



COLZEY HOUSE

DUNBOG, NEWBURGH, CUPAR, FIFE



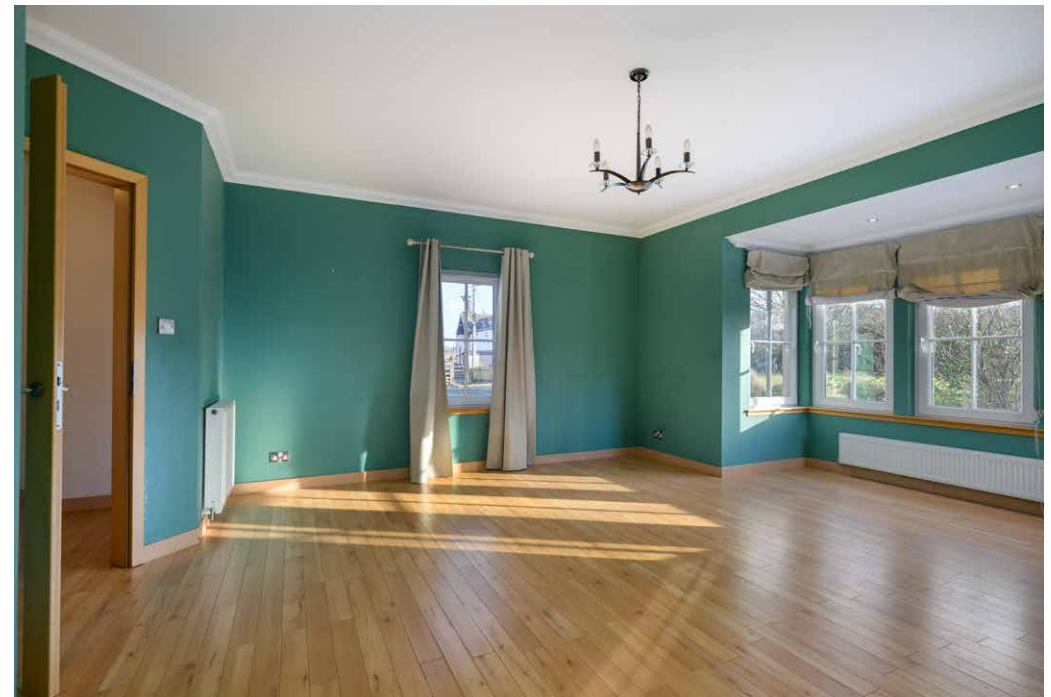
COLZEY HOUSE, DUNBOG, NEWBURGH, CUPAR, FIFE

Substantial family house in a delightful rural setting

Cupar 7 miles ■ Perth 15 Miles ■ St Andrews 16 miles
Dundee 16 miles ■ Edinburgh 42 miles

Offers over £470,000

- 4 reception rooms. 5 bedrooms (1 en-suite). 2 bathrooms. WC.
- Spacious contemporary accommodation.
- Bright, southerly outlook.
- Extensive garden.
- Double garage, driveway parking.
- Convenient access for Cupar, Dundee and Perth



Galbraith

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 OnTheMarket



SITUATION

Colzey House is an attractive and highly spacious contemporary country property, standing in a delightful position adjacent to Dunbog Primary School and benefitting from an extensive garden. There are beautiful views over the surrounding countryside, all just a short distance to the north west of Cupar. Local services and amenities are available in both Cupar and Newburgh, which between them provide an excellent range of shops, restaurants and supermarkets and the like. In terms of city facilities, there is straightforward access to Perth and Dundee. St Andrews is a short drive to the east. Dunbog itself is a thriving community with a popular church and a highly regarded primary school.

