



32 CHURCH PLACE

Upper Largo, Leven, Fife, KY8 6EH



GENERAL FEATURES

Tastefully modernised 18th-century, C-listed semi-detached house
Picturesque village location in Upper Largo, East Neuk
Delightful land and seascape views in lush surroundings
Sunlit interiors and gardens due to its south-facing orientation
Presented in a move-in condition and available fully furnished

ACCOMMODATION FEATURES

Naturally lit entrance hall with stairs to the first floor
Hallway with wool carpet and fitted storage
Delightful, traditionally styled kitchen with integrated appliances
Open-plan dining room with French doors to the garden
Sunroom area with reading nook
Family room with stove and bespoke fitted shelving
Stylish formal sitting room with focal fireplace
Separate utility room with integrated appliances
Spacious, naturally lit landing with wool carpets
Principal bedroom with modern en-suite shower room
Three further tasteful, double bedrooms
Four-piece family bathroom

EXTERNAL FEATURES

Delightful, sunny and mature private gardens
Various terraces for outdoor seating and dining
Log cabin set away from the house with sea views
Gravelled off-road parking and ample on-street parking

OTHER FEATURES

Listed by Historic Scotland (LB13016)
Double-glazed conservation windows in extension
Traditional radiators and central heating
EPC Rating - D

CONTENTS



- 10** Entrance
- 13** Reception rooms
- 17** Country style kitchen
- 23** The bedrooms
- 31** The bathroom
- 32** Gardens & parking
- 36** The area





32 CHURCH PLACE



PROPERTY NAME

32 Church Place

LOCATION

Leven, Fife, KY8 6EH

APPROXIMATE TOTAL AREA:

194.4 sq. metres (2092.6 sq. feet)

