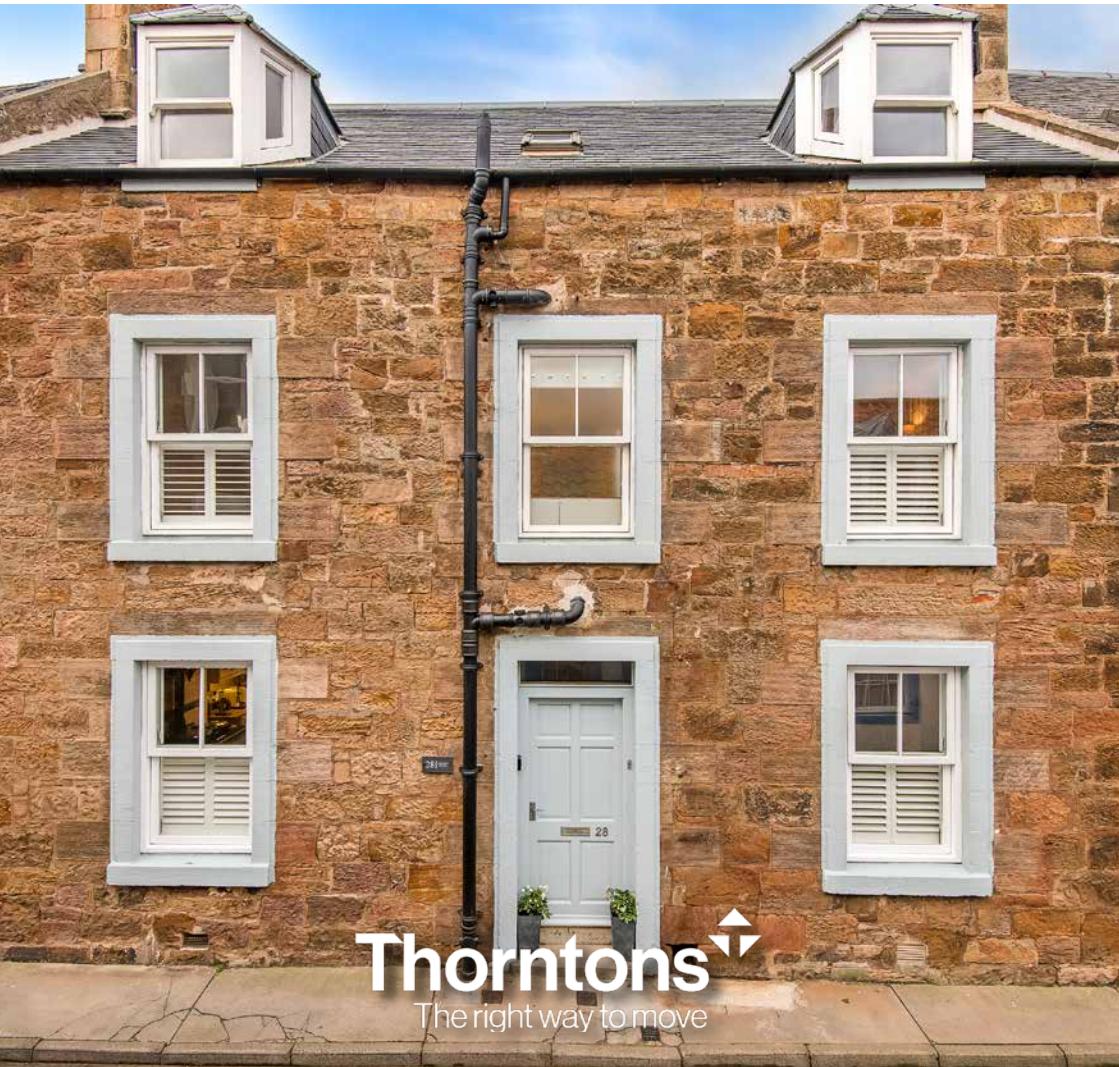


28 JAMES STREET

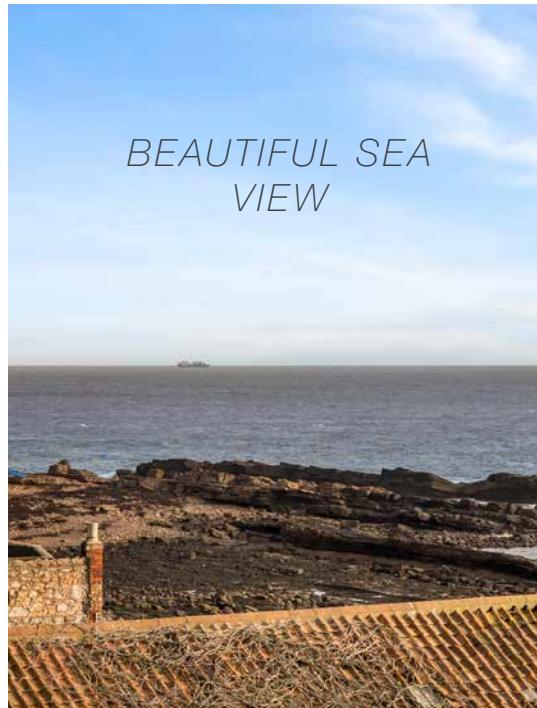
Cellardyke, Anstruther, KY10 3AY



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The right way to move

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Covering 2405 square feet, this traditional four/five-bedroom townhouse offers