

# REDLANDS COUNTRY LODGE

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Ladybank, Cupar, Fife, KY15 7SH

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**Thorntons**   
The right way to move

# WELCOME TO REDLANDS COUNTRY LODGE

Offering an opportunity to live in a former gamekeepers cottage and run separate self-catering holiday accommodation in a beautiful countryside setting, this portfolio includes a four-bedroom main house, two charming one-bedroom log cabin apartments, and a stone-built bothy, within a traditional courtyard - located just a mile from the village of Ladybank.



## GENERAL FEATURES

- A unique offering with residential and established self-catering accommodation
- Opportunity for the new owner to fully enjoy rural living and working
- Main house, two log cabin apartments, stone-built bothy, garden studio, and stables
- Surrounded by woodland and just a mile from Ladybank

## ACCOMMODATION FEATURES

The main house comprises:

- Welcoming entrance hall with under-stair storage
- Elegant living room with exposed beams and multi-fuel stove on slate stone hearth
- Open-plan breakfasting kitchen leading to generous, light-filled conservatory/family room with log-burner and garden access
- Spacious principal bedroom with built-in wardrobes
- Three further bedrooms
- Ground-floor shower room
- Utility/boot room leading to rear door
- Separate four-piece family bathroom

The log cabin lodge comprises:

- 2 x 1-bedroom self-catering en-suite apartments
- 1 x en-suite studio/additional bedroom

The stone-built bothy comprises:

- Bright open-plan modern kitchen, living, and dining room
- Good-sized double bedroom
- Stylish, contemporary bathroom with shower-over-bath

## EXTERNAL FEATURES

- The main house is surrounded by spacious side and rear mature gardens with garden/music studio, stables, greenhouse, and traditional courtyard with ample parking
- The lodges and bothy all have their own private outdoor areas with hot tubs



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**PROPERTY NAME**  
Redlands Country Lodge

**LOCATION**  
Ladybank, Fife, KY15 7SH

**APPROXIMATE TOTAL AREA:**  
355.1 sq. metres (3822.4 sq. feet)

Main House Ground Floor -  Main House First Floor -

Lodge 1 -  Lodge 2 -  Bothy -  Externals -

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

Main House EPC Rating - E  
Lodge 1 EPC Rating - D  
Lodge 2 EPC Rating - D  
Bothy EPC Rating - D



## A WONDERFUL COUNTRYSIDE LIVING OPPORTUNITY

This truly unique opportunity offers a four-bedroom main house, two charming one-bedroom log cabin apartments and a one-bedroom bothy, with the opportunity to live and run holiday accommodation on the same site. Alternatively the outbuildings could be transformed to suit a variety of different uses, businesses and lifestyles. The main house is used as residential accommodation by the current owners, with the log cabin apartments and bothy being established holiday accommodation for over eighteen years. (further information can be found at [www.redlandslodge.com](http://www.redlandslodge.com)).

The properties are set on a generous plot surrounded by picturesque Fife countryside and just a short stroll from scenic woodland, whilst also being just a mile from Ladybank and approximately six miles from Cupar. The grounds include mature gardens with a music/ garden studio, two stables, greenhouse and large private courtyard with ample parking.

A welcoming hallway with solid wood front door and solid oak flooring invites you into this country home. The hall has under-stair storage.

[www.redlandslodge.com](http://www.redlandslodge.com)





CHARACTERFUL LIVING ROOM WITH EXPOSED BEAMS, MULTI-FUEL STOVE & SLATE HEARTH

The living room is a charming and characterful space, with exposed beams, solid wood flooring, chic navy-blue décor, and a warming multi-fuel stove. The room is illuminated by dual-aspect windows, the larger of which is enviably south-facing, whilst plenty of floorspace allows for various configurations of lounge furniture.

The image shows a bright, airy conservatory with a high, vaulted ceiling made of corrugated metal. Three large, woven wicker pendant lights hang from the ceiling. The room features solid oak flooring and is filled with natural light from large windows and French doors. On the left, there is a dining table with a wooden top and black metal legs, accompanied by a wooden bench with white cushions. In the center, a light-colored sofa is decorated with blue and yellow patterned cushions and a blue fur throw. The background shows a lush green garden with trees and a pond.

WITH GARDEN VIEWS

## THE LIGHT FILLED CONSERVATORY/ FAMILY ROOM

The spacious conservatory/breakfast room - with solid oak flooring throughout - enjoys an open-plan layout leading to the kitchen and offers a particularly versatile footprint for a variety of furniture to suit a new owner. Currently set up as a sociable dining/family room, it has been previously used as a breakfast room for paying guests and also for yoga and art classes. The conservatory is filled with natural light with French doors opening onto the tree-filled garden with mature pond.

# THE BREAKFASTING KITCHEN

The kitchen is well-equipped with a wide range of stylish, timeless cabinetry, including a large central island with a wealth of storage and a large solid wood worktop. Integrated appliances comprise a double oven, an induction hob, a larder fridge, and a dishwasher. The kitchen has exposed rafters with velux windows and feature floor to ceiling window with views to the surrounding countryside. A laundry/bootroom supplements the kitchen and houses additional cabinetry, workspace, eye-catching floor tiling, a handy clothes pulley, and space for appliances, as well as external access.



