



**Swallows Cottage Barrington, Strathmiglo, Cupar, KY14 7RG**

**Offers Over £440,000**





INCREDIBLE 5 Bedroom 3 Reception Detached Family Home with an office, workshop, detached garage, and GREAT COMMUTER LINKS via the A92 and M90. Set in an idyllic location with BEAUTIFUL COUNTRYSIDE VIEWS towards the Lomond Hills with just a short drive to local amenities including Primary School and shop with additional supermarkets and Secondary School nearby in Cupar (approx. 12 miles) making this an amazing family lifestyle choice. Accommodation: Boot room, dining kitchen, sitting room, dining room, ground floor bedroom suite with bathroom, master bedroom with ensuite shower room, 2 further double bedrooms, a good-sized single bedroom, home office and a bathroom. DG. OCH. Solar + PV panels. EV charge point. Gardens. Workshops and a Detached Garage. PERSONAL PROPERTY TOUR available online.



## DIRECTIONS

Please contact agent for further information.

## ENTRANCE

To the front of the property is a UPVC door with opaque double-glazed inlets leading into the dining kitchen or via the boot room with a UPVC door accessed from the driveway.

## BOOT ROOM

12'1" x 9'10" (3.69m x 3.01m)

Convenient boot room comprising: Floor standing units with solid wood worktops and a stainless-steel sink. Fitted floor to ceiling cupboards provides shelving/hanging/storage space. Double-glazed windows to the side and rear. Radiator. Luxury vinyl tile flooring. Doorway to the dining kitchen.

## DINING KITCHEN

29'7" x 12'6" (9.03m x 3.83m)

Beautiful dining kitchen comprising: Wall mounted, floor standing units with contrasting solid wood worktops and matching upstand. Peninsula unit provides a social dining space with storage below. An island provides additional storage and kitchen prep space. Freestanding LPG gas range cooker with dual electric / gas ovens and chimney style extractor fan above, integrated upright fridge and freezer with a dishwasher, microwave and pop-up outlets. Timber stairs and balustrade lead to the upper landing with an under-stair storage cupboard. Exposed stone wall detail. Double-glazed windows to the front and side with deep sills and uninterrupted countryside views of the Lomond Hills. Radiator. Luxury vinyl tile flooring. Double doors lead to the inner hall. UPVC door with opaque double-glazed inlets leads to the front garden.

## SITTING ROOM

20'1" x 13'0" (6.13m x 3.98m)

Spacious sitting room with double-glazed windows to the front and side again with a stunning view of the countryside and Lomond Hills. Feature fireplace with a log burning stove set on a stone hearth. Exposed stone wall detail. Radiator. Carpeted. Open plan to the dining room.

## DINING ROOM

15'2" x 11'3" (4.64m x 3.44m)

Bright dining room with a double-glazed window to the side overlooking the West Lomond. Radiator. Carpeted. Double-glazed patio doors provide access to the rear garden.

## INNER HALL

Hallway provides access to the bedroom suite offering one level living. Cupboard houses the floor standing oil central heating boiler and hot water tank with ample additional storage space.

## BEDROOM 1

11'9" x 11'1" (3.59m x 3.38m)

Spacious double bedroom with double-glazed window to the rear overlooking the garden. 2 radiators. Exposed wooden flooring.

## BATHROOM

10'1" x 5'8" (3.09m x 1.74m)

Contemporary 3-piece suite comprising: W.C, wash hand basin and a bath with fixed curtain rail and a thermostatic control shower above. Opaque double-glazed window to the rear. Partially tiled. Vertical radiator and under floor heating. Tiled flooring.

## UPPER LANDING

Open plan landing with double-glazed window and a Velux window to the front with a beautiful outlook towards the hills. Hatch provides access to the roof space via a fixed metal ladder. Radiator. Carpeted.

## MASTER BEDROOM

18'0" x 11'11" (5.50m x 3.64m)

Spacious double bedroom with double-glazed windows to the side and front again with a gorgeous view of the countryside and hills. Built-in wardrobes provide shelving/hanging/storage space. Radiator. Carpeted. Doorway to the ensuite shower room.

## ENSUITE SHOWER ROOM

8'9" x 8'5" ( 2.68m x 2.59m)

3-piece suite comprising: W.C, vanity wash hand basin and a shower enclosure with sliding door and thermostatic control shower. Velux window to the rear. Partially tiled. Vertical radiator and underfloor heating. Tiled flooring.

## BEDROOM 3

10'8" x 9'5" (3.26m x 2.89m)

Good-sized single bedroom with double-glazed window to the rear overlooking the garden. Radiator. Carpeted.

## BEDROOM 4

13'4" x 9'10" ( 4.07m x 3.00m)

Additional double bedroom with a double-glazed window and a Velux window to the front overlooking the Lomond Hills. Eaves storage access. Radiator. Carpeted.

## BEDROOM 5

14'11" x 9'11" (4.57m x 3.03m)

Further double bedroom with double-glazed windows to the side and front overlooking the Lomond Hills. Fitted wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Eaves storage access. Radiator. Carpeted.

## HOME OFFICE

9'2" x 7'7" (2.81m x 2.32m)

Home office with Velux window to the rear overlooking the garden potential for use as a good-sized single bedroom. Carpeted.

## BATHROOM

9'5" x 8'11" (2.88m x 2.72m)

Luxury 4-piece suite comprising: W.C, vanity wash hand basin, dual ended bath and a shower enclosure with sliding door and a thermostatic control shower. Double-glazed window to the rear overlooking the garden. Partially tiled. Vertical radiator and underfloor heating. Tiled flooring.

## GARAGE

25'3" x 12'5" ( 7.70m x 3.81m)

Secure parking accessed via an electric roller door with ample space for additional storage. Wall mounted solar power meter. EV charging point. UPVC door to the side provides additional access.

## WORKSHOP

26'0" x 17'7" (7.95m x 5.37m)

Bright workshop provides ample storage space with provision for light and power, ideal for a variety of uses. Concrete flooring.

## WORKSHOP AREA 2

24'4" x 13'3" (7.44m x 4.06m)

Additional workshop with fixed work benches and shelving/storage space, provision for light and power with concrete flooring.

## GARDEN

Swallow Cottage sits nestled in the countryside with a stunning garden of its own providing an ideal family friendly outdoor space with beautiful views to enjoy from anywhere in the garden. Gravel driveway provides ample parking for several vehicles in addition to a spacious detached garage. The garden is mainly laid to lawn with an array of plants, shrubs and mature trees scattered around providing colours though out the seasons. An enclosed vegetable patch with established fruit bushes is ideal for anyone seeking a homestead lifestyle with additional greenhouse perfect for potting plants and home produce. The garden has ample space for children's play equipment with a firepit and gravel patio area ideal for entertaining family and friends in the sun all day long.

## AGENTS NOTES

Please note that all room sizes are measured approximate to widest points.













Ground Floor



First Floor

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
92-100	A	85	97	92-100	A	78	90
81-91	B			81-91	B		
69-80	C			69-80	C		
55-68	D			55-68	D		
39-54	E			39-54	E		
21-38	F			21-38	F		
1-20	G			1-20	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC		Scotland		EU Directive 2002/91/EC	

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