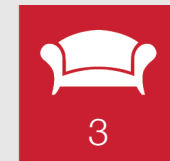




Thorntons 
The right way to move

Bonfield Farmhouse

Bonfield Road, Strathkinness,
Fife, KY16 9RR





Tucked quietly at the end of a leafy lane in Strathkinness, this traditional detached farmhouse dates back approximately 150 years and offers four bedrooms, two reception rooms, a dining kitchen, and two bathrooms, plus generous gardens, two garages, and a driveway. A large sunroom welcomes you into the home, offering plenty of space for lounge furniture and allowing for year-round enjoyment of the garden, with two sets of French doors opening onto a raised patio area. From here, a hall (with built-in storage) can be accessed, leading to the rest of the accommodation. The living room, which can also be accessed from the sunroom, offers flexibility for arrangements of furniture and features a charming fireplace surround flanked by a display cabinet, and comicing. Across the hall in the kitchen, which also has a door into the sunroom, warm wood cabinets are accompanied by spacious worktops and splashback tiling, and a lovely Aga stove takes centre stage. An oven, hob, and extractor fan are integrated, whilst provision is made for additional freestanding appliances. Space is also provided for a seated dining area and additional lounge furniture, if desired.

Features

- Traditional detached farmhouse in Strathkinness
- Original features and scope for cosmetic upgrades
- Hallway with built-in storage
- Good-sized living room
- Large sunroom with garden access
- Spacious dining kitchen
- Four double bedrooms
- One en-suite shower room
- Family bathroom
- Generous, well-maintained gardens
- Two detached garages (one with an office) and a private driveway
- Gas central heating and double glazing



"This traditional farmhouse offers characterful accommodation with scope for cosmetic improvements."





The kitchen is supplemented by a sun porch and a utility room. A bathroom completes the ground-floor accommodation, comprising a bath (with an overhead shower), a pedestal basin, and a WC.

On the first floor, a landing leads to the property's four bedrooms. The bedrooms are all good-sized doubles, ideally positioned to take advantage of the home's far-reaching countryside views. The principal bedroom is also accompanied by an ensuite shower room. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the house is perfectly complemented by generous gardens, predominantly laid to lawn, with a raised patio for alfresco dining furniture, and bordered by established hedges. Excellent private parking is provided by two detached garages, with one also benefiting from an attached office space, as well as a driveway.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

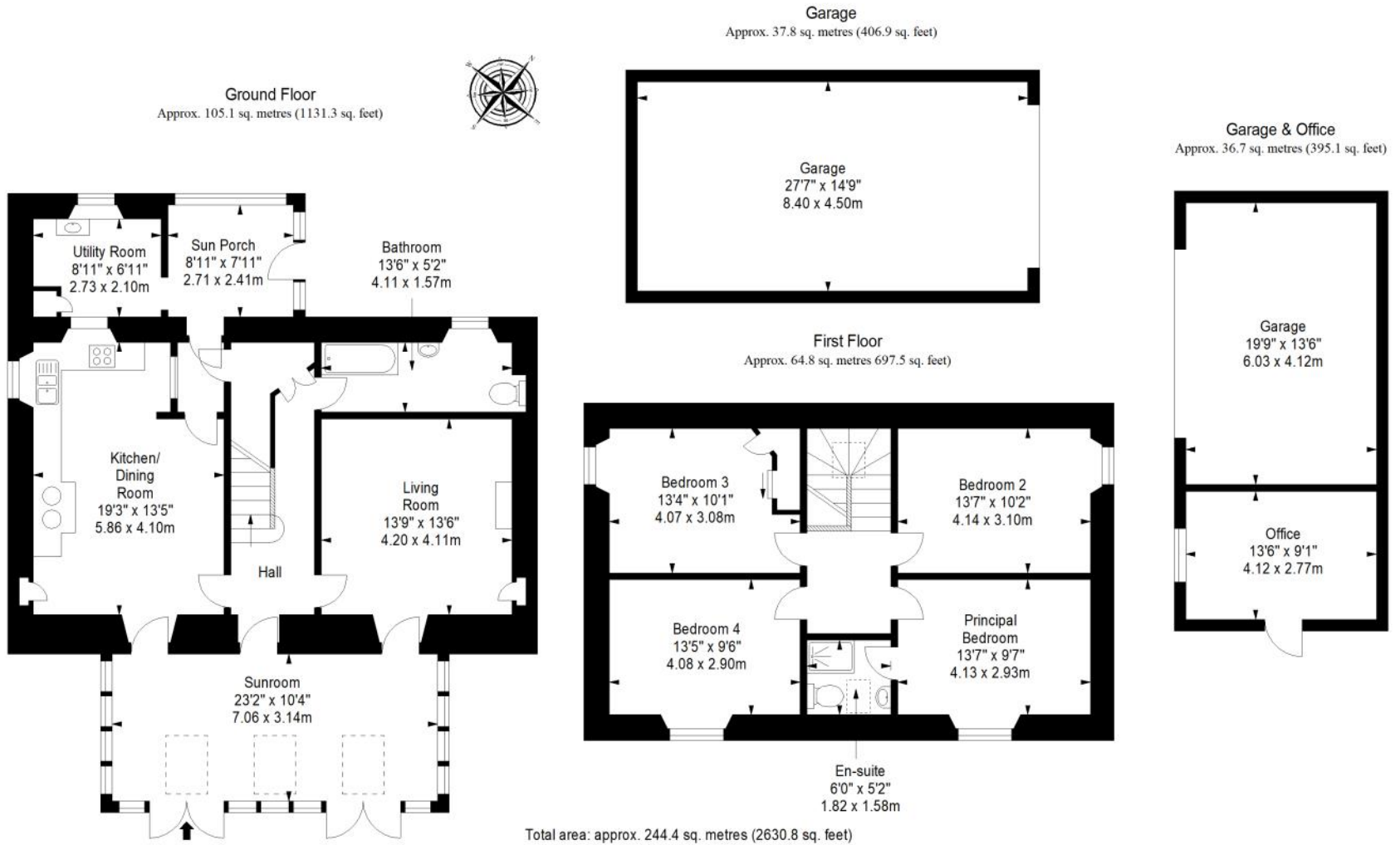




Strathkinness

Strathkinness is a popular choice for purchasers seeking a home with a country atmosphere, whilst being only a couple of miles from the historic town of St Andrews. Locally the village has an excellent primary school, 'Busy Bee' nursery, playgroup and a well-used village hall, as well as a village pub/restaurant and a regular bus service. The nearby historic town of St Andrews is without doubt one of the most popular locations in Britain. St Andrews is home to the Royal and Ancient Golf Club and the famous Old Course. Its amenities include Scotland's oldest university, founded in 1413, beautiful award-winning beaches, historic buildings, including the ruins of the cathedral, castle and St Rule's Tower and a wide variety of specialist shops and restaurants. Renowned worldwide as "the home of golf with seven St Andrews Links courses. There are many other golf courses in the area, including The Dukes, Kingsbarns and the Fairmont St Andrews complex. St Andrews provides good state schooling at Madras College and private schooling at St Leonards (for girls and boys up to the age of eighteen). The High School of Dundee is within easy reach. Strathkinness is well placed for commuting to most of the surrounding towns and cities, such as Dundee, Perth, Kirkcaldy, Glenrothes and Cupar. The railway station at nearby Leuchars is on the main Aberdeen to London line and provides a fast link to both Dundee and Edinburgh. Edinburgh airport with its shuttle service to London is approximately fifty miles away with further airport facilities and London flights also available from Dundee.

Floorplan





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