Colzey House is surrounded by some truly glorious Fife countryside which is home to an array of wildlife and in terms of recreational pursuits offers great scope for walking, cycling, riding and golf with many highly rated courses within easy reach including Ladybank, Leven, Lundin Links, Scotsraig and Kingsbarns. The numerous fine courses in and around St Andrews are also close at hand with the Old Course scheduled to host the British Open in 2027. Shooting and fishing may be taken locally with some fine pheasant shoots in the area. The pretty fishing villages of Fife's quaint East Neuk such as Anstruther, Elie, St Monans, Pittenweem and Crail are just a short drive to the south whilst in terms of days out the open spaces of the Lomond Hills are close at hand along with a number of National Trust for Scotland properties which include Hill of Tarvit outside Cupar, Kellie Castle and Falkland Palace. Fife's beautiful and varied coastline includes several good sandy beaches such as Tentsmuir, St Andrews, Kingsbarns, Crail and Elie. The popular Fife Coastal Path runs the full distance of the Fife coastline.

State schooling is available locally with private schooling provided at St Leonards in St Andrews, the High School of Dundee and several well regarded schools in the Perth area. There are railway

stations in Ladybank, Cupar, Leuchars, Markinch and Perth, with Edinburgh airport approximately 45 minutes to the south.

DESCRIPTION

Constructed in 2008, Colzey House is a substantial and impressive detached property of an attractive harled exterior under a slate roof. Centred around an impressive main entrance hall, the generous ground floor accommodation offers plenty of space for entertaining with sitting room, family room, drawing room and dining room. The kitchen/breakfast room, utility room and cloak room complete the accommodation at this level.

Upstairs is the principal bedroom with en-suite bathroom with 4 further well-proportioned bedrooms, shower room and bathroom, all being accessed off the spacious upper landing.

ACCOMMODATION

Ground Floor: Hall, sitting room, lounge, dining room, family room, breakfasting kitchen, utility room, cloakroom.

First Floor: Principle bedroom with en-suite bathroom, 4 further bedrooms, shower room, bathroom, landing.

GARDEN

The generous garden at Colzey House is essentially laid to grass, with driveway parking for multiple vehicles. There are lovely terraces to the north and west side of the property, which enjoy lovely views.



OUTBUILDINGS

Double garage.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Colzey House	Mains	Private	Freehold	Oil	Band G	C	FTTP /FTTC	YES

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

DIRECTIONS

Colzey House is situated on the main A913 Cupar to Perth road. The house stands immediately to the east of Dunbog Primary School.

POST CODE

KY14 6JF

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

///sensibly.tightrope.greeting

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

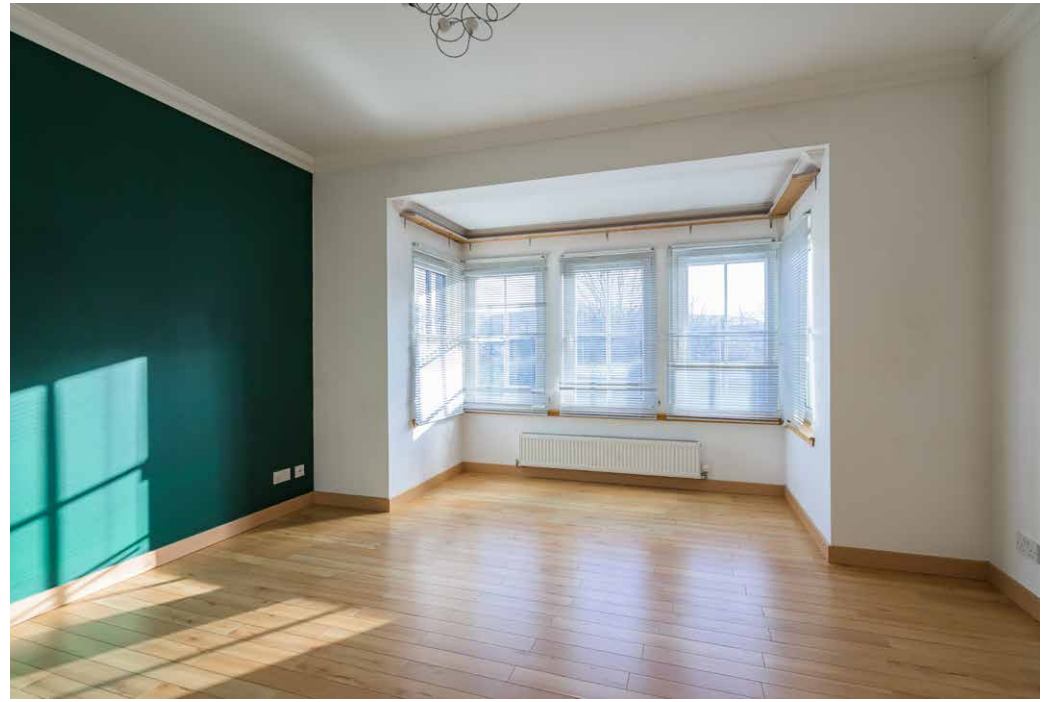
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

