



Vicarsford Lodge,

| St Michaels, By Leuchars | KY16 0DT

**Thorntons**   
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## Description

Thorntons are delighted to present to the market 'Vicarsford Lodge' a superb country home set in a tranquil semi - rural setting on the outskirts of St. Michaels and within easy reach of St. Andrews, Dundee, Cupar and beyond. consisting of the main house and adjoining annex with garden and grazing of approximately 1.4 acres. Vicarsford Lodge is currently operating as a successful B&B, however would function brilliantly as a family home.









## Description

The property consists of: bright and spacious lounge with stove, opening to the separate dining room with a lovely conservatory leading off. The kitchen with adjoining utility are well laid out, with five spacious bedrooms (three with en-suite facilities), two bathrooms and further ancillary space completing the ground floor. Upstairs in the extension to the original part of the house is a good sitting room with further bedroom off which benefits from a walk in dressing room.

Vicarsford Lodge stands in a sizeable garden featuring mature plants, trees and orchard. Throughout the garden there are many seating area to enjoy the summer sunshine through in to the evening. There is a double garage and a single garage, a timber shed and a static caravan included within the sale. The driveway holds ample parking for multiple vehicles..

To the rear of the house is a good grazing paddock extending to approximately 2 Acres, which may have possibilities for development subject to necessary planning consents. There is a further 1 acre of land on which the property sits. Additionally the property is fitted with PV solar panels, LPG central heating, electric heating and double glazing throughout

A good range of local services and amenities are available in Leuchars and Tayport which are both about a five minute drive from the property, Tentsmuir Forest and Morton Lochs nature reserves are also located nearby. Whilst a short distance to the south lies the ancient and historic cosmopolitan university town of St. Andrews, renowned world wide as the "Home of Golf" and with its excellent range of specialist shops and facilities.

The market town of Cupar which is no more than fifteen minutes drive has a very good selection of local services and a regular Farmers' Market whilst to the north, the city of Dundee which is home to the recently opened V&A museum, shops, restaurants, and may other attractions . Surrounding Vicarsford Lodge is outstanding Scottish countryside with a lovely mix of farmland, woodland, hills and rivers.

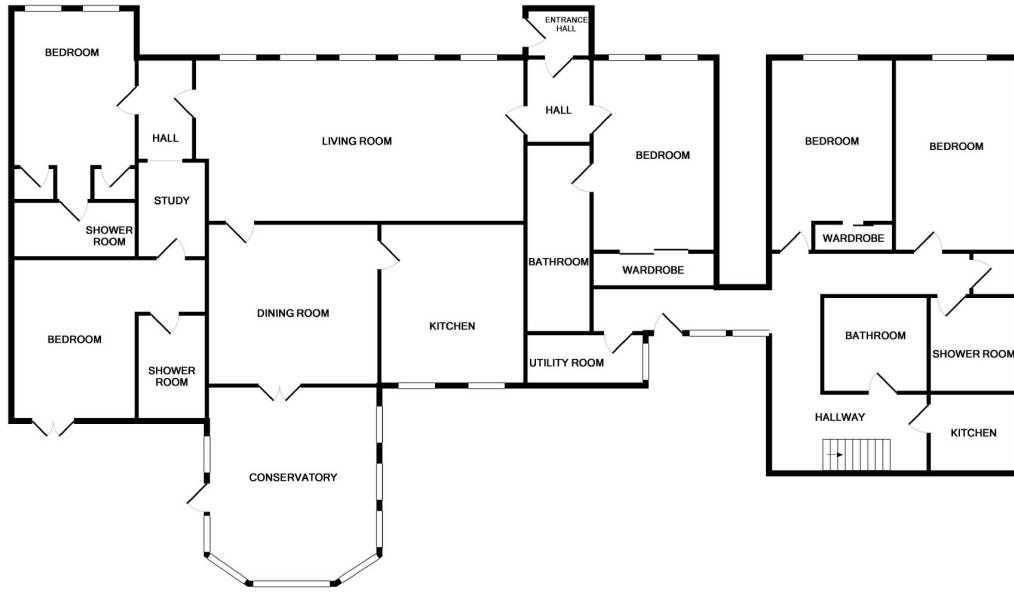






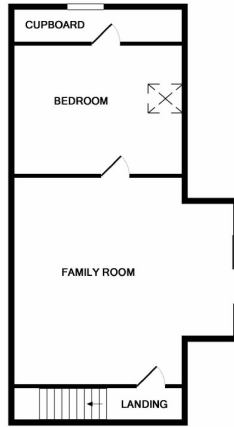






GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 62019



1ST FLOOR

Lounge	8.2 x 4.6	26'11" x 15'1"
Dining Kitchen	4.1 x 3.7	13'5" x 12'2"
Dining Room	4.1 x 3.6	13'5" x 11'10"
Conservatory	4.5 x 3.6	14'9" x 11'10"
Utility Room	2.8 x 2.3	9'2" x 7'7"
Bedroom One	5.8 x 3.1	19'0" x 10'2"
Ensuite	4.3 x 1.8	14'1" x 5'11"
Bedroom Two	4.1 x 3.1	13'5" x 10'2"
Ensuite	3.1 x 1.6	10'2" x 5'3"
Bedroom Three	4.1 x 3.1	13'5" x 10'2"
Ensuite	2.9 x 1.8	9'6" x 5'11"
Annex		
Lounge	5.1 x 5.1	16'9" x 16'9"
Utility Room	3.1 x 2.2	10'2" x 7'3"
Bedroom One	4.9 x 3.1	16'1" x 10'2"
Bedroom Two	4.9 x 3.1	16'1" x 10'2"
Bathroom One	2.5 x 2.5	8'2" x 8'2"
Bathroom Two	2.5 x 2.5	8'2" x 8'2"
Bedroom Three	4.0 x 3.3	13'1" x 10'10"
Dressing Room	4.0 x 1.7	13'1" x 5'7"