



WEST BONHARD FARM, CARNOCK,
KY12 9JD

Offers over £425,000

BAIRD
LUMSDEN



Particulars of Sale

Dunfermline approximately 4.2 miles

Edinburgh approximately 22.1 miles

Stirling approximately 22 miles

- Farmhouse with an abundance of character
- Flexible accommodation over two levels
- Pretty gardens
- Paddock
- Wonderful views over the surrounding countryside
- Peaceful and private
- Walking distance to village restaurant and bar
- Option to acquire additional land by separate negotiation up to 2 Ha (5 Acres).
- Agricultural shed available by separate negotiation

House, gardens and paddock 0.54 Ha (1.36 Acres)

LOCATION

The property is situated on the peripheries of the village on an elevated site overlooking the town and village and the surrounding countryside. Carnock, a popular West Fife village has a delightful Parish church which was built in 1840, though in the nearby kirkyard there are the remains of the original 12th-century church which was rebuilt in 1602.

Next-door to the church is the well renowned Carnock Primary School. The school was built in 1864 with various extensions added over recent years. There is a bus service to secondary schools in Dunfermline and nearby Private Schooling can be found in Dollar and Perthshire.

Of particular note on the Main Street is the 16th-century Carnock Inn, one of the oldest buildings in the village, which became a public house in 1884. Next door to the Pub is a local craft shop / studio in what used to be the village Post Office. Now Oakley serves as the Post Office for Carnock. Carnock & Gawkhall community trust. There is a super playpark in the village and wonderful walks, cycle routes and horse riding in the area.

This is a fantastic location in Central Scotland, with easy access to the motorway network south/north and east/west. Edinburgh Airport is approximately 19 miles distant. Rail connections can be found locally in Dunfermline, Rosyth and Inverkeithing.





WEST BONHARD

Rarely available to the open market, a farmhouse with beautiful gardens, paddock and incredible views yet walking distance to the pub! This west Fife gem also has the option of an additional 1 to 5 acres of land for those with equestrian or small holding interests. The additional parcel of land lies to the west of the property and in addition, a substantial agricultural shed, adjacent to the property may also be available by separate negotiation. The shed offers useful storage/workshop space and development potential, subject to obtaining the necessary consents.

The farmhouse is accessed via a shared farm track. The driveway provides parking for at least two vehicles and visitor parking can be accommodated on the track provided the road and access to the shed is kept clear at all times.

Gardens surround the property at all four sides and have been lovingly attended to providing a kitchen garden, fruit trees, herbaceous beds and shrubs, enclosed by a stone wall with a pedestrian and field gate to the paddock to the south. The paddock which is approximately 1 acre lies to the rear of the property and slopes to the south. It is currently used for equestrian purposes.

The farmhouse has been a much loved home for many years and has been thoughtfully presented to provide 3 reception rooms and 4 bedrooms, the flexible layout could easily be reconfigured to suit the purchaser. This is a wonderful home in move-in order throughout, suitable for modern day family living and an ideal property for entertaining.

Accommodation comprises:

GROUND FLOOR

Entrance hallway. Living room with wood burning stove and attractive fire surround and mantle. Hall storage cupboard. Cloakroom (WC, WHB and showering unit). Farmhouse dining kitchen with fully fitted oak floor and wall units, seating area with wood burning stove. Utility room. Bedroom 1/ Study. Dining room. Sun room/Garden room.

FIRST FLOOR

Upper landing. Principle bedroom with en-suite shower room (WC, WHB, Showering unit). Bedroom 3. Family bathroom with bath, showering unit, WC, WHB, storage/airing cupboard. Bedroom 4 with fitted wardrobes.

GARDENS & PARKING

Garage with parking to the front on the driveway. Gardens to the rear predominantly laid to lawn with trees, herbaceous beds and a kitchen garden to the east.

NEIGHBOUR NOTIFICATION

Planning consent has been issued for a holiday log cabin to the north west of the subjects of sale reference 21/01124/FULL.



LOCAL AUTHORITY

Fife Council
Fife House
North Street
Glenrothes
KY7 5LT
<https://www.fife.gov.uk/>
0345 155 0000

DIRECTIONS

For satnav purposes the property postcode is KY12 9JD.

