

# Sandbank

Liberty, Elie, KY9 1AU



# Welcome to coastal living at its best

**C**ommanding a spectacular beachside location in the exclusive conservation village of Elie is Sandbank: a large Victorian villa arranged over two floors incorporating 6 bedrooms, 3 reception rooms, a breakfast kitchen, plus private gardens (with beach access) and extensive gated parking. With uninterrupted coastal views, the property owns the beach to the front of the house, all the way to the high tide mark. Sandbank has been a much loved holiday home for the same family for over half a century and is a rare find on the open market.

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**T**hrough iron gates with the inscription 'Sandbank' a sweeping gravel drive stretches away from the road entrance and allows only a glimpse of the privately situated house. Welcomed inside by an airy, tiled vestibule with rear garden views, the tall ceilings and generous proportions are immediately on display. An inner glazed door, flanked by large windows, welcomes you inside to a truly homely atmosphere, one which is found throughout the property. The deep skirting boards, 5-finger parquet flooring, cornicing, picture and dado rails reminds you of the history of the house.







# The Drawing Room

**W**ith parquet flooring flowing seamlessly from the reception hall into the drawing room, a wonderful formal reception room awaits. The drawing room, with its oversized bay window, offers delightful views over the gardens, dunes, beach and sea. Centred around a focal living flame gas fire, flanked by a press, the spacious room is perfect for entertaining or some quiet adult time.



A perfect space with splendid views, to entertain in



# The Living Room

Overlooking the rear garden is the inviting living room, fitted with a multi-fuel stove in a wood surround. The room is perfect for relaxing family time and ideal for cosy nights during the colder months.





# The dining room & kitchen

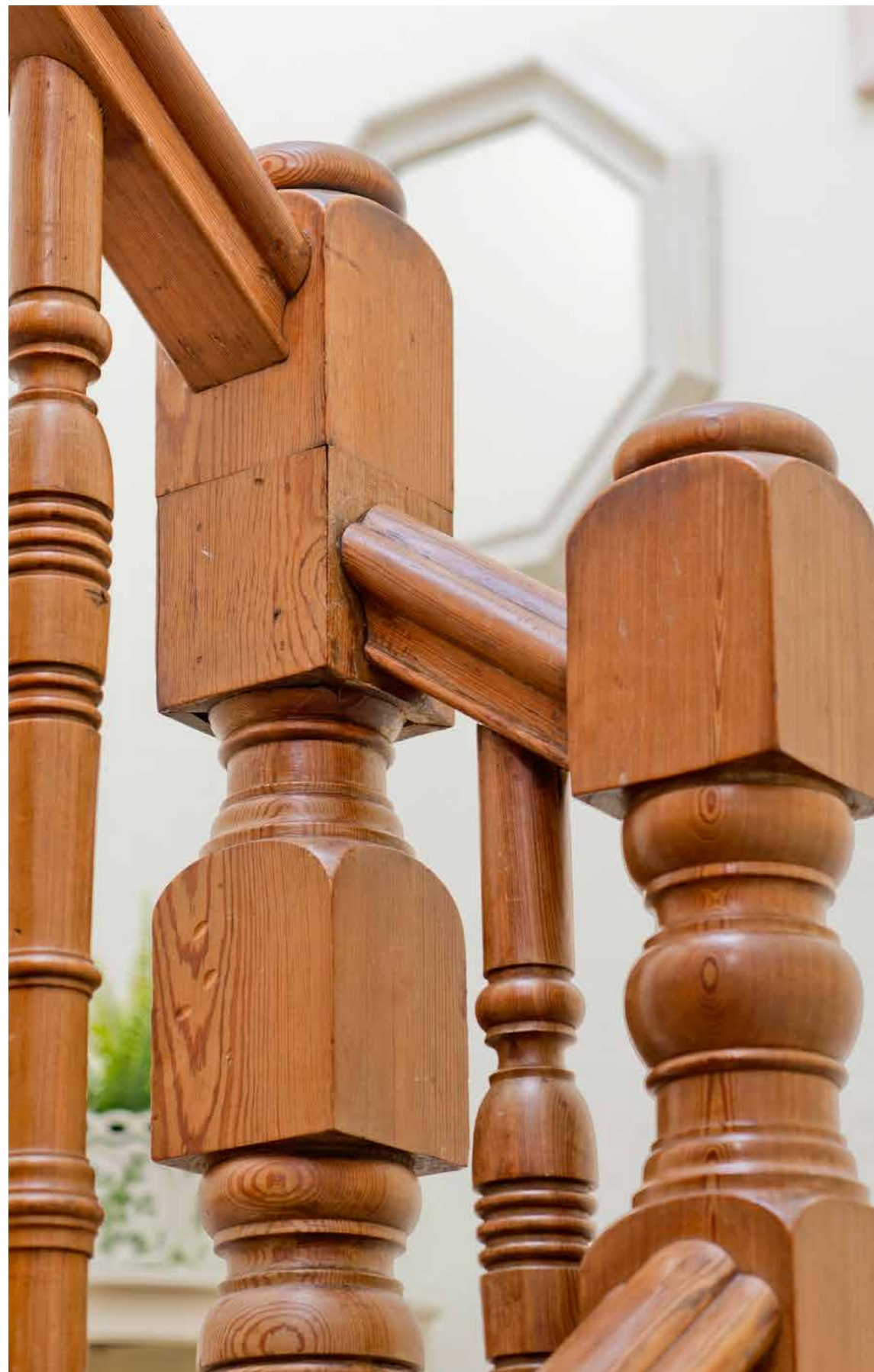
## Time to cook and entertain!

