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**THE OLD SCHOOL HOUSE** *CULROSS, KY12 8JH*







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# The Old School House

AMAZING RESULTS! Estate Agents are delighted to offer to the market a rare opportunity to own an outstanding, one-of-a-kind 'C' Listed 17th Century Family Home with later Victorian addition boasting 4 bedrooms, 2 reception rooms and 3 bathrooms in a picture postcard location within a medieval cobbled street that includes a beautiful walled terraced south-facing garden and 2 cobbled private parking spaces.

Nestled in the heart of the picturesque village of Culross, this charming four-bedroom Detached Villa offers a unique blend of character and modern living with a spacious, flexible layout that will undoubtedly appeal to a wide variety of potential purchasers. Spanning an impressive 2,228 square feet, this most impressive 'C' Listed family home is a true gem, boasting a prime residential address right next door to the historic 17th Century Culross Palace, adding to its allure.

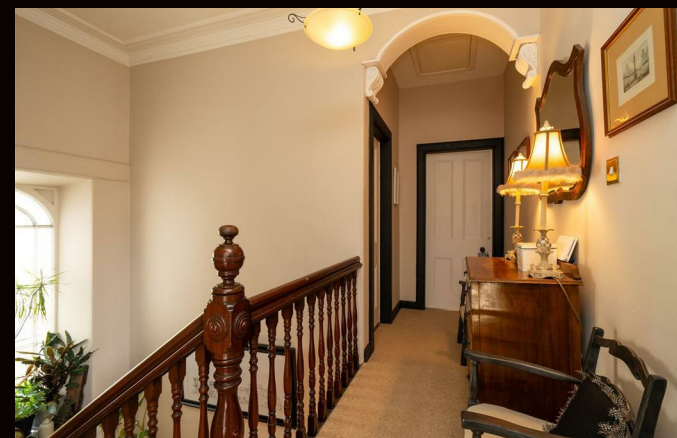
One of the standout features of The Old School House is its beautifully maintained original features such as the mosaic tiled entrance vestibule, original fireplaces, timber finishes, period cornice work & ceiling roses, presses and high ceiling/skirtings, enhancing the character of the home, and with the addition of traditional style radiators, part double glazed case windows and slate floors, these elements add a touch of grandeur and sophistication to the property, making it truly unique.

**Offers Over £550,000**



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## DESCRIPTION

Originally dating back to the 17th Century, this delightful family home enjoys instant kerb appeal with considerable charm and character and superb views to the Firth of Forth from the upper floor and the peaceful south-facing terraced cottage-style garden that will delight all who view!

As you step inside, you are greeted by two inviting reception rooms, ideal for entertaining guests or simply relaxing with your family. With four spacious bedrooms, three bathrooms and a WC, there is ample space for everyone to enjoy. The property comprises a bright entrance vestibule leading to a spacious, welcoming reception hall with feature staircase rising to half landing and 1st floor levels. The drawing room off the hall boasts a feature open fireplace, high ceilings with ornate cornice work and ceiling rose overlooking the medieval cobbled lane. The dining room (or bedroom 4), also with a feature fireplace and has period details such as corning and ceiling rose. A generous family room boasts a multi-fuel stove and cannot fail to impress. The spacious family cottage-style kitchen/breakfast room is complete with integrated appliances and small utility room/area off. Beyond lies the small under stairs W.C.

