

FLAT C JOHNSTON LODGE

Haddfoot Wynd, Anstruther, Fife, KY10 3AD



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The right way to move
Flat C, Johnston Lodge

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OWN A PIECE OF HISTORY



Offering a truly exciting and unique opportunity to own a piece of history, this double upper apartment is brought to market for the very first time, having been in the same family for 50 years since the manor house was divided into apartments by the National Trust for Scotland in the 1970s. The historic Georgian house has an iconic blue plaque depicting its interesting history, as it once called itself home to Princess Titaua Marama, Chieftess of Haapiti, Tahiti, and her husband, George Darsie, in the late 1800s.



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WELCOME TO FLAT C, JOHNSTON LODGE

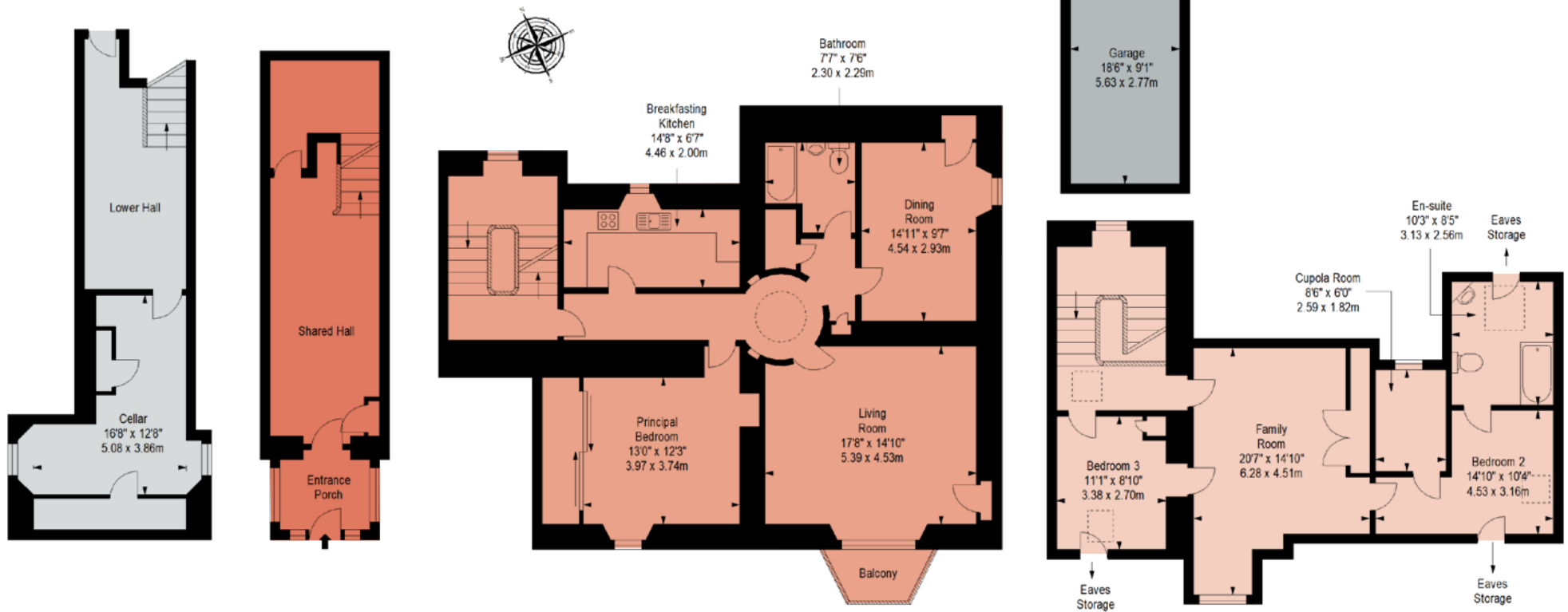
Double upper apartment forming part of one of Anstruther's most prominent and historic buildings, a B-listed Georgian manor house, boasting breath-taking views and accommodating three bedrooms, three reception rooms, a breakfasting kitchen, and two bathrooms, plus access to delightful shared gardens and a private garage.

PROPERTY NAME
Flat C, Johnston Lodge

LOCATION
Haddfoot Wynd, Anstruther Fife, KY10 3AD

APPROXIMATE TOTAL AREA:
274.4 sq. metres (2953.7 sq. feet)

Ground Floor - ■ First Floor - ■ Second Floor - ■
Cellar - ■ External - ■



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

FORMING PART OF A B-LISTED B-LISTED GEORGIAN

MANOR HOUSE

ONCE HOME TO A PRINCESS



The three-bedroom, two-bathroom apartment offers spacious and flexible accommodation over two floors, enjoying breath-taking sea views, and it offers scope for modernisation, allowing the new owner to create a modern, yet characterful home conserving the history of the property.