**B**oasting outstanding proportions to seat many guests and family members, is the dining room with sea views. This wonderfully airy reception room enjoys a double aspect, with its twin front facing windows offering those magical coastal views. The dining room benefits from a semi open-plan layout with the kitchen, making the space sociable as well as ideal for family life. The country-styled kitchen comes

with a selection of wall and base fitted units framed by solid wood worktops. Neatly integrated, you will find a double NEFF oven, 5-ring gas hob, and extractor hood. An island offers seating space, ideal for morning coffee and socialising while cooking. An under-counter dishwasher complements the traditional ceramic-styled sink and a tall fridge/freezer is also found in the kitchen. A separate utility room offers a discreet laundry space, with ample extra storage, plus space for whitegoods and a sink.







# Upstairs bedrooms

A

wide staircase, lit by a skylight, leads to the first floor landing. Fitted with a storage cupboard and a hatch leading to the loft, the landing gives access to the 5 upstairs bedrooms and the shower room.







**T**he principal bedroom, originally the drawing room, is an outstanding space commanding views over the sea, all the way to Bass Rock and Berwick Law. This large room, with traditional fitted wardrobes, offers ample space for both bedroom and seating furniture.





**T**he four remaining upstairs bedrooms are all lovely double rooms, with 3 of them being particularly generous doubles, and one a small double room. The three bedrooms to the front all command the same outstanding coastal views, with the rear bedrooms overlooking the rear gardens. The first floor also houses the family bathroom, with a white three-piece suite and a shower-over-bath, plus a separate shower room, which can be accessed from either the landing or bedroom 2.





**Commanding  
the same  
outstanding  
coastal views**







# Downstairs bedroom & shower room

ideal as an annexe

**F**ound on the ground floor with its own entrance area is the last of the six bedrooms (a double) and a modern shower room. This part of the property also houses the utility room and a small store room, with a window. Due to its own access point, this area could be used as part of the house, or alternatively make a wonderful annexe for a relative, or rental.



# Gardens, Outbuildings & Parking

**L**eading from the generous Sea Vestibule, a door connects the house to a paved patio overlooking the front garden, dunes, beach and sea. This delightful outdoor space is ideal for alfresco dining and summer barbeques. A path, flanked by lawns, leads to a small gate giving access to the beach. Although not marked, this part of the beach belongs to the house, all the way to the high tide

mark. The rear garden is accessed from a gate drive. The gravel drive allows private parking for 5 cars. In the rear garden is an attractive outbuilding, with power and windows, under a slate roof. Currently used as a store/garden room, this outbuilding could possibly be further developed with the correct planning in place. Next to the outbuilding is a raised patio to soak up the late afternoon sun. The gardens are low maintenance but do come with both apple and plum trees.