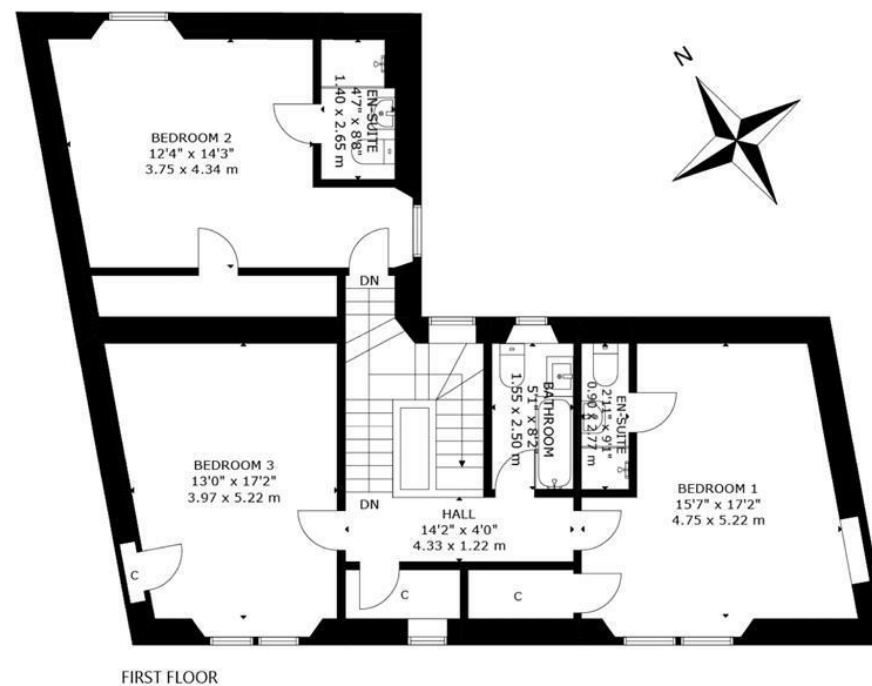
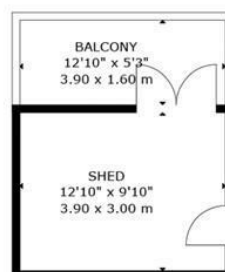
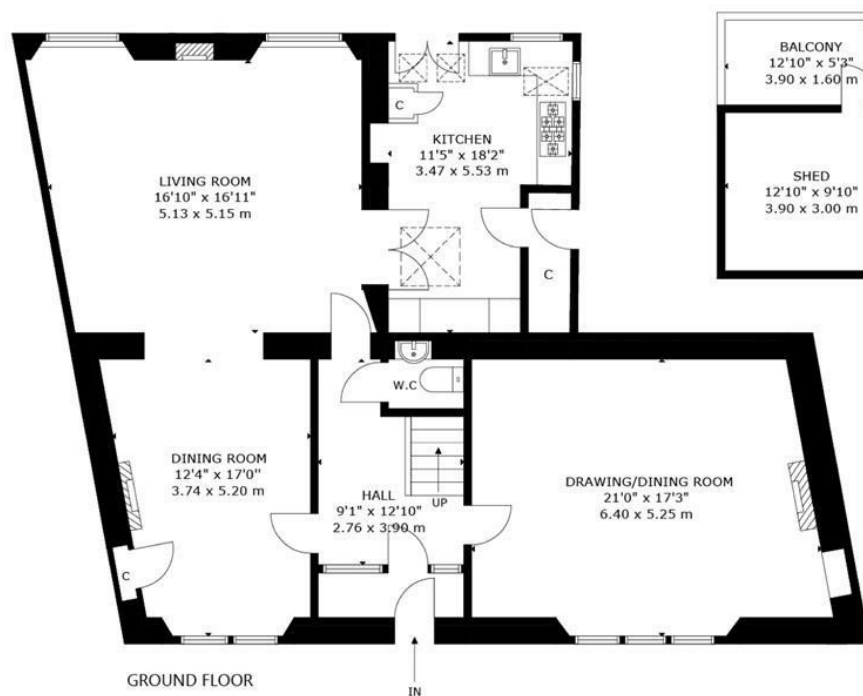
Another real highlight of the house is the main split-level staircase with attractive timber balustrade leading to an impressive master bedroom suite with shower room and adjoining dressing room. A short staircase off this same landing leads to the upper landing with small study/computer room and the another double bedroom with en-suite shower room. The remaining accommodation off the main landing leads to a further double bedroom and traditional style family bathroom. The property has gas central heating and is part double glazed combined with sash & case windows.

The Old School House is a magnificent family home with space, character and plenty of scope for granny/teenager/work-from-home areas or with excellent B&B potential. Don't miss the chance to make this exceptional property your own in this delightful hideaway setting perfect for those seeking a peaceful lifestyle while being surrounded by stunning historical architecture and natural beauty.

Early viewing is highly recommended to fully appreciate the accommodation, location and character offered with this outstanding 'C' Listed' Period House that could be your dream home! Give Colin Jenkins a call today.