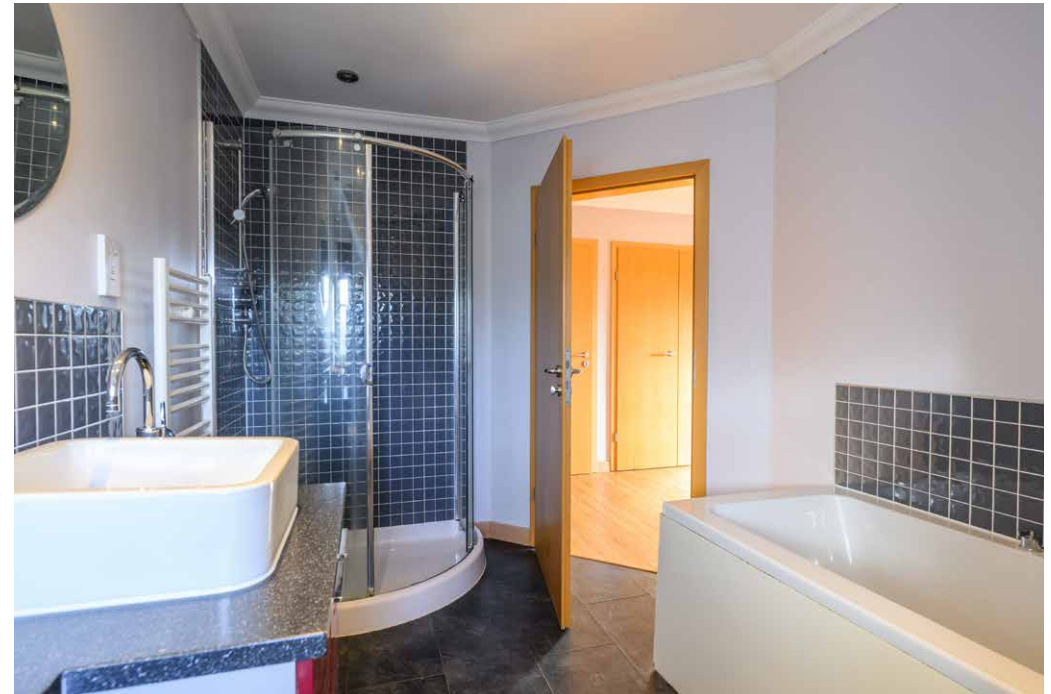
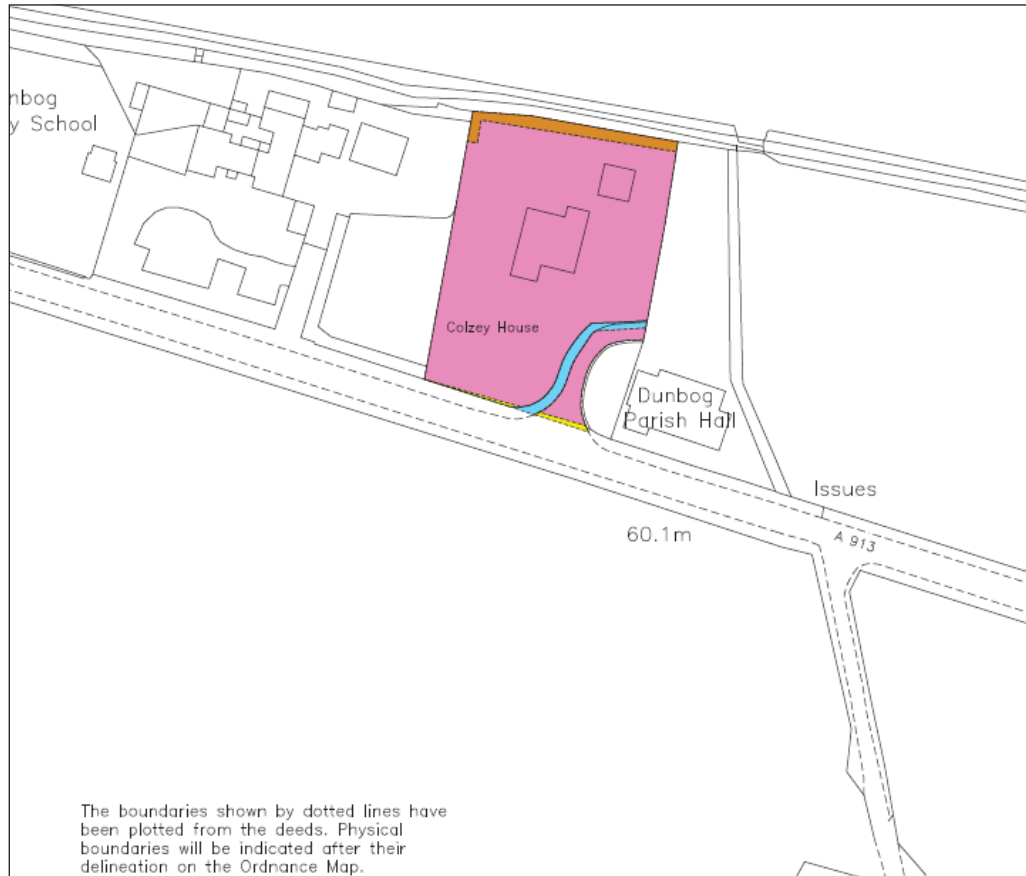


