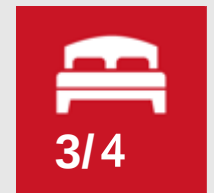
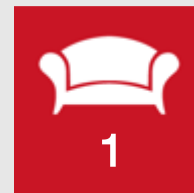




Waltonhill Cottage  
Mount Rascal  
Chance Inn  
Cupar, Fife  
KY15 5PQ





## Summary

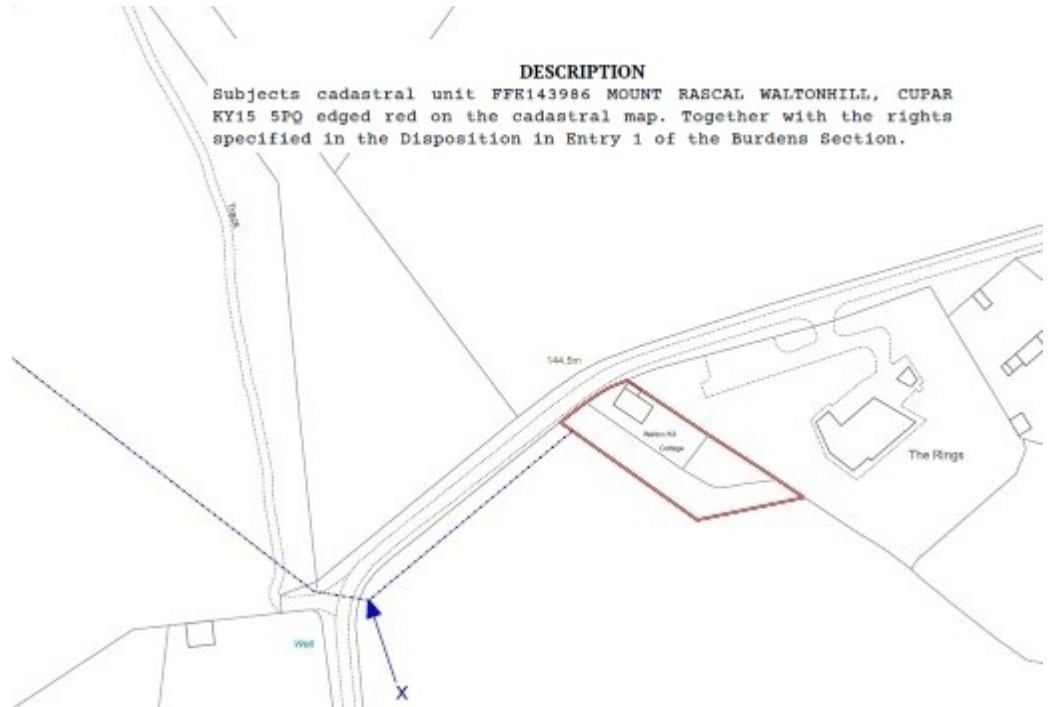
This exceptional bespoke detached home offers a striking blend of traditional character and contemporary design, thoughtfully combining the original cottage walls with high-quality modern materials and an impressive new extension.

Set within the original mature gardens and grounds on the outskirts of Chance Inn, the property enjoys an attractive countryside setting with fine views across the surrounding Fife landscape. Scheduled for completion this Autumn, this unique home has been designed to provide spacious, modern accommodation while retaining a strong connection to the character of the original cottage.

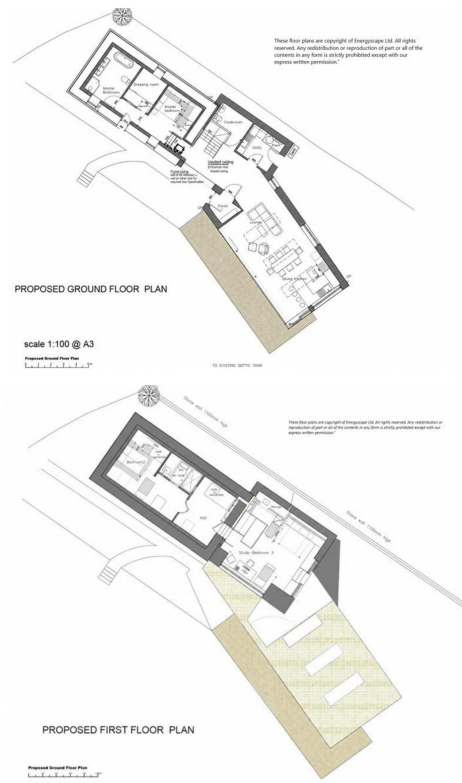
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## Features

- Striking Detached Cottage
- Bespoke Individual Design
- Sizeable Mature Gardens
- Large Open plan Family /Dining /Kitchen
- Large Master Bedroom suite with dressing room
- Further 2 Bedrooms ( 1 ensuite)
- Study area
- Utility room
- Energy efficient family home
- Fantastic Rural Location



# Floorplan



While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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Waltonhill Cottage, Specification

**Kitchen and Utility Room (All brands subject to change)**

German kitchen and utility room by Schulle OR EQUIVALENT

Bosch/Siemens Appliances

electric oven

4 zone induction hob

combi microwave

extractor canopy

fridge/freezer

dishwasher

1.5 bowl stainless steel sink with contemporary single mixer tap

20mm PP edge laminate work top and upstand to kitchen

Laminate work top and upstand to utility

Stainless steel sink with single mixer tap and drainer in utility

Under unit lighting

**Bathroom, En-suite & WC (All brands subject to change)**

Vitra contemporary white sanitary ware

Vitra vanity unit in master en suite

Vado chrome taps and fittings

Vado shower heads and valves

Vado mixer tap and hand-held spray to baths

Contemporary silver finish and glass shower screen

White ladder towel warmers to main bathroom and master en suite with thermostatic valves

Choice of contemporary ceramic wall tiles from Porcelanosa

Full height tiling in shower enclosures

Half height tiling around baths

Splashback tiling to vanity and basins

Ceramic tiling to wet area floors.

**Decoration**

Internal walls and ceilings - matt white emulsion finish

Skirtings and facings – eggshell white finish

Stair balustrade – eggshell white finish with oak handrail and newel caps

Oak faced pre-finished internal doors

Contemporary Brushed steel lever handle on round rose

**Wardrobes**

Bedrooms – Sliding /folding wardrobe doors with shelf and hanging rail

## **Electrical and Renewables**

Air source heat pump.

Ample white power points throughout

Contemporary brushed steel sockets to kitchen work top area

TV points to lounge, family room and master bedroom

Shaver socket to en-suites and bathroom

Low energy pendant light fittings

Low energy down light fittings to kitchen and bathrooms

Low energy external Lantern style fittings to external doors, patio doors and garage fittings to garage

Doorbell and chimes to front door entrance

## **Safety and Security**

Intruder alarm system – keypad to front door, magnetic contacts to external ground floor doors, French doors and PIR to ground floor hall and garage – external light and sounder to front

Mains powered linked smoke detectors

Mains powered heat detector in kitchen

Battery operated Carbon Monoxide detector

## **Heating and Plumbing**

Joules air source heat pump with 250L hot water cylinder and radiator system with thermostatic controlled valves

Thermostatic controls to ground & first floor

## **External**

White / Grey Upvc timber double glazed windows

White / Grey Upvc double glazed sliding doors

Front door - composite 4 panel with letter plate

Utility door - composite 2 panel with half glass

Upvc fascias and soffits

Buff Riven slabs to patio, steps and paths

Gravel driveway

Established and well stocked garden

Levelled and rotavated rear garden

External cold water tap to rear

Rotary drier with path access