FIXTURES AND FITTINGS

Carpets, curtains and blinds are included within the sale. No other items are included unless referred to within the particulars.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Water	Mains
Drainage	Septic Tank
Heating	Electric/ Woodburner
Council Tax	Band F
EPC	G17





SERVITUDES

A vehicular and pedestrian right of access will be granted over the farm track which accesses the farmhouse and lands. Maintenance of said track will be agreed on a user basis.

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.

VIEWING

Please note that there is an online viewing that interested parties are encouraged to watch prior to scheduling a viewing in person: <https://youtu.be/88SLwcnMnRA>

For up to date guidance on viewings please refer to <https://www.gov.scot/publications/coronavirus-covid-19-guidance-moving-home>.

Viewings are strictly by appointment only, please contact the Selling Agents to arrange this. The property neighbours a working farm and caution should be exercised at all times in relation to farm vehicles and livestock.

DATE OF ENTRY

The date of entry shall be by mutual agreement.

SOLICITORS

Stevenson Marshall
41 East Port
Dunfermline
KY12 7LG

CONTACT

Jennifer Campbell
Baird Lumsden
Tel: 01786 833 800
Mobile: 07909 917540
Jennifer.campbell@dmhbl.co.uk

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. To enable us to complete these checks purchasers will need to submit with their offer original ID including photographic ID and proof of address. We can accept a certified and dated copy of such ID from the purchasers' solicitors along with written confirmation from that solicitors confirming that they accept that we will be relying on this copy of ID for AML purposes.

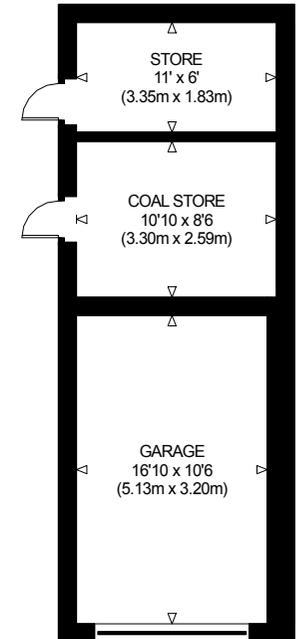
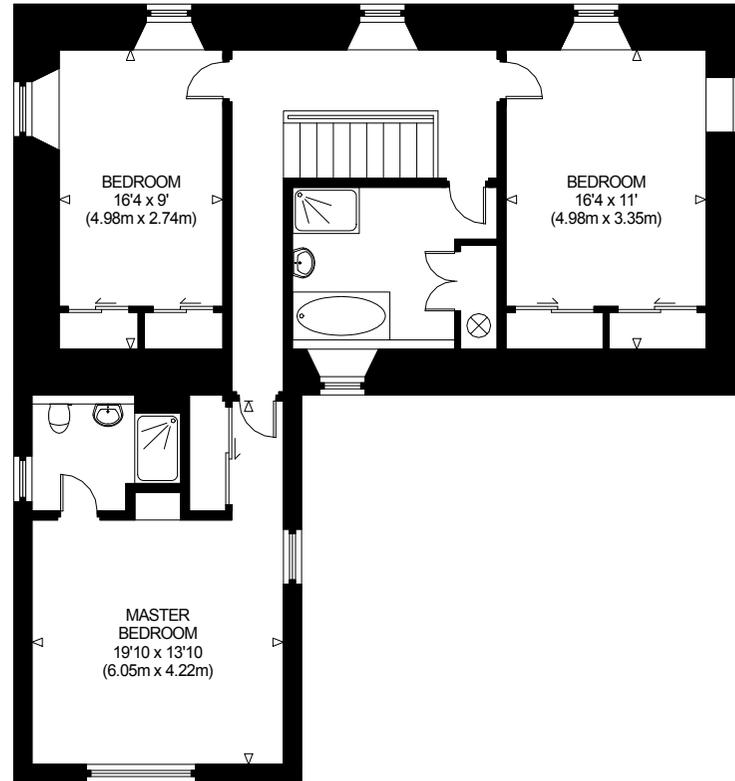
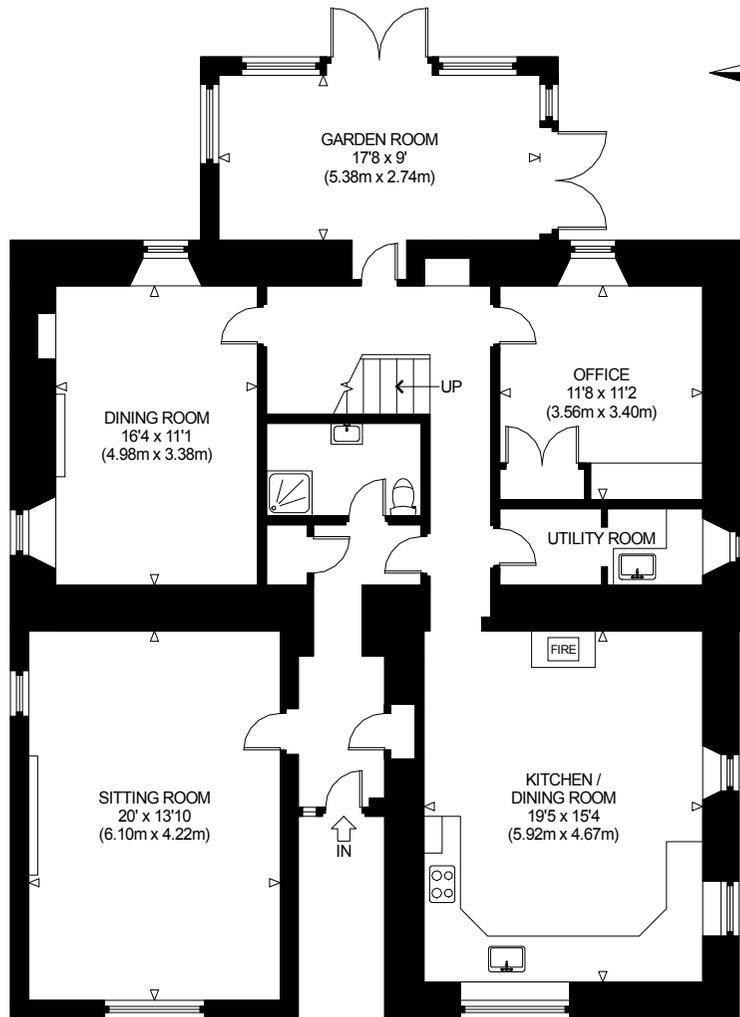