# Holiday Let

**S**andbank has been a holiday home for over half a century and for the past 15 years it has also been a Serviced Holiday Let, managed by East Fife Holiday Homes. The house benefits from repeat visitors, some already on the third generation! During the high season, the house lets for £3100 per week and during the low season for £1800 per week, giving an average annual income of between £34,000 and £40,000.





# What's in a name?

## The history of Sandbank, Liberty

**A**s with so many historical properties, Sandbank has undergone various name changes in its 165+ years of existence. Its first residents, and most probably also the family who constructed the house, were the Sunters. David Sunter was born around 1805 in the village of Kilconquhar and died in Liberty, Elie in October 1862. We know from the 1851 Scotland Census records, that David Sunter was a stone mason employing 4 men and 2 boys, while residing at **'Liberty Hall or Place, Liberty'** with his wife, Ann (nee Bowie, also from Kilconquhar) and his sons; Alexander, James, Andrew and Christopher. It is fair to assume, as no other historical documents exist for Liberty Hall, that this could have been the earliest name for Sandbank. After David's death, his wife, Ann, remained in the house, where she passed away in February 1869. From the original title deeds, referencing Ann's will, the house was now called **Sunterville** and left to two of their sons in 1869. The house remained in the Sunter family until the late 1920s. In later title deeds, the name changed to **Sandbanks**, and was referred to finally, in the 1950s, as **Sandbank**.

# Property Name

Sandbank

# Location

Liberty, Elie, KY9 1AU

# Approximate total area:

303.7 sq. metres (3269.1 sq. feet)

Ground Floor  First floor  Outbuilding 

EPC Rating - D



# Elie and neighbouring Earlsferry

Elie is an affluent and picturesque conservation village located on the East Neuk of Fife. The village, voted by The Times in 2020 as one of the 'Best Places to Live in the UK', is known for its beautiful sandy beaches, historic buildings, and scenic coastal walks.

Sandbank

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Elie has always been a very popular destination for wealthy residents of Glasgow, Edinburgh and London to have their second homes. Since 2020, more people are now settling permanently in Elie, enjoying the quality lifestyle the area offers. Award-winning beaches, golf, fresh seafood and local produce, water sports, and nature trails, all form the backdrop of a sought-after family lifestyle.



The conservation village is notable for its historic architecture, from castle ruins and Georgian houses, to quaint cottages, many dating from the 17th and 18th centuries. The village also boasts some modern, architect-designed houses.

Local shopping consists of a grocer, fruit shop, delicatessen, baker, newsagent and small boutique shops, a post office, cafés, restaurants and a farm shop. Although most residents have their larger grocery orders home delivered (Waitrose delivers directly), a large Sainsbury's can be found in Leven, with M&S Simply Food and a large Morrisons in St Andrews.

The B-listed Earlsferry Town Hall is a community hub with a programme throughout the year, including wine tasting, concerts, cinema, food festivals, and games nights, to name a few.



Outdoor recreation is one of the highlights of living here. The area boasts two golf courses, a cricket club, a bowling club, tennis courts, a sports club, a sailing club and a water sport club.

Golf is believed to have been played on Earlsferry Links as early as the 15th century. There has been a formal golf club here in Elie and Earlsferry since 1832. The current club, the Golf House Club, was founded in 1875 with the building of the clubhouse. Golfers, clubmakers and course designers James Braid, Archie Simpson, Bob Peebles and Isaac Mackie were all born here.

Neighbouring the Golf House Club is the Elie Sports' Club which encompasses a multi-sports facility available 7 days of the week. Its facilities include a 9-hole golf course, a putting course, a driving range with covered bays and outdoor hitting areas, and a short game practice area with 2 bunkers and a 50-yard pitching fairway. There are also 5 full size tennis courts and 4 short tennis courts along with a Bowling Green and Club.

