

**J & G
WILSON**

West Mill Farm, Strathmiglo, Cupar, KY14 7PU.

A lovely country house, circa 1.98 acres (0.80 Ha) & outbuildings. Offers over £630,000.









Particulars of Sale

West Mill Farm, Strathmiglo, Cupar, Fife, KY14 7PU.

M90 motorway 8 miles, Glenrothes 9 miles, Kinross 10 miles, Cupar 11 miles, Perth 14 miles, St Andrews 21 miles, Dundee 23 miles & Edinburgh 36 miles,

A CHARACTER 4 BEDROOM DETACHED COUNTRY HOUSE WITH 1.98 ACRES (0.803 HA), OUTBUILDINGS AND FISHING RIGHTS ON THE RIVER EDEN.

OFFERS OVER £630,000.

PARTICULARS OF SALE

SITUATION

Strathmiglo is a sought after village location with fine commuter links to Cupar, Perth, Glenrothes, St Andrews, Dundee and Perth. It offers a good range of amenities including a nursery and primary school, a shop for every day needs with Post Office, a pub with food and bar facilities, a Church, bowling club, parks, village hall and garage.

The surrounding countryside is ideal for scenic walks and wildlife watching.

The secondary schooling catchment for the village is Bell Baxter's in Cupar.

The extensive amenities of Glenrothes, Kinross, Cupar, Perth and St Andrews are only a short journey by bus or car and include supermarkets, banks, professional offices, specialist shops, sports clubs, cafes, restaurants and leisure facilities.

The A91 is nearby providing excellent commuter links to Perth, St Andrews and Dundee.

There are main line railway stations at nearby Ladybank and Cupar with regular services to Dundee, Aberdeen and Edinburgh.



GENERAL DESCRIPTION

Seldom available a character detached home with grounds of almost 2 acres which are mainly in grass and useful outbuildings.

The farmhouse is in excellent condition and offers a reception hall, a sitting room with a log burning stove, a fitted kitchen with an Aga open plan to a dining room and a utility area, a large study but also could be a 4th bedroom and a downstairs bathroom. On the upper floor there are 2 double bedrooms and a second bathroom. On the attic level the whole area is formed as a large bedroom with a staircase from the upper landing. The design is bright and spacious throughout and very versatile. There is a gas central heating system and double glazing.

The outbuildings are extensive and have been used as stabling, a tack room and general storage. The buildings lend themselves to a wide range of uses and feature concrete floors, light and power.

The grounds are mainly in grass and are double fenced with mature hedges providing privacy. The land is presently divided into two large paddocks. There is extensive parking with a large gravel driveway and a hard standing areas beside the east outbuilding. The southern boundary of the property is to the mid stream of the River Eden and there are fishing rights.

GENERAL INFORMATION

VIEWING By appointment through the selling agents please telephone J & G Wilson on 01577 862302 or email d.fergusson@jgwilson.co.uk

ENERGY RATING West Mill Farmhouse is rated as E (54).

COUNCIL TAX The property is band E.

SERVICES All services are mains.

Particulars prepared June 2025.

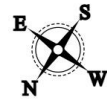
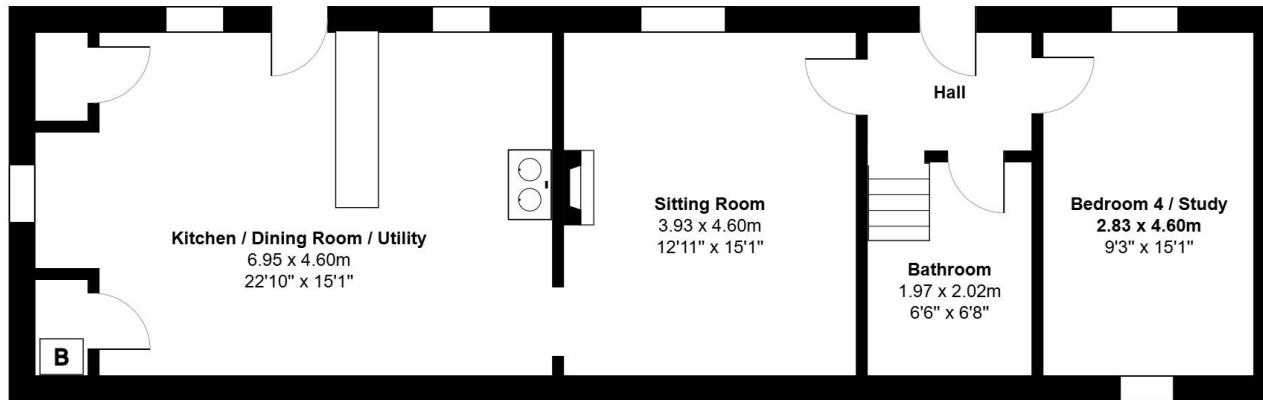