A WELL-APPOINTED COUNTRY KITCHEN  
WITH LARGE COOKING ZONE









# TRANQUIL, ELEGANT

## SLEEPING AREAS

The bedrooms are all on the first floor, approached via a staircase and landing with built-in storage. The dual-aspect principal bedroom is particularly spacious and supplemented by a large built-in wardrobe, whilst two of the remaining bedrooms are illuminated by skylight windows. The fourth bedroom is currently being utilised as a home office with stunning views over the surrounding countryside, highlighting the home's versatility and ideal for those requiring a quiet space to work or study from home.

# TWO STYLISH & FUNCTIONAL WASHROOMS



The home has two well-appointed washrooms – a shower room on the ground-floor and a family bathroom on the first floor. The shower room comprises a large shower enclosure with a rainfall showerhead, a WC-suite set into a vanity unit, and shelved storage. The family bathroom is stylishly tiled and comes complete with a freestanding bathtub, a corner shower enclosure with a rainfall showerhead, a vanity unit with an inset basin, a WC, and a chrome towel radiator. The home is kept warm by an LPG-fired central heating system (with a Worcester combi boiler) and benefits from double-glazed windows throughout.



# THE CHARMING LOG CABINS

[WWW.REDLANDSLODGE.COM](http://WWW.REDLANDSLODGE.COM)

The log cabins apartments are set up as self catering accommodation. Made from solid logs each spacious apartment has it's own private entrance, open plan kitchen, living and dining area with adjoining double bedroom and en-suite shower room. An additional bedroom with en-suite facilities can also be utilised. Each apartment has it's own private outdoor hot tub and patio area.



The lodges form part of an established holiday letting business appealing to the short break holiday market also ideally situated for business travellers. Currently advertised on Airbnb, Booking.com, Expedia and a bespoke, comprehensive website with integrated booking system. Redlands Country Lodge can also be found on Instagram and Facebook.

The lodges are also heated via the LPG heating, with individual Hive thermostats, and have double-glazed windows.



# THE WEE BOTHY

QUAINT ACCOMMODATION  
SUITABLE FOR A VARIETY  
OF USES

The charming, stone-built bothy is also currently utilised as holiday accommodation. It includes a bright and spacious open-plan kitchen (with modern cabinetry, fixtures and fittings), living and dining room with French doors opening onto a private garden area, as well as a double bedroom, and a bathroom comprising a bath with an overhead shower and a glazed screen, and a WC-suite. The Bothy also offers alternative use as separate accommodation for live-in relatives or older children looking for more independence. The Bothy's heating system is also fed by LPG and the windows are double glazed.



# GENEROUS GROUNDS

WITH A MUSIC ROOM, STABLES  
AND GREENHOUSE



Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale. The utility room appliances from the main house will be available by separate negotiation. All furnishings, curtains and appliances regarding the Bothy and log cabin apartments to be included in the sale.

Externally, the house is surrounded by mature and generous gardens, with a large, predominantly lawned area outside the conservatory with established leafy trees and shrubbery and a garden room/music studio. The main courtyard area and driveway is laid with low-maintenance gravel offering parking for multiple vehicles.

The log cabin apartments and bothy all have their own private patio areas with hot tubs.

For those looking for equestrian facilities, the grounds also incorporate two stables. There is access to local bridle paths nearby.



# TRULY UNIQUE & EXCITING LIFESTYLE OPPORTUNITY

Stables

Bothy

Lodge 1

Main house

Lodge 2

Garden room



# LADYBANK

DIRECTIONS: PLEASE LOOK FOR REDLANDS COUNTRY LODGE ON GOOGLE MAPS RATHER THAN USING THE POSTCODE

The properties are set just a short walk from scenic woodland and surrounded by picturesque countryside, just a mile from the village of Ladybank and approximately six miles from Cupar. Ladybank is home to a selection of everyday amenities including a pub, minimarkets, a doctor's surgery, a pharmacy, a Post Office, a butcher, a café, a coffee shop, a restaurant, hairdressers, and a library. Nearby Cupar offers a wider selection of shops including high-street stores and supermarkets, as well as a range of cafes, coffee shops, restaurants and takeaways, and banks. Cupar is also home to a sports centre which features a gym, a timetable of fitness classes, a swimming pool, a sports hall, squash courts and outdoor sports pitches. If being outdoors is more your thing, Ladybank is surrounded by scenic countryside and, for the golf enthusiast, the village has its own golf club. Fife Zoo and The Scottish Deer Centre are both within 5 miles.

To keep the children entertained, Ladybank Youth Club hosts a breakfast club, an after-school club, and a holiday club for children of primary and secondary-school age. Nursery and primary schooling are provided in the village at Ladybank Primary school, with secondary schooling at Bell Baxter High School in Cupar. The village is served by a number of bus links across the county, as well as regular rail services from the train station to Edinburgh, Inverness, Arbroath, and Perth. Owing to the close proximity of major road links, travelling by car across the county, into the capital and further afield couldn't be easier.





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## ► 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  
cuparea@thorntons-law.co.uk

### DUNDEE

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

### EDINBURGH

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

### PERTH

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

### ST ANDREWS

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

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