

WEST NEWHALL FARMHOUSE

Kingsbarns, St Andrews, KY16 8QE





WELCOME TO WEST NEWHALL FARMHOUSE

A traditional five-bedroom Georgian farmhouse set amongst the open countryside by the village of Kingsbarns, offering a truly picturesque country and coastal lifestyle, in addition to an abundance of living space, generous private parking, and incredible wraparound gardens.

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PROPERTY NAME




West Newhall Farmhouse

LOCATION

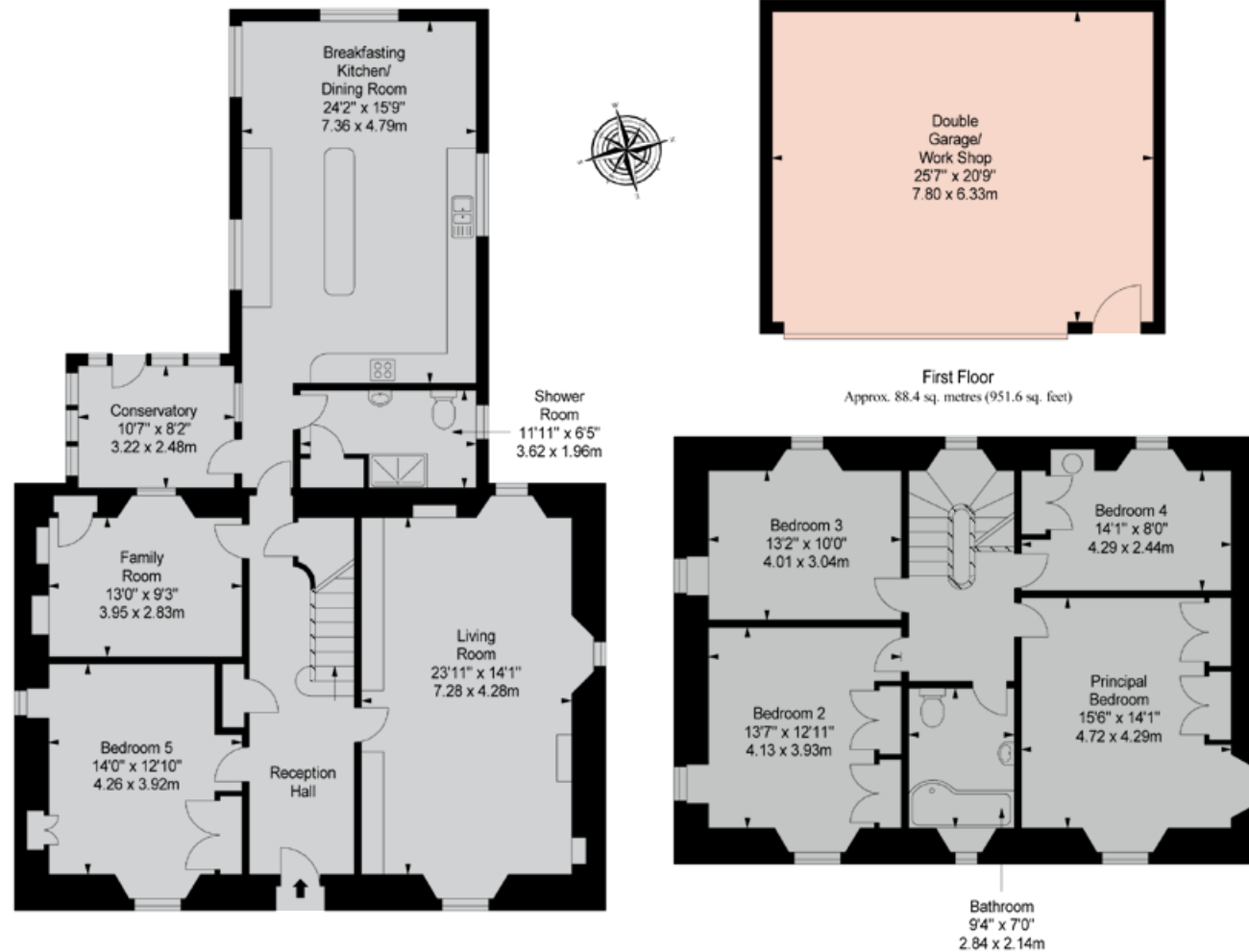
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APPROXIMATE TOTAL AREA:

280.6 sq. metres (3020.5 sq. feet)

Ground Floor -  First Floor -  External - 

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





WEST NEWHALL FARMHOUSE

West Newhall Farmhouse is a B-listed Georgian property (circa 1800), which offers all the benefits of traditional architecture – the expansive rooms, high ceilings, and period flourishes – coupled with stylish modern interiors that are finished to exceptionally high standards. The five-bedroom home further boasts multiple reception rooms, including a statement breakfasting kitchen, two contemporary bathrooms, ample private parking, and magical gardens that will please the entire family. Exclusive and rarely available, the residence offers a highly sought-after rural lifestyle, surrounded by open countryside with spectacular views as far as the eye can see. Part of a small farm community, it offers a real sense of seclusion, yet it is less than a five minutes' drive from Kingsbarns village, where a selection of amenities and a stunning beach await. It is also just 15 minutes by car from the historic town of St Andrews, home to more extensive shopping facilities, more beaches, and world-famous golfing facilities.