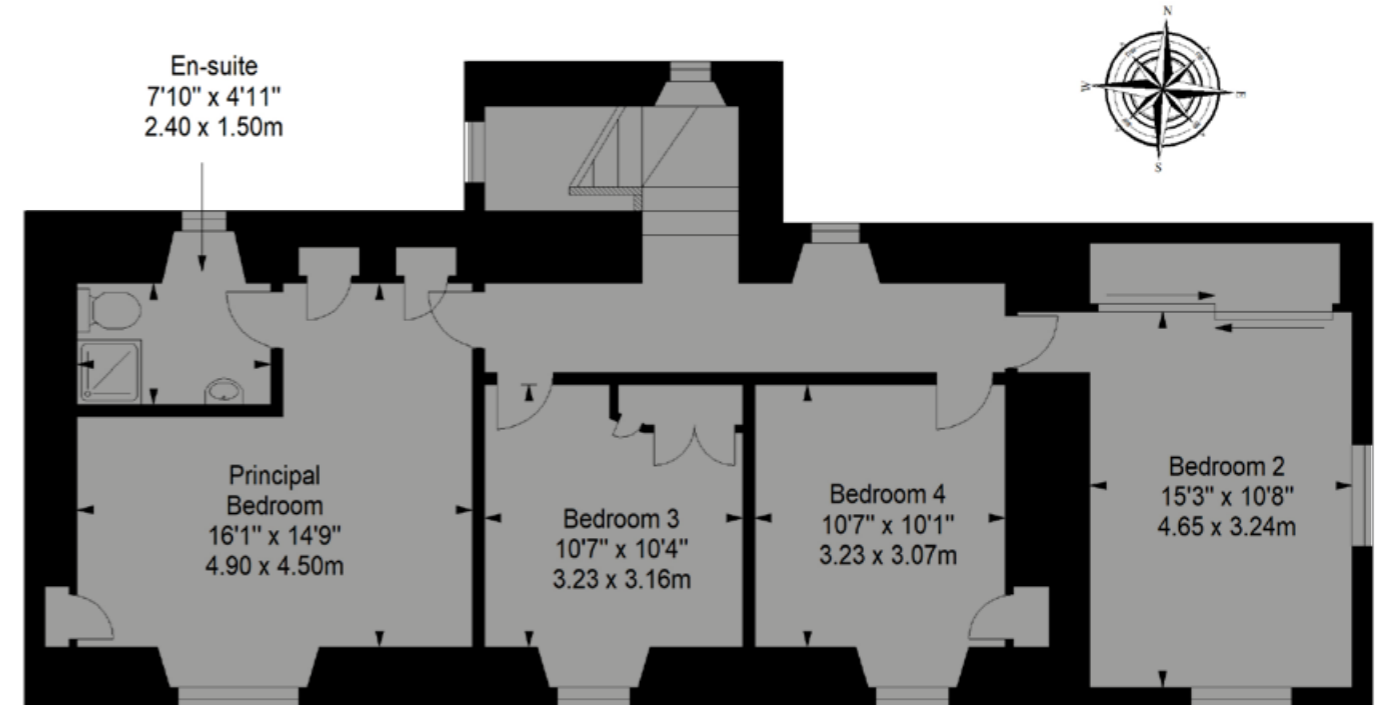
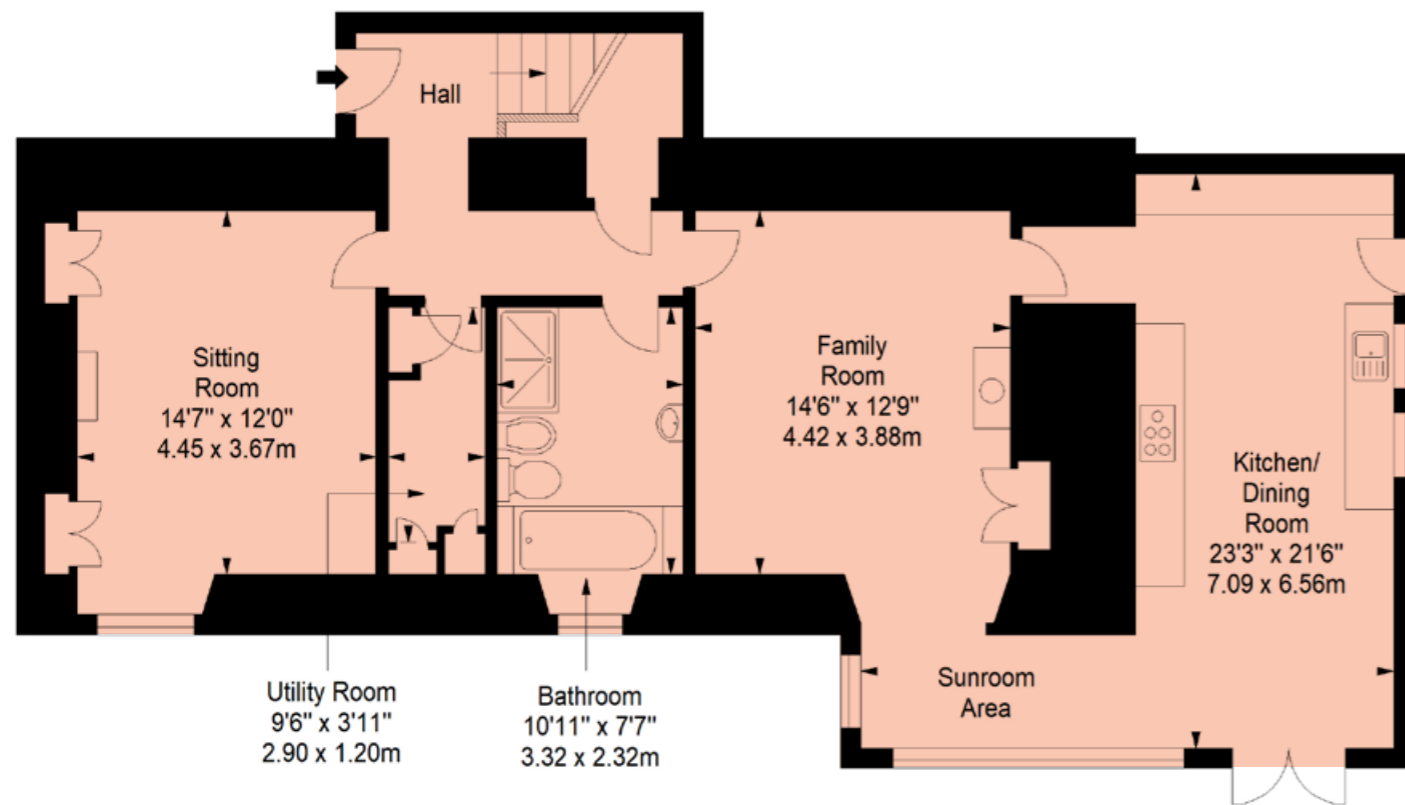
GROUND-FLOOR



FIRST-FLOOR



The floorplan is for illustrative purposes.
All sizes are approximate.





