringes of exclusive St Andrews. World-renowned for its ancient university, golfing heritage and stunning beach, St Andrews attracts more than half a million visitors each year, and is regarded as one of the finest towns and best places to live in Scotland. Characterised by its narrow cobbled streets and beautiful architecture, the bustling town centre hosts a charming blend of independent shops and high-street retailers, plus diverse cafes, coffee shops, delis, greengrocers, butchers and bakeries. There are also several large supermarkets on the outskirts of the town. St Andrews enjoys international fame as 'The Home of Golf' – the game has been played at St Andrews Links for over 600

years, and the iconic Old Course draws thousands of professionals, amateurs and spectators from across the globe. Other tourist attractions include the 12th and 13th-century ruins of St Andrews Cathedral and St Andrews Castle, as well as St Andrews Botanic Garden. Excellent state schools can be found nearby; private schooling options include a Montessori nursery and St Leonards School. Situated in the East Neuk of Fife, St Andrews is approximately 30 minutes' drive from Dundee and 90 minutes' drive from Glasgow and Edinburgh. The town is served by excellent local and intercity bus links, as well as rail services from nearby Leuchars; daily direct flights to London are available from Dundee airport.





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