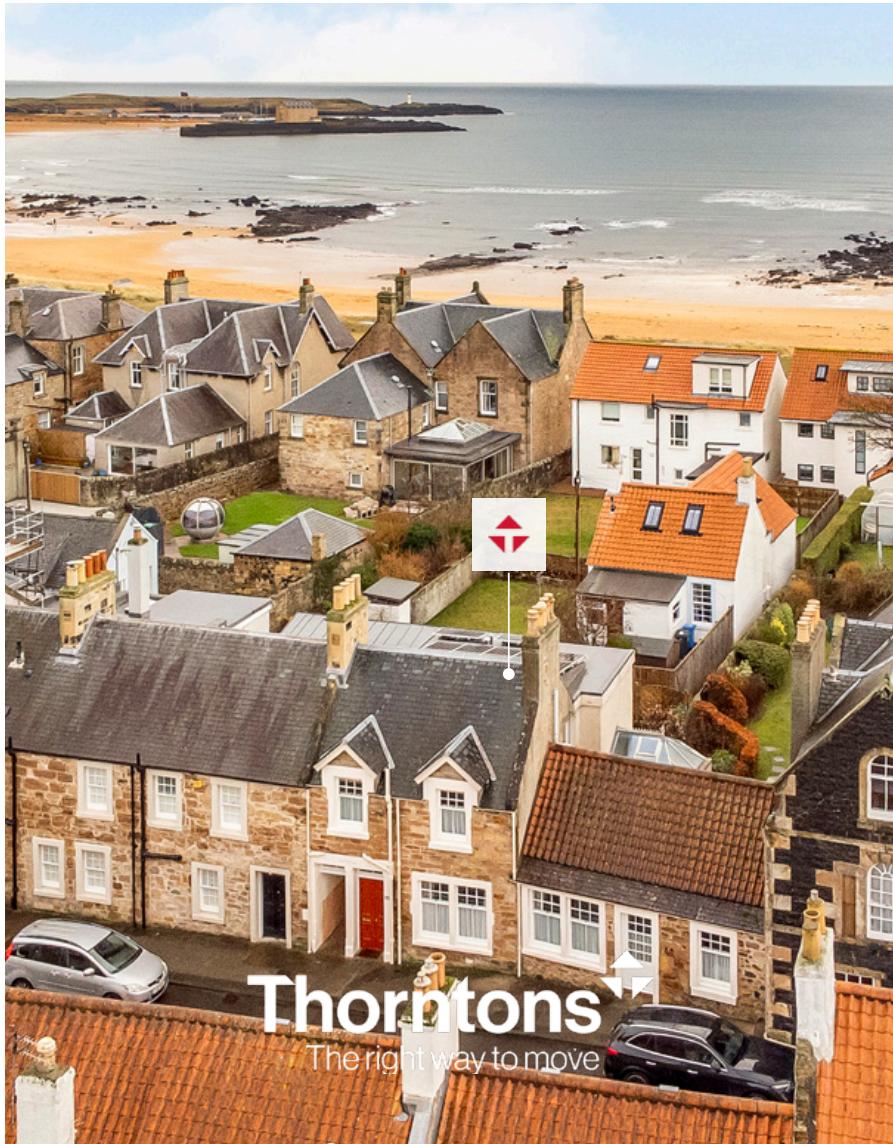


THE PEND HOUSE

29 High Street, Earlsferry, Fife, KY9 1AF



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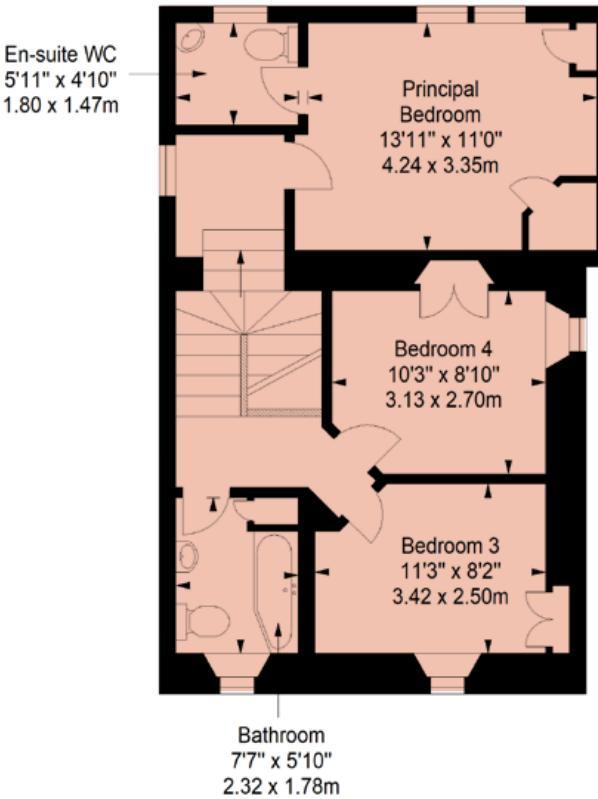