Welcome

To 32 Church Place

Privately situated in the picturesque village of Upper Largo in East Neuk, Fife, this attractive C-listed house, dating back to the 1700s, offers a blend of historical charm and tasteful, modern interior design. Nestled in lush gardens with sea views, the four-bedroom house bathes in warm southerly sunshine and features private off-road parking, plus a log cabin with sea views.

Welcoming you into the property is a small entrance hall, fitted with practical coir matting, and lit by dual windows, with a staircase leading to the first floor. The ground floor hallway comes with deep knotted 100% wool carpets and traditional radiators, both features found in various rooms throughout the house.





Elegant *formal sitting room*



The first of two reception rooms is a formal sitting room, offering a refined space for entertaining and relaxing. This beautifully styled, panelled room features quality wool carpets, double sash-and-case windows with garden views, and an oversized focal fireplace with a recently fitted large living flame gas stove, perfect for cosy evenings. It also comes with neatly concealed and integrated storage, as well as a generous footprint for furniture.

Cosy

family room with a semi-open-plan layout





Country style

kitchen and elegant dining room

The charming country-style kitchen seamlessly blends traditional aesthetics with modern conveniences and a door gives direct access to the second entrance of the house. The kitchen features clotted cream-coloured units with solid wood worktops, illuminated by integrated kick plate lights. A deep Belfast sink and a Rangemaster Cooker with a 5-ring gas hob, three ovens, and a warming oven, along with a concealed extractor hood, make this a chef's dream. Neatly hidden behind the units, are a range of integrated appliances including a Smeg dishwasher, fridge, freezer, combination grill and microwave oven, and a coffee maker.

The open-plan layout leads to a bright dining room that offers magnificent garden views. French doors open onto a sunny patio, perfect for al fresco dining, which in turn spills into an oasis of green. The bright and sociable dining room can accommodate a large table and chairs, ideal for family meals and social gatherings. This space is part of a glazed extension (with conservation double-glazing) that connects to a sunroom area with a cosy seating nook, perfect for reading, relaxing or just enjoying the sunshine.

A separate utility room houses an integrated washing machine and dryer, a boiler cupboard, and a traditional clothes pulley, providing a practical and discreet area for laundry.





*A sunroom
with a cosy
seating
nook, perfect
for reading,
relaxing or just
enjoying the
sunshine*

Principal bedroom

with an en-suite



A serene retreat

The principal bedroom provides a serene retreat with built-in storage and a contemporary en-suite shower room. The room boasts a window seat from where to enjoy the gardens and sea views - a feature found in two of the other bedrooms. The en-suite boasts a double walk-in shower with a rainfall shower head, a wall-hung basin with storage, and a mirrored, back-lit vanity unit.



A double-aspect bedroom in the extension

The second bedroom is located on the other side of the landing in the extension, offering delightful views from its double aspect windows. This bedroom includes wall-to-wall fitted wardrobes with mirrored sliding doors, providing ample storage.





Stylish

remaining bedrooms



Bedrooms 3 and 4 are decorated in the same tasteful manner as the rest of the home, each featuring 100% wool carpets, charming window seats and ample natural light. Bedroom 3 further benefits from attractive fitted wardrobes.

Traditional

*family
bathroom*

Completing the interior accommodation is a spacious four-piece family bathroom. This luxurious space includes a large walk-in shower, a deep soaker bath, and a traditional WC-suite with a high cistern toilet, offering a perfect blend of traditional and contemporary elements.





Delightful, sunny and mature private gardens

The property is nestled within beautifully landscaped gardens, providing a private oasis for outdoor relaxation and entertaining. Sitting in the mature, landscaped garden birdsong filling the air while mature trees frame the sea view. The gardens offer excellent privacy and come with areas of lawn, walkways, multiple flower beds, shrubs, and mature trees. The diverse range of perennials and an apple tree offers wonderful Spring scents and colour.