families a sought-after coastal lifestyle in Cellardyke, as well as a wealth of accommodation which has been extensively upgraded, including planning permission for further extensions and for a garage-sized workshop with studio space above.

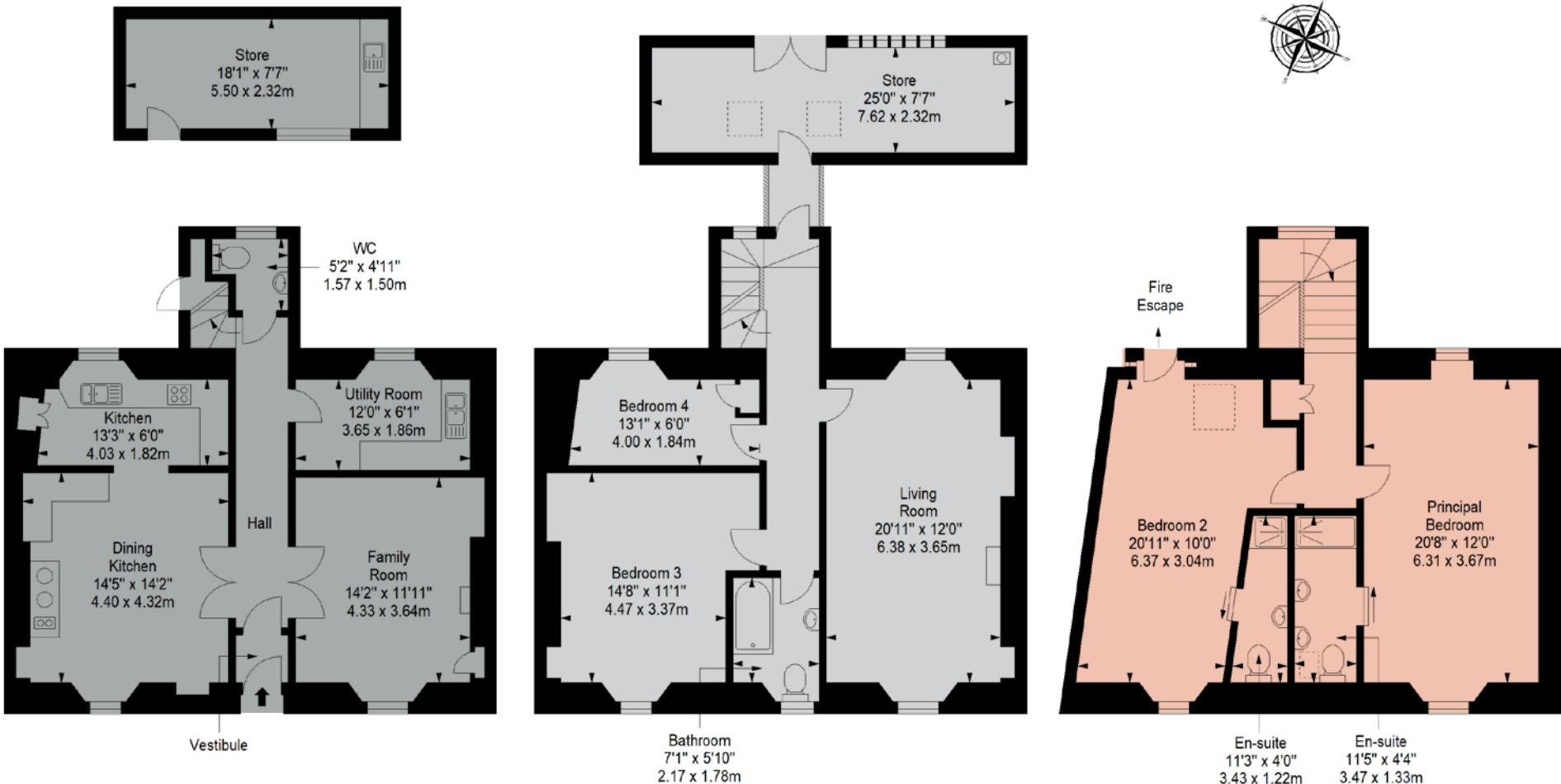
PROPERTY NAME
28 James Street
LOCATION
Cellardyke, KY10 3AY