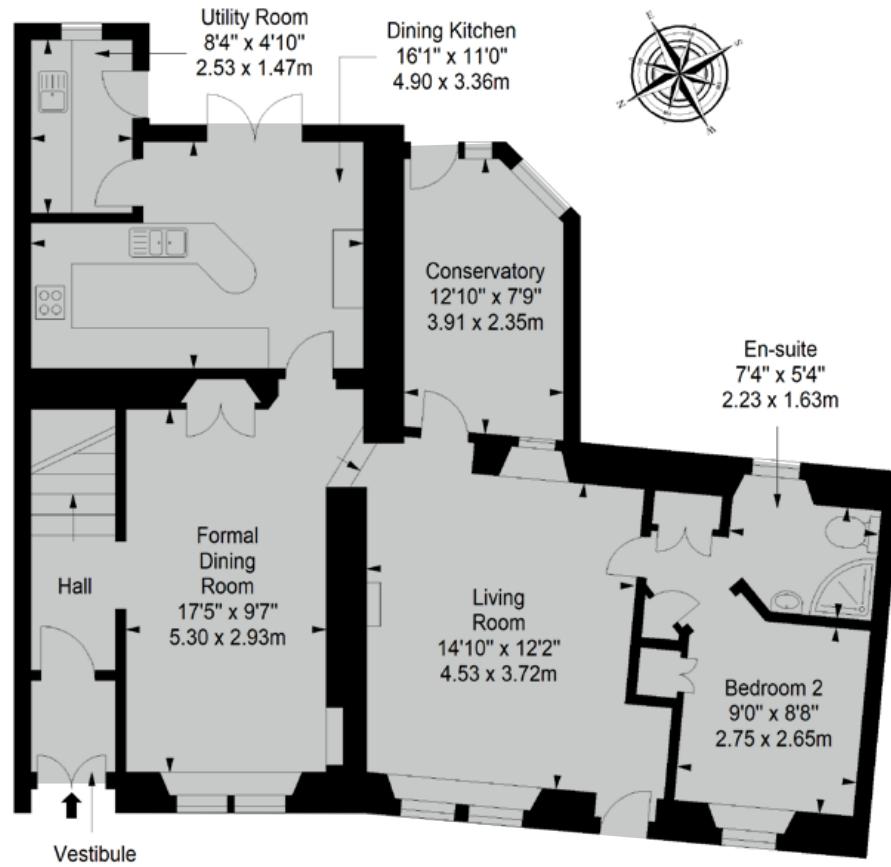
PROPERTY NAME
The Pend House
LOCATION
Earlsferry, KY9 1AF

APPROXIMATE TOTAL AREA:

154.3 sq. metres (1600.9 sq. feet)

