



Seafield, 13 Smiddy Burn

| Kingsbarns | KY16 8SN

**Thorntons**   
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## Description

An exceptional home set amidst beautiful garden grounds on a corner plot. This spacious, beautifully presented 4 bedroom property has been thoughtfully and tastefully upgraded to make the most of the adaptable accommodation, which is all on ground floor level. A particular feature is the natural hardwood flooring flowing from room to room.







## Description

The front door leads through an entrance vestibule, then into the dining room, which is open to the kitchen. Double glazed doors open into the adjoining conservatory, making this an ideal entertaining area. The kitchen has ample wall and floor units and 'Rangemaster' range cooker with ceramic hob and double ovens. There is also an integral dish washer. Off the kitchen is a laundry/utility room complete with a pantry cupboard. The back door to the garden has a covered access to the garden store.

The spacious living room has a multi-fuel burning stove set into a feature stone fire place, and dual aspect picture windows overlooking the garden grounds. Master bedroom and double bedrooms 3 and 4 all benefit from fitted wardrobes. Bedroom 2, currently used as a study, has a recently refurbished en suite shower room off. All the bedrooms overlook the garden grounds. The spacious family bathroom has attractive tiling, bath, separate shower, wash hand basin and wc. EPC-D.

The fully enclosed garden, which wraps around the house, has been designed by the current owners to form different garden areas, including lawns bordered by herbaceous planting, a small orchard, numerous specimen garden trees, including flowering cherry, mulberries and bay, a sunny and secluded patio area, a raised vegetable plot, and many specimen plants providing year round interest.

The large, double garage has a remote controlled electric door. There is also ample parking for several cars in the gravel driveway.

The house sits in a quiet location in the highly desirable coastal village of Kingsbarns. The village lies approximately seven miles from St Andrews and within 10 miles of 9 Championship links golf courses. This excellent location has been recognised as an outstanding conservation area. It is easily accessible to other towns and villages within the Kingdom of Fife. With its distinctive village square, Kingsbarns enjoys its own local amenities and these include a primary school, village hall, handsome church, pub, a long sandy beach, and many walks, including the long distance Fife Coastal path. A frequent bus service connects the village to St Andrews and the fishing villages of the East Neuk. For golf enthusiasts the Kingsbarns Links is ranked one of the best courses in the world, and Kingsbarns residents benefit from heavily discounted rates. The luxurious Fairmont St Andrews is only 4 miles away and offers a range of high-class spa facilities, including ultra modern gymnasium, swimming pool, sauna, steam room, and fitness classes. In addition the links courses at Crail and the Castle Course are only 3 and 5 miles away respectively, and the historic university town of St Andrews has numerous world-renowned amenities.





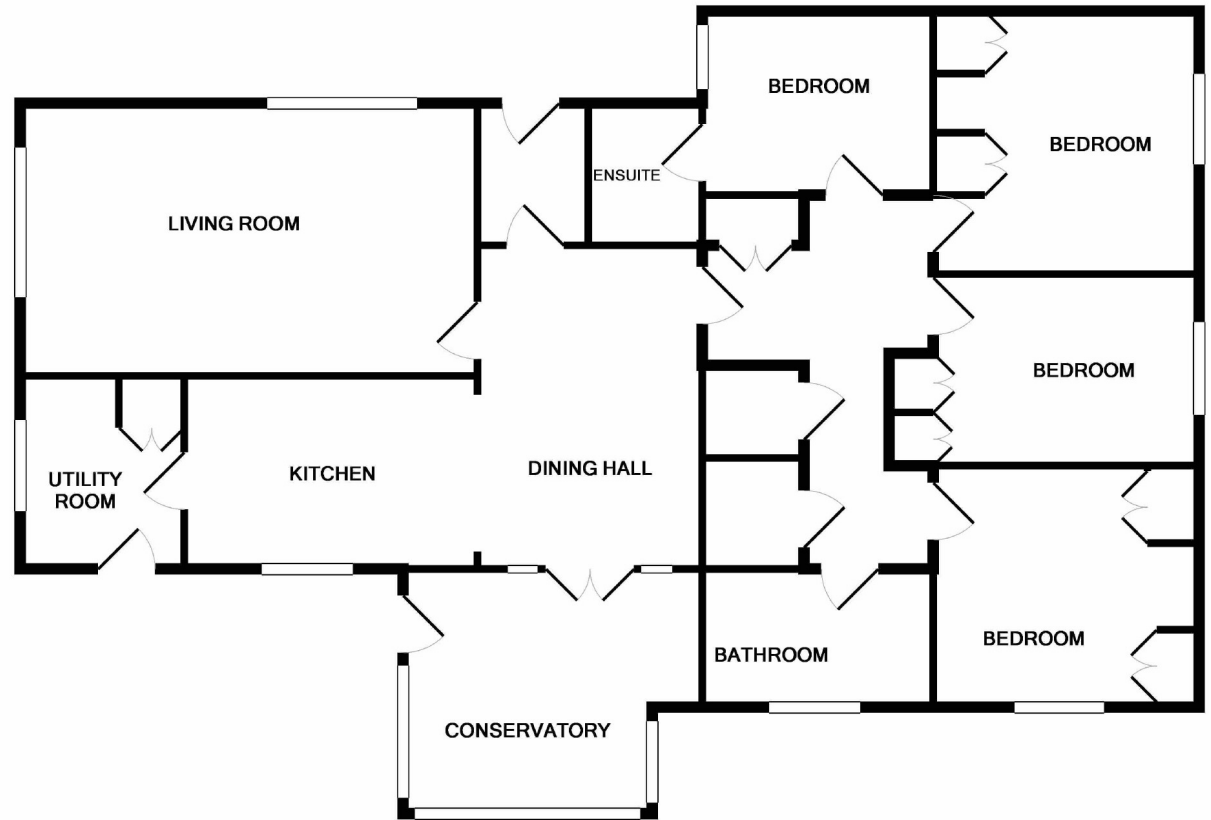








Living Room	23'9 x 13'4	7.24m x 4.06m
Dining Hall	15'3 x 10'2	4.65m x 3.10m
Kitchen	14'0 x 8'9	4.27m x 2.67m
Conservatory	13'4 x 10'4	4.06m x 3.15m
Master Bedroom	14'7 x 11'8	4.45m x 3.56m
En Suite	5'5 x 5'3	1.65m x 1.60m
Bedroom 2	11'3 x 10'5	3.43m x 3.18m
Bedroom 3	11'8 x 11'6	3.56m x 3.51m
Bedroom 4	11'8 x 9'8	3.56m x 2.95m
Bathroom	10'4 x 7'7	3.15m x 2.31m



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.  
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