APPROXIMATE TOTAL AREA:

223.5 sq. metres (2405.8 sq. feet)

Ground Floor -  First Floor -  Second Floor - 

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



TRADITIONAL TOWNHOUSE

OFFERING A SOUGHT-AFTER COASTAL LIFESTYLE



GENERAL FEATURES

- Traditional townhouse covering 2405 square feet
- Planning permission for extensions and workshop/studio
- Thoroughly upgraded interiors and exteriors
- In the Cellardyke conservation area and on the coastal path
- Uninterrupted sea views from the upper floors
- EPC Rating - C

ACCOMMODATION FEATURES

- Welcoming entrance vestibule and hall with a WC
- Expansive, dual-aspect living room with log burner
- Spacious, southwest-facing family room with gas stove
- Spacious dining kitchen with additional back kitchen
- Shaker-inspired utility room with bespoke tiles
- Three expansive and airy king-size bedrooms
- Versatile fourth bedroom
- Two en-suite shower rooms with stylish designs
- Three-piece family bathroom with overhead shower

ENERGY EFFICIENCY & COMFORT

- Fully insulated and with a heat exchanger air flow system
- New boiler and hot water system (installed in 2017)
- Underfloor heating in select rooms with potential to expand
- Gas central heating and double-glazed windows

EXTERNAL FEATURES

- Completely-enclosed rear garden with two large stores
- Secure private driveway with space for up to three vehicles

This exclusive and unique four/five-bedroom townhouse is a stunning family home that has undergone extensive work. Thoroughly upgraded and beautifully presented throughout, it is move-in ready and finished to impressively high standards. Some of the work includes a new roof installed in 2023, new copper pipe plumbing throughout, three new electric boards and new wiring, renewed and strengthened joists for both upper floors, ceilings raised on the top floor, all roof timbers strengthened, and all exposed timber work

has been treated and preserved. It also has planning permission for extending the family bathroom, for the renovation and enlargement of a net store, and for the construction of a one-and-a-half storey workshop/studio at the top of the enclosed garden. The home itself further boasts two reception rooms, three bathrooms (plus a WC), and generous private parking. Set on the coastal path within the Cellardyke conservation area, it has a highly desirable setting by the coast with uninterrupted sea views from the upper floors.



AN UNFORGETTABLE HOME

WITH UNIQUE FEATURES



A vestibule and hall welcome you in, providing a lovely introduction and a convenient WC. From the outset, it is clear this property is a truly special home.

With two impressive reception rooms, there is lots of space for families. The first-floor living room spans the entire depth of the property, boasting expansive dimensions and dual-aspect windows. It also features a log-burning stove (with certification) and two charming window seats. A tasteful accent wall set against a neutral backdrop and engineered wood floor enriches the space even further.





A WEALTH OF SPACE

The ground-floor family room is equally stylish, enjoying an immaculate look enhanced by rich woodwork and engineered bamboo flooring (also found in the hall). Framing this spacious, southeast-facing reception area is a remote-controlled gas stove (with certification). A shelved recess has space for display items, whilst another window seat is perfect for relaxing with a good book.