Ground Floor -  First Floor - 

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



TRADITIONAL

C-listed four-bedroom mid-terrace house



Part of the Elie and Earlsferry conservation area, this traditional four-bedroom mid-terrace house is a C-listed property from the late 18th century with later additions and alterations. The home offers all the benefits of period architecture – the large, light-filled rooms – with the interiors completed to modern standards, including elegant neutral styling and quality finishings throughout. It further boasts three reception rooms, a well-stocked dining-kitchen, two en-suites and a family bathroom. Excellent storage helps maintain a tidy home, while a suntrap garden brings additional desirability. Located on the south side of Earlsferry High Street, the property has a superb location, with direct access to the beach just a stroll away, and the surrounding countryside in close proximity – a beautiful place to raise a family.

GENERAL FEATURES

- A rarely available C-listed late-Victorian house
- Within a sought-after conservation area
- A stone's throw from the beach in Elie and Earlsferry
- Neutral interiors and quality finishings throughout
- EPC Rating - C

ACCOMMODATION FEATURES

- Entrance vestibule and hall that set the standards
- Dual-aspect living room with an electric stove
- Formal dining room with display cupboard
- Bright conservatory with access to the rear garden
- Generously appointed dining kitchen
- Split landing with storage and stained-glass windows
- Four bedrooms with built-in wardrobes/storage
- Two en-suites and a family bathroom
- Gas central heating and double-glazed windows

EXTERNAL FEATURES

- Enclosed rear garden with southeast-facing aspect
- Unrestricted on-street parking on the High Street

ENTRANCE

of effortless quality



The interiors begin with a vestibule and hall, offering an early glimpse of what to expect. The light décor and rich wood-textured floor are indicative of the home's exceptional quality.

Balancing space, elegance, and practicality

RECEPTION AREAS

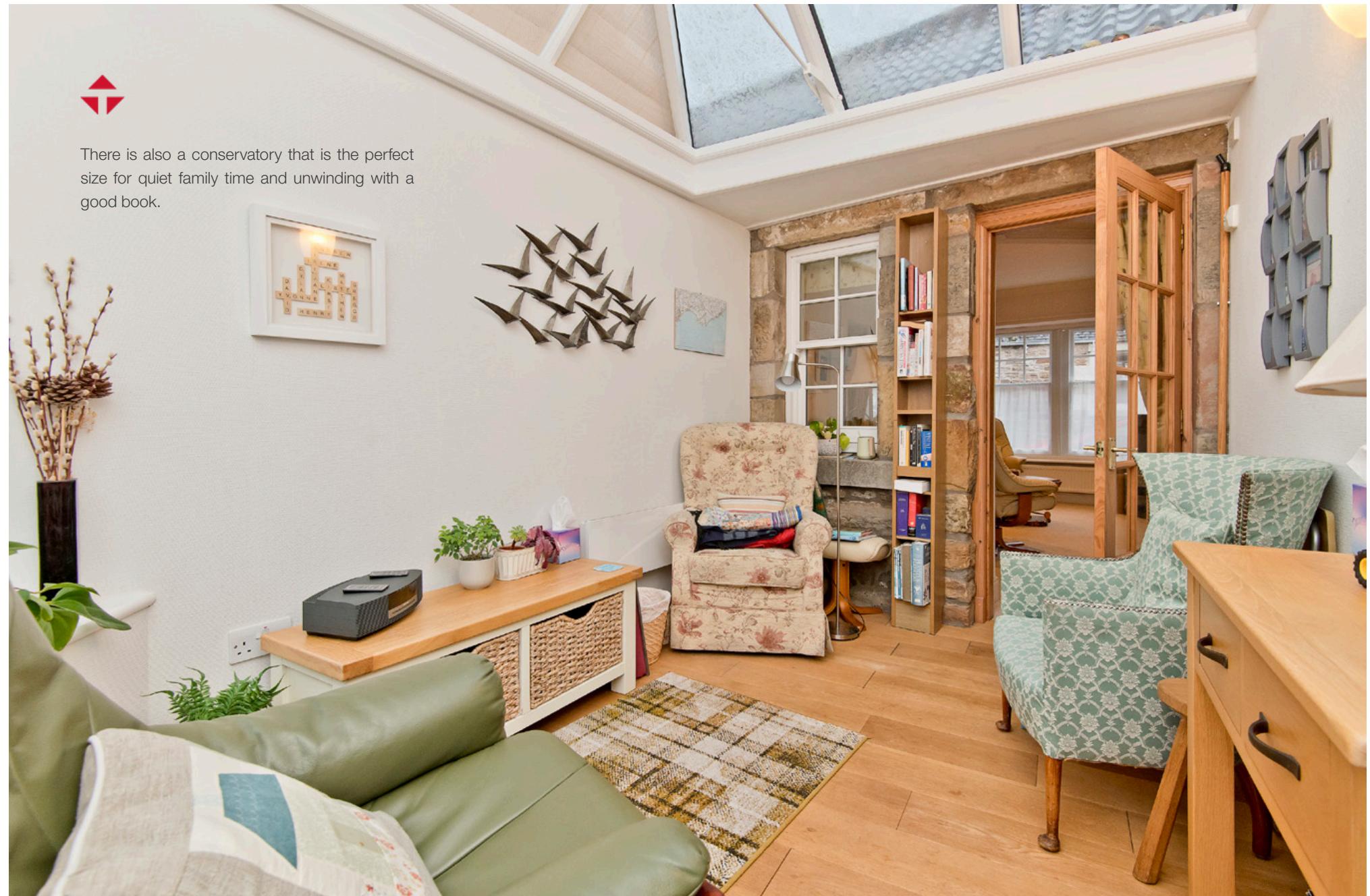
The living room is elegant and beautifully styled, pairing a neutral palette with a subtle accent wall and soft carpet. An electric stove (set below a wooden mantelpiece) forms an eye-catching focal point for organising furniture, whilst tall windows brighten the space with a cascade of daily light. Practicality is built in too, with fitted shelving positioned above further storage. This room also has an alternative front entrance to the High Street as well.