The French doors leading from the dining room open onto the first terrace with a small seating area. This, in turn, gives access to a walled terrace for an outdoor lounge, as well as a covered pergola for outdoor dining. At the end of the garden, through a small gate, you will find a vegetable garden and a log cabin with lovely sea views, bordering open fields and unobstructed views.

The property benefits from a gravel driveway offering private off-road parking.

Extras: Included in the sale are all the fitted floor coverings, light fittings, bespoke-made blinds, log cabin and kitchen appliances. The property is available fully furnished as seen (excluding some small personal items and some artworks) with quality pieces of furniture throughout, by further negotiation.



Upper Largo is a picturesque village that embodies coastal living

Nestled in the heart of East Neuk, Fife, Upper Largo is a picturesque village that embodies coastal living. With its rich history, stunning landscapes, and friendly community, it offers an idyllic location for those seeking a family home or a tranquil holiday retreat. Steeped in history the village is home to many historic buildings, including the 12th-century St. Leonard's Church (opposite the property) and Largo House, a notable 17th-century mansion house, just a stone's throw away. The charming architecture and well-preserved landmarks create a storybook setting against the village's scenic beauty. Situated near Largo Bay, Upper Largo offers breathtaking sea views, rolling hills, and lush green landscapes.

Upper Largo is known for its friendly and welcoming community. The village boasts a strong community spirit, making it an excellent place for families. Local events, such as the annual Largo Arts Week and various community fairs, as well as its cricket matches (played next door at the Cricket Club), bring residents together. For families, the local schools are: Kirkton of Largo Primary School and St Agatha's Roman Catholic Primary School, with Waid Academy and St Andrew's Roman Catholic High School, all falling within the catchment area. Public schooling is available in St Andrews and Dundee.

Nature enthusiasts will find Upper Largo perfectly situated for outdoor activities. The village is a gateway to the beautiful Fife Coastal Path, a scenic trail that stretches for over 117 miles along the coastline. Walking, cycling, and birdwatching are popular pastimes, with numerous spots offering stunning views of the North Sea and the surrounding countryside. The beaches around Largo Bay are perfect for family outings, water sports, and relaxing by the sea. Nearby Largo Law, an extinct volcanic hill, is a favourite among hikers and provides panoramic views of the East Neuk region.

Upper Largo

Leven, Fife





Golf aficionados will appreciate Upper Largo's proximity to some of Scotland's most renowned golf courses. The famous St Andrews Links, known as the "Home of Golf," is just a short drive away with the stunning Dunbarrie Links and Lundin Links practically on the doorstep. Additionally, there are several excellent local courses, dotted along the coast, making this area a haven for golfers all year round!

Despite its serene setting, Upper Largo is well-connected to larger towns and cities. The nearby town of Leven offers a train station, with a bus stop just outside the property with routes to Leven and St Andrews. Leven also offers various amenities, including shops, restaurants, and healthcare facilities, as do other neighbouring towns. The capital city of Edinburgh, with its international airport, can be reached by car in just an hour.

*Rich history,
stunning
landscapes, and
friendly community*

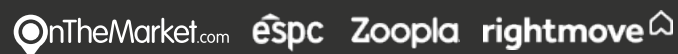


- 1 LARGO CRICKET CLUB
- 2 LARGO AND NEWBURN PARISH CHURCH
- 3 LARGO HOUSE COUNTRY PARK
- 4 KIRKTON OF LARGO PRIMARY SCHOOL
- 5 KEILS DEN HIKING AREA
- 6 HARBOUR BUS STOP
- 7 LOWER LARGO HARBOUR
- 8 LOWER LARGO BEACH
- 9 DUMBARNIE LINKS NATURE RESERVE
- 10 LUNDIN GOLF CLUB
- 11 PITCRUVIE CASTLE

The surrounding and exclusive East Neuk region is rich in cultural heritage, known for its vibrant arts scene, with numerous galleries, studios, and craft shops. The annual Pittenweem Arts Festival attracts artists and visitors from across the country, showcasing the creative talent and cultural vibrancy of the region. Local produce is also an important part of the region with the Bowhouse Market being one of the owners' favourites, supplementing many of the farm shops on offer.



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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.