GENERAL FEATURES

- A detached B-listed Georgian farmhouse (circa 1800)
- Offers a country and coastal lifestyle by Kingsbarns
- Peaceful setting surrounded by open countryside
- Just 15 minutes from the town of St Andrews
- Stylish modern interiors finished to high standards
- EPC Rating - E

ACCOMMODATION FEATURES

- Striking reception hall with two cupboards
- Triple-aspect living room with open fireplace and floor-to-ceiling bespoke fitted bookshelves
- Charming family room with shelved recesses
- Dual-aspect conservatory with garden views
- Expansive breakfasting kitchen/dining room
- Five spacious and airy double bedrooms
- Generous built-in wardrobe storage
- Contemporary three-piece shower room
- Premium bathroom with three-piece suite
- Double/secondary-glazed sash windows
- Oil fired central heating

EXTERIOR FEATURES

- Extensive wraparound gardens that are landscaped
- Large driveway and double garage/workshop

INVITING YOU INSIDE A SPECTACULAR GEORGIAN FAMILY HOME

With a beautiful Georgian façade, the home instantly captivates. The front door, ornamented by a half-circle transom window, opens to a striking reception hall, which catches the eye with its neutral palette, checkered floor, and traditional staircase. Two built-in cupboards provide on-hand storage too.





MULTIPLE RECEPTION ROOMS TO ENJOY





FAMILY ROOM & CONSERVATORY

In addition, there is a charming family room, which features a press cupboard and two shelved recesses for ornamentation. Decorated in dark olive tones and with white detailing, it is a delightful room for spending time with the family. A dual-aspect conservatory provides another space for relaxation, one that is perfect for soaking up the garden ambiance whatever the weather.



OPEN-PLAN

BREAKFASTING KITCHEN & DINING ROOM

The open-plan breakfasting kitchen/dining room is a focal point of the home, enjoying a tremendous footprint and triple-aspect windows. It is designed around a central island with a breakfast bar and it features an eye-catching combination of modern white cabinets and chunky wooden worktops. It is a stylish and enduring design, which is further enhanced by sandy-hued splashback tiles and plenty of floorspace for a table and chairs. It also comes with an excellent range of appliances (integrated double oven, microwave, ceramic hob, and dishwasher, and freestanding fridge/freezer, and washing machine).





IMPRESSIVELY LARGE

BEDROOMS WITH BEAUTIFUL STYLING



Finished to high standards with attractive décor, the five double bedrooms all offer a tranquil space for a peaceful night's sleep – one enhanced by traditional (working) window shutters. Each room has generous dimensions for a wide choice of bedside furnishings and all the rooms (except bedroom three) have excellent built-in wardrobe storage. Similarly, most the rooms have dual-aspect windows as well, heightening an airy ambience. Plus, the fourth bedroom has the advantage of a fitted washbasin. Bedrooms one to four are on the first floor, off a brightly lit landing that allows extra light into the home, whilst the fifth bedroom is easily accessed on the ground floor.





A QUALITY

SHOWER ROOM & BATHROOM

A contemporary three-piece shower room serves the ground floor, providing a double walk-in rainfall shower. On the first floor, there is a premium three-piece bathroom, fitted with a P-shaped bathtub and overhead rainfall shower – all enveloped in a pleasing mix of white décor and sandy-toned tiling. The property has oil fired central heating and sash and case windows, which have a mix of double and secondary glazing.





MATURE WRAPAROUND GARDENS

FOR THE ENTIRE FAMILY

West Newhall Farmhouse is enveloped by enclosed gardens that offer an extensive amount of outdoor space. The front garden is tiered, with a magnificent lawn leading up to a low-maintenance area that is perfect for alfresco dining in the sun. The rear garden also has easy-to-maintain areas for summer entertaining and it is backed by a manicured lawn. Both spaces offer a true haven for families, incorporating established planting and mature trees. Facing to the east and west, respectively, they also catch the sun throughout the entire day. There is also a large driveway providing private parking for multiple vehicles, in addition to a detached double garage which has workshop space as well.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, freestanding fridge/freezer, and washing machine to be included in the sale.

Please note: Some of the rooms have been virtually staged from actual photographs of the rooms.



KINGSBARNs

APPROXIMATELY SEVEN MILES FROM ST
ANDREWS



The desirable East Neuk village of Kingsbarns lies approximately seven miles from St Andrews and, due to its excellent location, is easily accessible to other towns and villages within the Kingdom of Fife and has been recognised as an outstanding conservation area. With its distinctive village square, Kingsbarns enjoys its own local amenities and these include a Post Office, a primary school, handsome church and, within walking distance, a beautiful beach. The village also has a vintage gift shop and tea room, as well as The Inn at Kingsbarns, offering accommodation, a cosy bar, and home-cooked meals, along with a number of other hotels and B&Bs. For golfing enthusiasts the Kingsbarns Golf Links, rated one of the best new golf courses in the world, is proving a challenging experience and the excellent Fairmont St Andrews complex offers a range of high-class facilities. If you prefer to exercise indoors, St Andrews also offers a number of gyms, leisure centres, fitness and exercise groups, and a swimming pool. In addition, the links courses at Crail are only 3 miles away and of course St Andrews has numerous world-renowned amenities as well. Kingsbarns convenient location close to road links allow swift travel by car and bus, whilst train links can be found nearby in Leuchars.



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