GENERAL FEATURES

- Double upper apartment in Anstruther
- Forming part of a B-listed Georgian manor house once home to a princess
- Spacious and versatile accommodation with a wealth of period features
- Breath-taking open views
- EPC Rating - D

ACCOMMODATION FEATURES

- Impressive shared entrance hall and stairwell
- Welcoming hallway with feature skylight window
- South-facing living room with wonderful open views
- Formal dining room
- Bright kitchen with space for breakfasting/casual dining area
- Versatile family room
- Three well-proportioned and multipurpose bedrooms
- One en-suite bathroom
- Separate three-piece family bathroom
- Gas central heating system
- Traditional sash-and-case windows with secondary glazing

EXTERNAL FEATURES

- Access to beautifully maintained shared gardens
- Private garage and additional space for parking

AN IMPRESSIVE ENTRANCE TO A

HISTORIC HOME



An impressive communal entrance porch (flanked by Doric columns) and hallway welcome you into the building, giving the first glimpse of the period accommodation to follow in the apartment itself. The first-floor front door opens into a hallway with a feature skylight window and display recesses.





SPACIOUS

THREE VERSATILE AND SPACIOUS LIVING AREAS

The living room is situated to the front of the property, taking advantage of its favourable south-facing aspect and boasting breath-taking, far-reaching views over the town and the sea. The neutrally decorated, carpeted reception room offers plenty of space for a choice of lounge furniture and enjoys period charm in the form of a picture rail and classic cornicing.

The dining room enjoys morning sunshine owing to its east-facing aspect and represents an ideal setting for sit-down family meals and entertaining, ideal for those who love to host dinner parties!



THE FOURTH BEDROOM / RECEPTION AREA

The third and final reception area is on the second floor, offering a flexible space that could be utilised in a number of ways by the new owner, including a family room, a children's playroom, a teenager's den, a hobby room, or a home office for those who work or study from home.



*BRIGHT KITCHEN
WITH EXCELLENT
POTENTIAL AND
CASUAL DINING AREA*

The kitchen is fitted with a wide range of wall and base cabinets and spacious worktops, and provision is made for freestanding and undercounter appliances, of which a cooker and a fridge/freezer are included. Space is also provided for a breakfasting/casual dining area, perfect for morning coffee, relaxed weeknight meals, and socialising while cooking. There is space and plumbing in the basement cellar for a washing machine.

BREAKFASTING KITCHEN



BEDROOMS

THREE GOOD-SIZED BEDROOMS FOR A RESTFUL NIGHT'S SLEEP

The apartment houses three well-proportioned bedrooms. The particularly spacious principal bedroom (which could also be used as a reception room) is situated on the first floor and is accompanied by a large built-in wardrobe, and it boasts the same south-facing aspect and open views as the living room.



“SOUTH-FACING ASPECT AND OPEN VIEWS”





The remaining two bedrooms are on the upper floor and both offer flexibility for use, and one is supplemented by an en-suite bathroom.





BATHROOMS

TWO FAMILY BATHROOMS

The en-suite bathroom comprises a bath, a pedestal basin, and a WC, whilst the first-floor family bathroom comes complete with a bath and a WC.

The home is kept warm by a gas central heating system (powered by a boiler fitted in August 2024) and retains its characterful sash-and-case windows, which have secondary glazing.

Extras: All fitted floor coverings, window coverings, light fittings, cooker, and fridge/freezer will be included in the sale. Some furniture (except the dining room) can also be included, if desired.





GARDENS

DELIGHTFUL SHARED GARDENS AND PRIVATE PARKING

Externally, the flat enjoys access to beautifully maintained, spacious communal gardens, predominantly laid to lawn and featuring a wealth of mature trees, shrubs, and colourful planting. There is a private garage for parking with an additional space in front.

ANSTRUTHER

FIFE



Anstruther is the largest community on the stretch of north-shore coastline of the Firth of Forth known as the East Neuk. Originally a fishing village, the main industry is now tourism and with a 9-hole golf course, pleasure craft mooring in the harbour, and sightseeing and wildlife cruises to the Isle of May, home to the UK's largest Puffin population. Other local attractions include The Scottish Fisheries Museum, The Secret Bunker, Famous Fish and Chip Shop along with an array of restaurants including the 'Cellar' and hostelrys. For everyday services and essentials, Anstruther is home to a supermarket, a butchers, a Post Office, a medical centre, pharmacies, hairdressers, barbers, and beauty salons, whilst The Waid Academy, the local comprehensive

school and community centre, offers a wide range of activities, including a library. For those who enjoy keeping fit, independently-owned Fit To The Core fitness studios offers classes and personal training services, Stuart Barton Physiotherapy offers gym facilities and a physio service, whilst leisure centres and pools are easily reachable in the surrounding towns. Additional entertainment can be found in St Andrews and of course, with Fife being famous for its outstanding golfing, there are a number of clubs within enviable easy reach, including Anstruther's own on the edge of the town. Anstruther is well connected to the rest of Fife and further afield owing to excellent bus links and nearby major road links.



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