THE OLD SCHOOLHOUSE, WEST GREEN, CULROSS, KY12 8JH  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2,429 SQ FT / 226 SQ M  
 SHED 126 SQ FT / 12 SQ M, BALCONY 67 SQ FT / 6 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.

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## LOCATION

Take a step back in time to 17th-century Scotland when you view this exceptional Detached Family Villa in the historic village of Culross on the banks of the Firth of Forth. Culross is one of Scotland's best-preserved and prettiest 17th-century villages famous for its role in the hit TV series Outlander, so fans definitely need to visit.

This home sits peacefully within the heart of this idyllic conservation village, a lively, friendly community. Culross is one of the most complete examples in Scotland of a Royal Burgh in superb setting of white-walled 16th and 17th century houses with red pan-tiled and cobbled streets and an ochre-coloured Palace with its beautifully reconstructed period garden at the centre of The Royal Burgh. Culross is a beautiful and historic coastal sea-port village dating back to medieval times yet lying just 12 miles west of the Forth Road Bridge and now has a vibrant social community for both adults and children with a small primary school, parks, eating places as well as a gallery, renowned Pub/Restaurant and pier. The village is served with good bus links and is within easy commuting distance to both Edinburgh and Glasgow. Dollar Academy is 14 miles to the north. The house is also well positioned for the Edinburgh Schools including Cargilfield Prep School, Fettes and George Watsons College, Edinburgh.

Nearby Dunfermline is Scotland's historic capital, a bustling city with a good road and rail network making it one of the most accessible in central Scotland. Dunfermline has a broad range of amenities including professional services, a good retail offering and leisure facilities associated with a modern City. Dunfermline mainline railway station offers regular and direct services to Edinburgh's stations, including Waverley (under 35 minutes), Edinburgh Gateway (under 25 minutes) and Haymarket (under 30 minutes). Edinburgh International Airport is only 16 miles away and there's easy access to M90 and Scotland's major motorway network.

## KEY FEATURES

- Charming 17th Century 'C' Listed Family Home
- Sought-After Village Setting
- Delightful Drawing Room With Open Fireplace
- Generous Family Room With Multi-Fuel Stove
- Dining Room/Bedroom 4
- Good-Sized Kitchen/Breakfast Room & Utility Room
- 3 Further Double Bedrooms
- 2 En-Suite Shower Rooms, WC & Bathroom
- Gas Heating & Part Double Glazing
- Delightful Terraced South-Facing Gardens
- Cobbled Parking Spaces

## EXTRAS

All fitted floor coverings, blinds, built-in kitchen appliances and summerhouse are included in the purchase price.

## GARDENS & PARKING

In front of the home there are two prized cobbled parking spaces. To the rear, there is a picturesque terraced south-facing cottage garden divided by low stone walls, paving, lawned and gravelled areas. The garden benefits from wonderful views over The Firth of Forth and to Lothian beyond. Within the mature, private garden is a large summerhouse which again benefits from these stunning panoramic views that cannot fail to impress! In addition, there is a generous lawned area as well as patio, seating areas and 2 large external stores. Steps lead to further raised areas maximising the outstanding views over the Firth of Forth and beyond. Expect to be impressed!

## INTERESTED IN VIEWING THIS HOME?

Viewing by appointment. Call your local Estate Agent, Colin Jenkins to see this property. 01383 699 000.

## MORTGAGE ADVICE

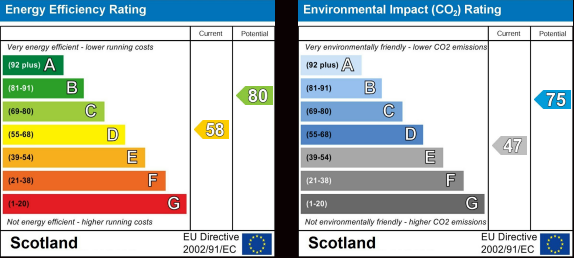
Want to make sure you are getting the best mortgage rate? Compare 1,000's of great mortgage deals. It's fee-free independent mortgage advice that could save you time and money. Call one of our expert advisers now. 01383 6909 000.

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