



Offers Over £575,000
Pilmuir Cottage



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Pilmuir Cottage

Leven, KY8 5NN

A fabulous SMALL HOLDING, located close to the coastal town of Leven and within easy driving distance of St. Andrews, Dundee and Edinburgh, Comprises: a delightful three bedroom chalet bungalow, double garage, approximately six and a half acres of grounds that includes nine paddocks, a barn with indoor stabling for five horses, a further large Warehouse/Workshop plus a further modern building housing several kennels with dog runs plus a fabulous tidal jacuzzi swimming pool. ALL BEING SOLD AS ONE LOT. Viewing strictly by appointment.





Summery

Family Home

Hall

Access to the Chalet Bungalow is through an attractive panelled and pattern glazed UPVC external door. A window to the side of the door maximises natural light. The freshly decorated hall has quality replacement internal doors leading to the lounge, the kitchen, family bathroom and bedroom one. New Vertical radiators, laminate flooring. Cupboard.

Lounge

A superbly presented public room, positioned to the front of the property with large window formation offering fabulous views to the south. The focal point for the room is a high end Swedish style Log Burner set upon a curving marble hearth. A floor to ceiling internal window and sliding glazed door leads to the sun/ dining room.

Sun Room

Presently being utilised as a dining room, window formation on two sides offer views of the garden. An external glazed door exits to the front of the property.



Kitchen

The kitchen has been superbly remodelled boasting an ample supply of quality gloss finished storage units, drawer units, contrasting leather effect wipe clean work surfaces with inset sink with mixer taps, ceramic brick effect tile splash backs, additional larder style cupboards, Full range cooker with two ovens, grill and five burner hob, stainless steel splash back and extended chimney style extractor. Lowered ceiling with downlighters. Window formation offers views over open fields. Internal doors lead to the lounge and Utility Room.

Utility Room

The spacious utility room enjoys a good supply of matching gloss finished floor and wall storage units, contrasting marble effect wipe clean work surfaces, space and plumbing for automatic washing machine and tumble dryer. Space for American style Fridge Freezer. Window formation looks to the side. External door exits to the rear garden.



Family Bathroom

The family bathroom has been beautifully redesigned, tiled (Ceramic brick effect) to dado rail level. Four piece suite comprises low flush WC with concealed cistern, Belfast style wash hand basin set into a tasteful vanity, full sized double ended bath plus an enclosed and tiled double shower compartment with thermostatically controlled shower that includes both hand held and raindrop head shower fittings. Touch lighting vanity mirror. Modern vertical radiator. Opaque glazed window formation.

Bedroom One

An excellent sized double bedroom, positioned on the ground floor to the front of the property, Window formation over looks the front garden and on offers views to open fields. and countryside. Tasteful feature wall decoration. Double timber and glazed doors with matching side screens lead to the expansive dressing room.

Dressing Room

The dressing room was previously a bedroom in its own right. Window formation looks to the rear. The room could function as a Home Office, dressing room, adjoining bedroom etc. Rubber tile flooring.



Upper Floor

Stairs and Landing

The staircase rises to the upper level. The landing offers access to two further large double bedrooms.

Bedroom Two

A second superior sized double bedroom. Window formation over looks the gardens, swimming pool and kennels. then on offer the numerous paddocks.

Bedroom three

The third bedroom is again a large double, window formation looks to the west over fields and countryside. Ceiling hatch leads to the small loft space. Low level doors access the eave storage spaces.

Gardens

The Chalet bungalow is set within its own gardens to front sides and rear, the front and side gardens are mainly laid to grass, the rear garden offer a large mono block patio area with clothes drying and seating areas.

Double Garage

The generous sized double garage is access from the expansive drive. Light and power.



Swimming Pool/Jacuzzi Conservatory and Full Kennels

Swimming Pool Conservatory

A separate modern building is positioned within the large rear garden with the Swimming Pool Conservatory housing the substantial TIDAL swimming pool jacuzzi (a control regulates the speed of flow to swim against) Spa/Jacuzzi to one end, LCD lighting. Floor to ceiling glazed windows and glazed French style doors on two side. Pitch glazed ceiling.

Indoor and Outdoor Kennels with Kennel runs, Grooming Rooms

Adjoining the swimming pool conservatory and with a separate access external door. This building houses the grooming room, second grooming room with dog bath, two internal large kennels/dog runs, three separate large caged external dog runs, and solar panel control and battery room.

Paddocks

Paddocks

The sale includes nine separate fenced in paddocks, two have timber horse shelters and one having a larger more solid horse shelter. The stream borders the border of the property to the south.



Main Barn with stabling , Warehouse/Garage

Main Barn with stabling

The main barn measures approximately twenty meters by close to nine meters, with a pitch roof allowing around five meters to the apex. Internally the barn has been divided to offer five stalls allowing individual stabling plus ample further work and storage areas. Light , Power and Water are all available.

Warehouse Workshop

The second substantial outbuilding measures approximately twelve and a half meters by four meters. Vehicle access is through an extra large electrically operated roller door (large enough for the largest of camper vans or similar) The construction is mainly breeze block. Strip Lights, Power and water.

Heating and Glazing

LPG heating, (Boiler and modern radiators throughout the main residence
Quality double glazing.
Solar Panelling with "Solus control unit and five separate power storage batteries (Store up to 17 KW of power)

Contact Details

Delmor Estate Agents
52 Commercial Road



Ground Floor
Approx 83 sq m / 898 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	62
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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