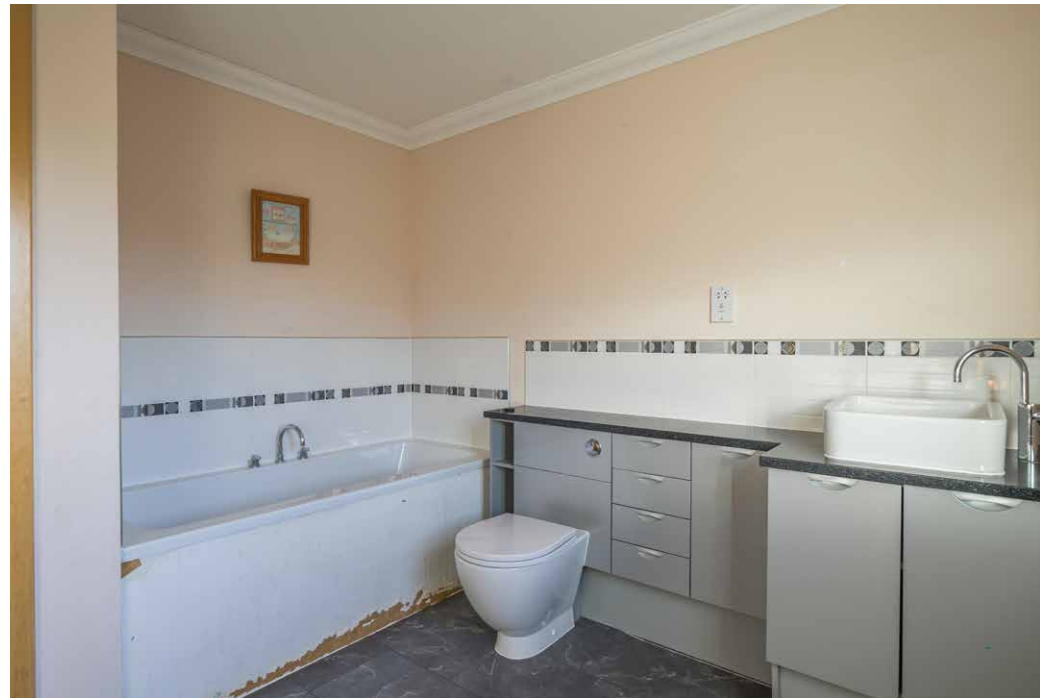




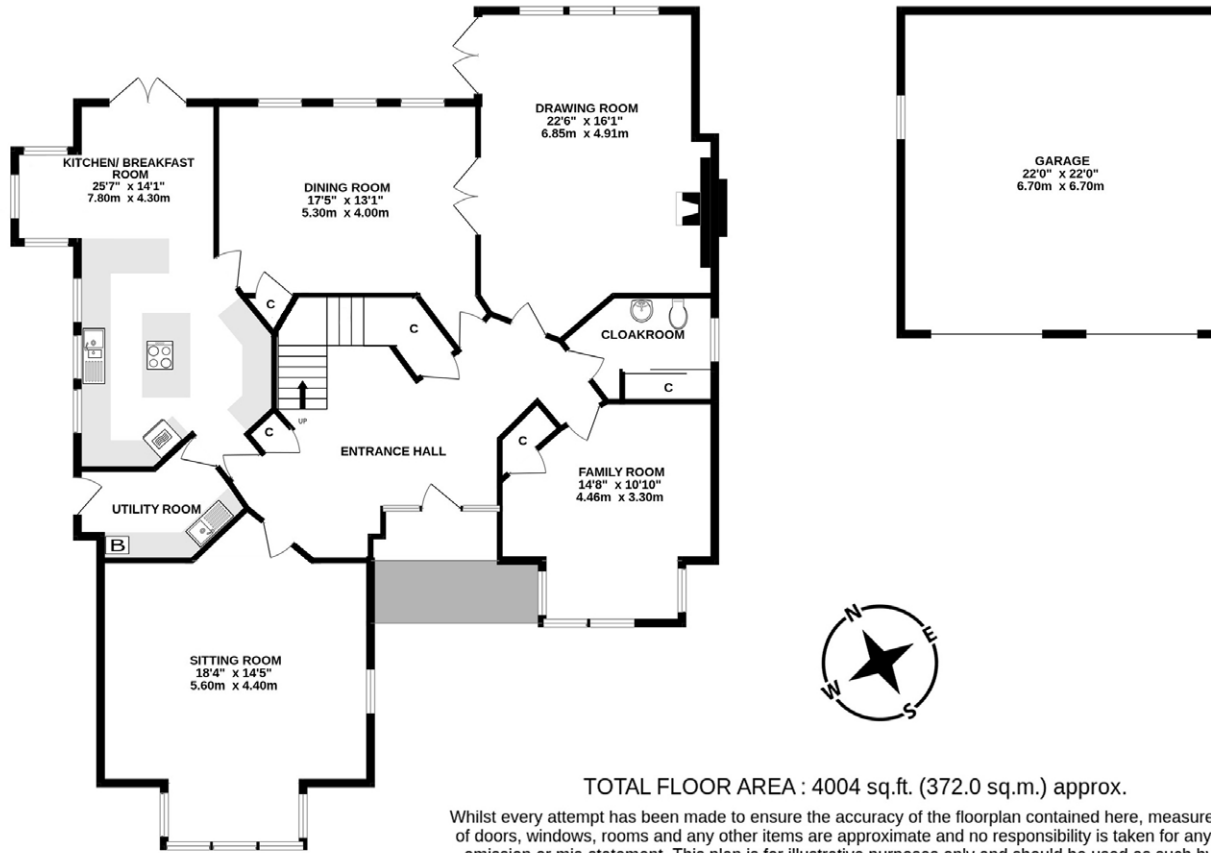
IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in February 2025.