Promap
Ordnance Survey © Crown Copyright 2021. All Rights Reserved. Licence number 100022432
Plotted Scale - 1:6250. Paper Size - A4



Promap
Ordnance Survey Crown Copyright 2021. All rights reserved.
Licence number 100022432.
Plotted Scale - 1:75000. Paper Size - A4

BAIRD
LUMSDEN



GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 1521 SQ FT / 141.3 SQ M

FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 891 SQ FT / 82.8 SQ M

GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 352 SQ FT / 32.7 SQ M

WEST BONHARD
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2412 SQ FT / 224.1 SQ M
 EXTERNAL OUTBUILDING FLOOR AREA 352 SQ FT / 32.7 SQ M
 TOTAL COMBINED FLOOR AREA 2764 SQ FT / 256.8 SQ M
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.



PARTICULARS AND MISREPRESENTATION

The following note is of crucial importance to intending viewers and/or purchasers of the property. Baird Lumsden, their clients and any joint agents give notice that These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is assumed for the accuracy of individual items, nor for any error they may contain, however caused. No information in these particulars should be considered to be a statement that the property is in good condition or otherwise, nor in good structural condition or otherwise, nor that any services, equipment or facilities are in working order. Purchasers must satisfy themselves by inspection or otherwise. It should not be assumed that the property has all the necessary planning, building regulations or other consents. It should not be assumed that the selling agents have verified these matters which must be verified by any intending purchaser. Descriptions in these particulars are stated as a matter of opinion and not as a statement of fact. Any plans, areas, measurements or distances stated in these particulars are approximate only. Information contained in these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. No person in the employment of Baird Lumsden has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor to enter into any contract relating to the property on behalf of Baird Lumsden, nor any contract on behalf of the Sellers. Prospective purchasers who have notified their interest through a Scottish Solicitor to Baird Lumsden, in writing, may 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. Photographs taken January 2021. Particulars prepared January 2021.