Neighbouring this reception area, the formal dining room provides a spacious setting for family meals and larger dinner parties. It features a characterful archway and a built-in display cupboard for cherished crockery sets, both adding further charm to the aesthetic.





There is also a conservatory that is the perfect size for quiet family time and unwinding with a good book.



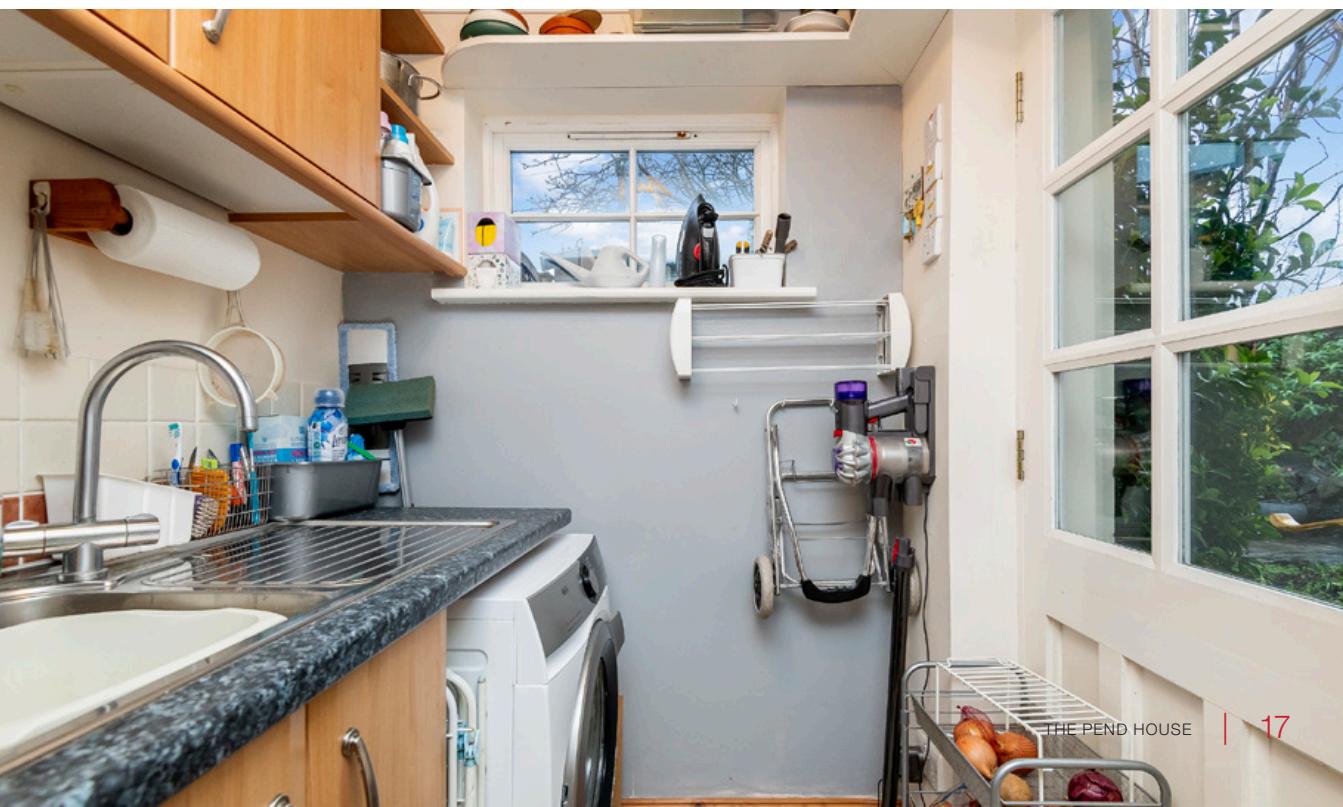




Thoughtfully designed for easy cooking

Conveniently next door to the formal dining room, the dining kitchen is fitted with a generous range of cabinets in warm wood and silver tones, providing practical storage solutions. Downlit worktops offer plenty of space for food preparation, with ample room for further countertop appliances. Integrated appliances ensure a seamless finish, while the area by the French doors forms a casual dining space, before flowing out into the rear garden. Integrated appliances include an induction hob, a double oven (including microwave), a full-height fridge, and a dishwasher.

An adjacent utility room, with separate access to the garden, provides a convenient space with a separate larder cupboard, additional wall units, and laundry facilities, including a stainless steel sink and space for a washing machine and an upright fridge/freezer.





FLEXIBLE BEDROOMS

arranged for comfort and convenience

The four bedrooms maintain the decorative standards, each coming laid with carpet for underfoot comfort.