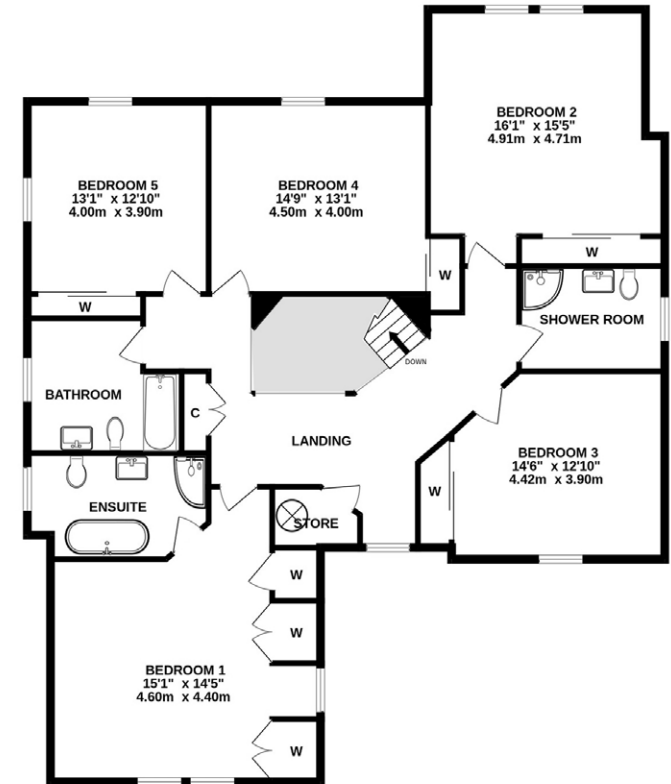
GROUND FLOOR
2300 sq.ft. (213.7 sq.m.) approx.

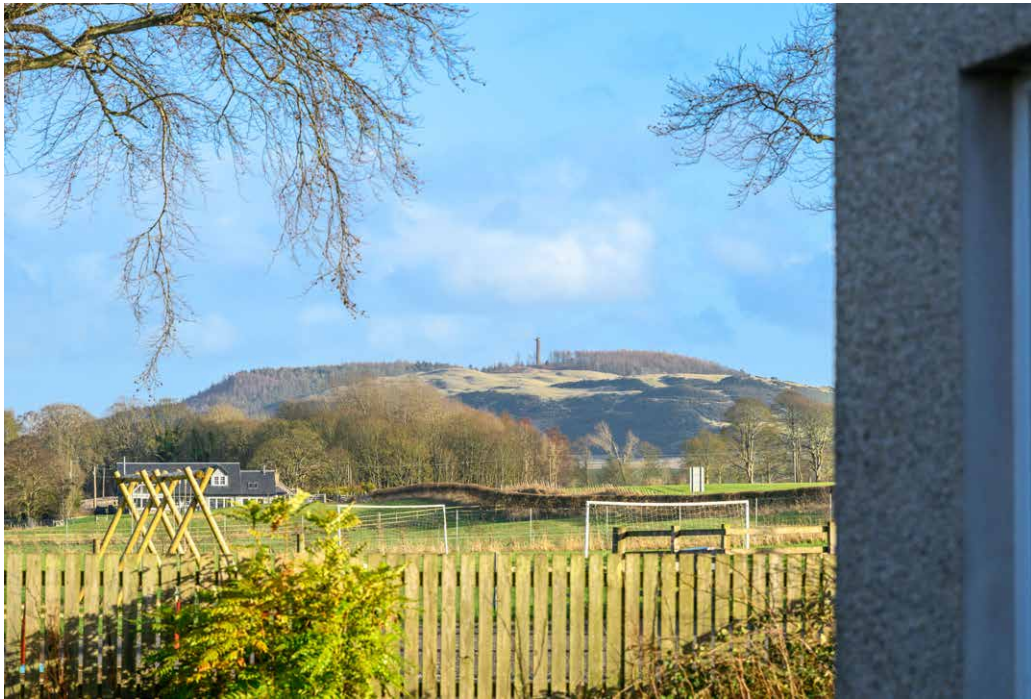


TOTAL FLOOR AREA : 4004 sq.ft. (372.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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1ST FLOOR
1704 sq.ft. (158.3 sq.m.) approx.







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