DINING KITCHEN

The dining kitchen is cleverly arranged for lively dinner parties. It is fitted with cream-coloured base and wall cabinets and downlit wooden worktops, alongside a gas Aga cooker with a gas hob add on. An additional back kitchen provides further storage and workspace, as well as a gas cooker with an electric oven. There is also a Shaker-inspired utility room, which is accented by bespoke splashback tiles handmade by the owner (who is a professional potter).





The four bedrooms all adhere to the home's exacting standards. Occupying the second floor, the principal and second bedrooms are both large king-size spaces with dual-aspect windows and chic reclaimed wooden gym floors by Junckers.



PRINCIPAL

BEDROOM SUITE



SECOND BEDROOM



EXPANSIVE AND AIRY KING-SIZE BEDROOMS

For added luxury, both bedrooms have their own contemporary en-suite shower room as well. The second bedroom also features a fire escape for the occupants' safety.

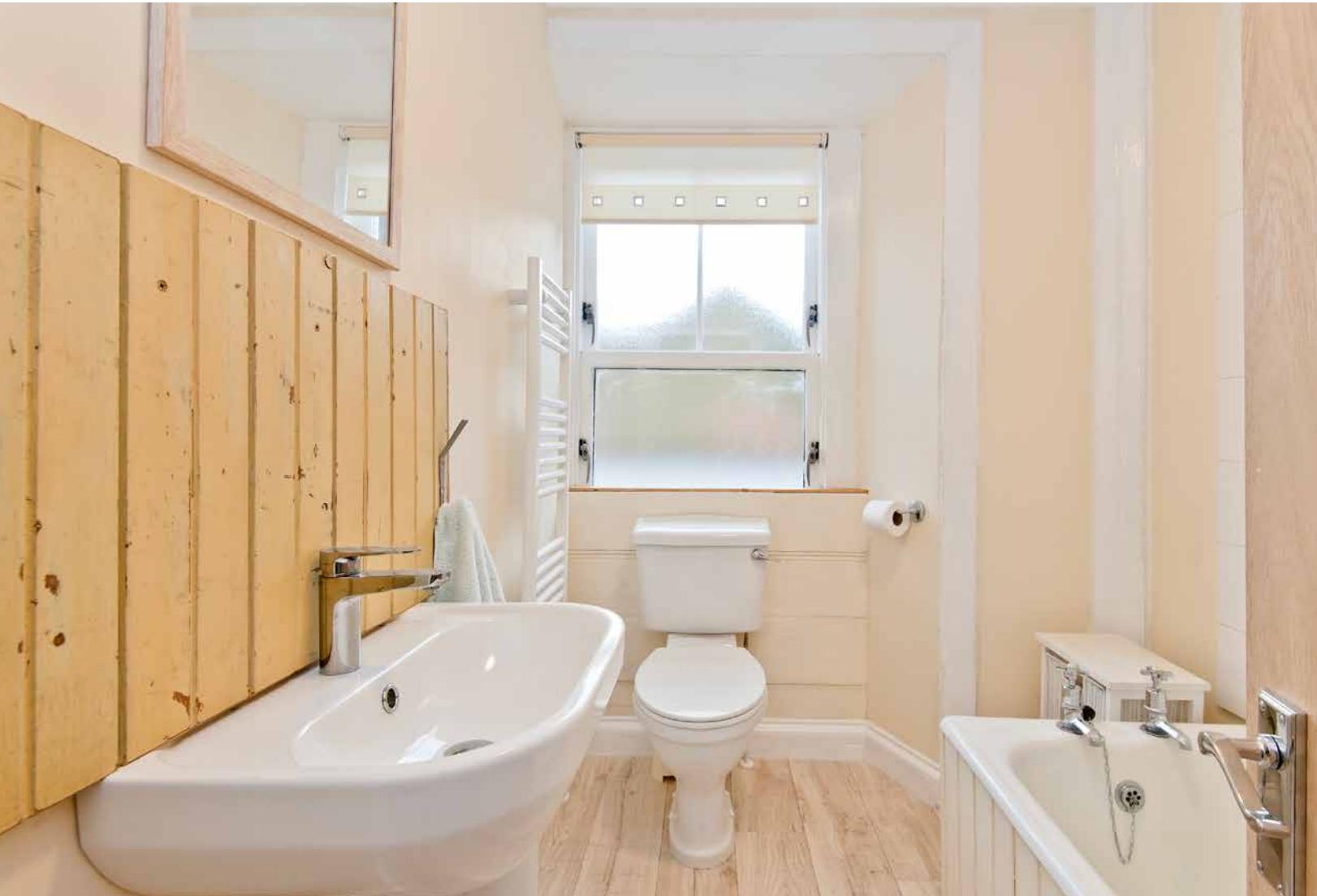


THE REMAINING BEDROOMS

The two remaining bedrooms are on the first floor. These include bedroom three (a king-size space laid with carpet) and the versatile fourth bedroom (with an engineered wood floor). If required, the living room could be used as a fifth bedroom as well, providing another wonderful king-sized space.



THE BATHROOMS



TWO EN-SUITES, A FAMILY BATHROOM, AND A WC

In addition to the two stylish en-suites and WC, there is also a bright family bathroom on the first floor. It is equipped with a three-piece suite and an overhead shower and has potential to be extended.



A TIERED GARDEN

WITH SECURE PARKING

The home's rear garden is completely enclosed for the safety of all family members. It has a tiered layout with patio areas for summer dining, rising to a secure private driveway with space for up to three vehicles. The drive's gate is setup with potential to be turned into an electric gate if needed. There are also two large stores, including the net store which can be accessed via a metal bridge from the home's first floor. The planning permission to develop the net store and for the construction of a workshop/studio at the end of the garden add a whole world of possibilities to this already extraordinary home.

Extras: all fitted floor coverings, window shutters and blinds, light fittings, Aga cooker, gas cooker, and fridge/freezer to be included in the sale.



COMFORT & EFFICIENCY