For nature lovers, Elie is renowned for its golden sandy beaches, including Elie Harbour Beach and Elie Ruby Bay Beach. The coastal location makes it an ideal destination for water sports such as sailing, kayaking, paddle boarding, and windsurfing. The coastal walks are breath-taking: the Fife Coastal Path passes through Elie, offering scenic walks along the coastline from where you can explore the cliffs and coastal villages while enjoying panoramic views of the sea. The area is home to diverse wildlife, including seabirds, seals, and dolphins, providing exciting opportunities for wildlife spotting.

Elie Primary School is within walking distance, whilst secondary and tertiary education can be found in St Andrews. The area is renowned for quality private education from primary to secondary level. The world-renowned St Andrews University is just a short drive away.







Kilconquhar Loch

ST MONANS

A917  
Towards Leven

A917  
Towards Anstruther

# Local Amenities

EARLSFERRY

ELIE

## THE GREAT OUTDOORS

- 1 Earlsferry Beach
- 2 Elie Beach
- 3 Fife Coastal Path
- 4 Elie Harbour

## SPORTS

- 5 Earlsferry Thistle Golf Club
- 6 Elie Watersports

## ESSENTIALS

- 7 Pittenween Elie Surgery
- A917** A917 to Anstruther for Co-op Food  
*Approx 13 minute drive*
- A917** A917 to Leven for Sainsbury's, Aldi, Morrisons & more  
*Approx 19 minute drive*

## SCHOOLING

- 8 Elie Primary School

## HISTORICAL LANDMARKS

- 9 Chapel Green
- 10 Elie Ness Lighthouse
- 11 Lady's Tower
- 12 Ardross Castle
- 13 Newark Castle

# The history of Elie & neighbouring Earlsferry



## Ancient times

Its history stretches back centuries, with evidence of human settlement dating back to the Bronze Age. It is said that MacDuff, the Earl of Fife, crossed the Forth to Earlsferry (the older of the two villages) in 1054 while fleeing from King Macbeth. In particular the legend tells of his escape being aided by local fishermen, an act which may have led directly to the village being promoted to royal burgh status due to MacDuff's later influence over Malcolm III. By the middle of the 12th century, the Earls of Fife had instituted a ferry for the use of pilgrims en route to the shrine of Saint Andrew the Apostle at St Andrews. The ferry crossed the Firth of Forth to North Berwick, a distance of 7 miles, and it is this ferry that led to the naming of the place. There are the remains of a small chapel on Chapel Ness, built for the use of these pilgrims.

## Mediaeval to Victorian times

Created by Royal charter on or before 1565, from the land belonging to the Barony of Ardross, Elie came into existence. Soon after its formal formation, a great storm practically wiped out the whole fishing population. Records from 1791-1799 state that of the parish's population of six hundred and twenty people, only eight were recorded as being fishermen. Although 'vessels of considerable size' were still built here, the area of the shore "...is remarkably well adapted for sea bathing; and is, of late, much resorted to for that purpose'. In the 1870s there were regular steamers to and from Leith (daily) and North Berwick (weekly). Elie was served by ferries as early as the 1820's. When not busy they started taking passengers on excursions and day trips, this eventually led to paddle steamers built for trade, excursions and day trips. A wooden pier, on what is known by some as the Apple Rock, was constructed in 1889/90 to allow paddle steamers to use Elie at all states of the tide. In season, several boats were calling per day in Elie and hundreds of people would be landed to spend time in Elie and Earlsferry which boosted the local economy. Some residents used to commute, by boat, each day to Edinburgh for work. Holiday makers arrived both by boat and rail throughout the Victorian times. The growing tourist trade caused a local building boom, providing work for stonemasons. The village was also renowned for golf club makers for many decades.

## Modern times

Elie, Liberty, Williamsburgh and neighbouring Earlsferry were formally merged in 1930. The modern villages now largely share shops and other facilities, but they do retain a flavour of their historical identities. In recent decades, the town has become a very popular destination for wealthy residents of Glasgow, Edinburgh and London. Attractions include the beach, golf, restaurants, sailing, as well as bird-watching and dolphin spotting. Elie won an award as one of the best managed beaches in Scotland in 2018, and in 2020, The Times included Elie and Earlsferry as one of the best places to live in the UK.

# Thorntons

The right way to move

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