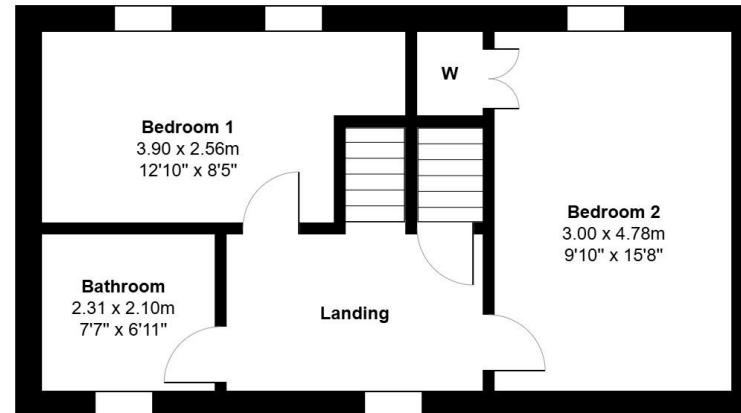


Ground floor

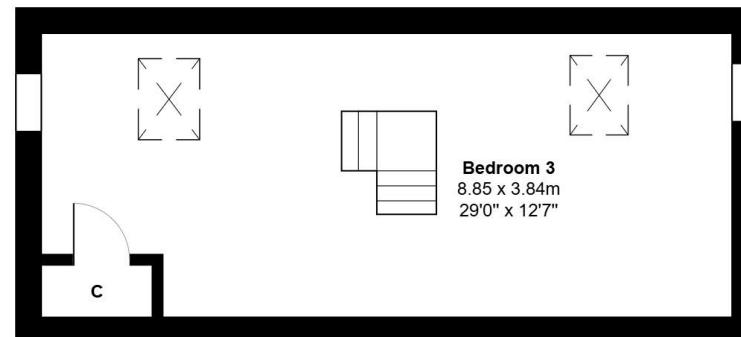


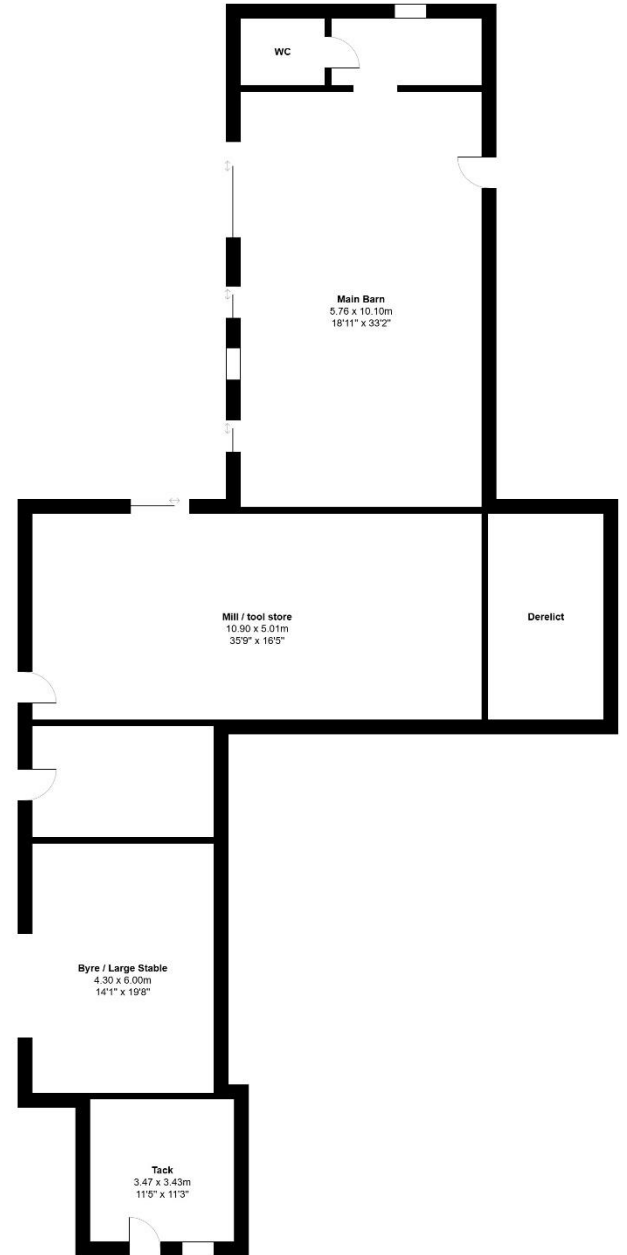
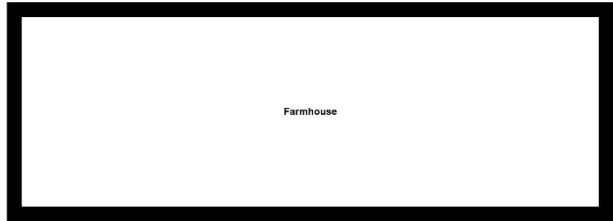
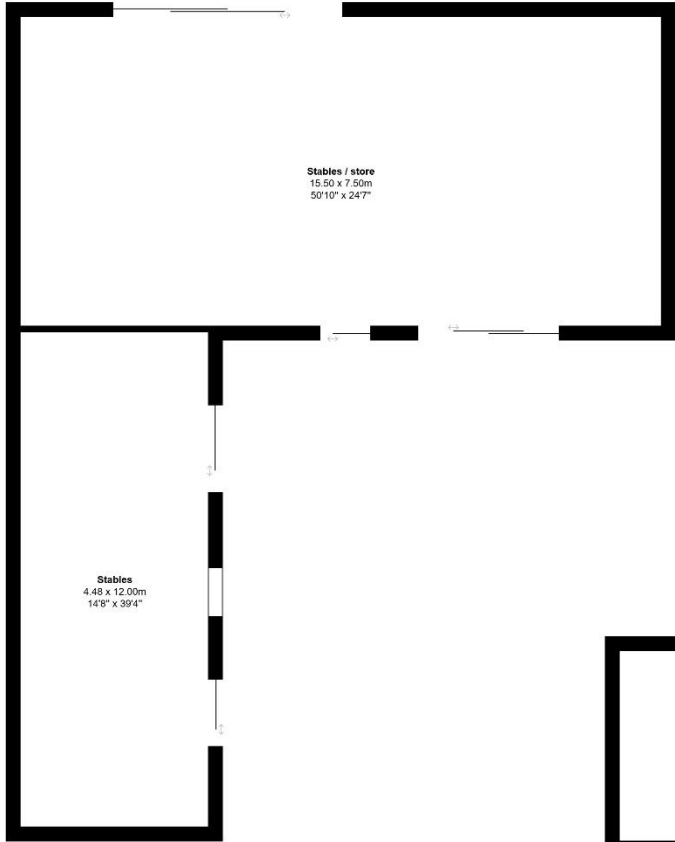
West Mill Farm,
Strathmiglo,
Fife,
KY14 7PU.
(Not to scale).

Upper floor



Attic floor







PARTICULARS AND MISREPRESENTATION

J & G Wilson Law & Property are for themselves and for the owners of this property whose agents they are give notice that these particulars are set on as a general outline only for the guidance of intending purchasers or tenants and do not constitute part of an offer or contract.

Selling Agents

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