The property ensures optimal comfort and efficiency, boasting a fully-insulated top floor and retro-fitted insulation throughout the rest of the home. Gas central heating and double-glazing come as standard, alongside a heat exchanger air flow system, and a new boiler and hot water system (installed in 2017). Furthermore, there is (wet) underfloor heating in both reception rooms and (electric) in both en-suites, with ample scope to expand into other rooms if desired. Fast-fibre broadband, a Sky dish, and BT main-line telephone keep you well connected too.



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28 James Street

CELLARDYKE

"...AN ENTICING OPTION FOR FAMILIES, COMMUTING PROFESSIONALS, OR THOSE LOOKING FOR A WEEKEND ESCAPE..."



Characterised by its narrow lanes, cobbled streets, and traditional harbour cottages, the former fishing village of Cellardyke promises a desirable coastal lifestyle in the East Neuk of Fife. The village is positioned immediately east of Anstruther and just ten miles southeast of St Andrews and is, therefore, an enticing option for families, commuting professionals, or those looking for a weekend escape. Village amenities in Cellardyke include a harbour-side bar and restaurant, a fishmonger, a baker, and a corner shop. These are supplemented with further amenities in neighbouring Anstruther, which include a Co-op Food, a pharmacy, a post office, and a wide choice of cafes, bars, and restaurants. Visitors are drawn to the quaint harbours of Cellardyke and Anstruther, with the latter operating boat trips to the Isle of May National Nature Reserve. This island in the Firth of Forth is

a protected haven for seals and seabirds and boasts a fascinating history. On the fringes of the village is East Neuk Outdoors – a family-run activity centre offering kayaking, canoeing, paddle-boarding, and a host of other outdoor pursuits, with a tidal pool conveniently close by. The site also features a children's play park, and from here, walkers can join the scenic coastal path to Crail. Schooling is provided locally at Anstruther Primary School and Waid Academy. St Leonards in St Andrews offers independent primary and secondary schooling for both day and boarding pupils. The village is served by frequent bus links travelling to Anstruther, St Andrews, and Edinburgh. The nearest train stations in Leuchars, Cupar, and Leven also provide rail links to Aberdeen, Dundee, Edinburgh, Arbroath, and beyond.



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