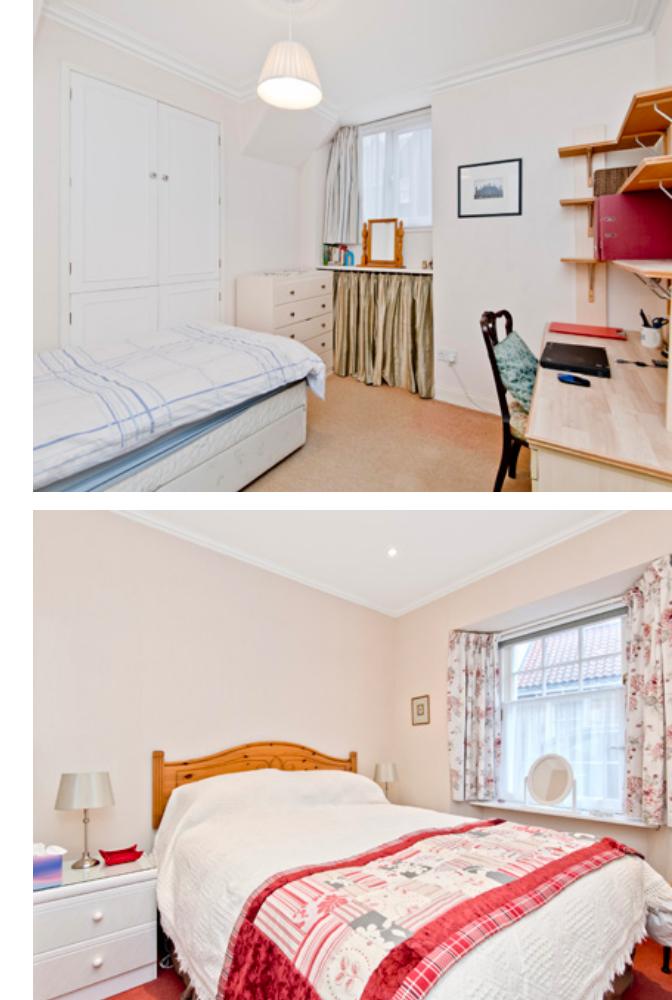


THE PRINCIPAL SUITE

offering generous proportions

The principal suite is on the first floor and is accessed via a split landing with fitted storage and charming stained-glass windows. It offers generous proportions, fitted wardrobes, and a private en-suite WC.





Bedrooms three and four are also on this level, both benefitting from built-in storage and flexible dimensions for creative use, such as an office or nursery.

A further bedroom (bedroom two) is positioned on the ground floor beside the living area — an ideal arrangement for buyers seeking easy accessibility. This room also features built-in wardrobes and its own en-suite shower room.

PRACTICAL BATHROOM FACILITIES



In addition to the two en-suites, there is a family bathroom on the first floor, keeping waiting times to a minimum. It is fitted with a three-piece suite enveloped by tiles, light décor, and tongue-and-groove panelling. There is also a full-height cupboard for convenient storage.

For year-round comfort, the property has gas central heating and double-glazed windows throughout.

*keeping waiting
times to
a minimal*





SUNTRAP GARDEN

arranged for summer dining

The enclosed rear garden is laid with paving and a decked area, capturing lots of daily sun thanks to a southeast-facing aspect. Mature plants frame the space, bringing an additional air of tranquillity. A garden shed provides additional storage. To the front, there is unrestricted on-street parking along the High Street.

Enclosed rear garden with southeast-facing aspect

Extras: all fitted floor coverings, light fittings, window blinds, select curtains, and integrated kitchen appliances to be included in the sale. The principal bedroom's fitted bedside tables and dressing room table are available by separate negotiation.



EARLSFERRY, FIFE

The picturesque coastal town of Elie and Earlsferry, with its golden beaches, rocky coves and stunning views, promises an idyllic lifestyle in the East Neuk of Fife





The linked villages have long been a popular seaside resort owing to their tranquil setting on the Fife Coastal Path. Elie and Earlsferry has retained much of its charm and character, and a rich architectural landscape: from 17th century cottages and townhouses, to imposing Victorian and Edwardian villas. Several local community halls provide a variety of cultural and recreational activities.

The town boasts a wealth of local amenities, including a library, a newsagent, a deli, a bakery, a grocer, and a chemist, as well as no shortage of cafés, restaurants, bars, pubs, and guesthouses. Elie and Earlsferry is renowned for its fantastic sports and

outdoor activities, such as golfing at Elie Golf House Club and Earlsferry Links Golf Course, or tennis, bowls, and putting at Elie Sports Club. Newly opened Dumbarnie Links is only a few miles away. The bays around Elie and Earlsferry are also perfect for surfing, sailing, and water sports, with Elie boasting a water sports centre and sailing club.

Nursery and primary schooling are provided locally at Elie Primary School, followed by secondary education at Waid Academy in Anstruther. The town is served by public bus links to St Andrews and Edinburgh, via Anstruther, and is just over 30 minutes' drive from Kirkcaldy, which benefits from a train station.





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