

# BONFIELD STEADING

45 Bonfield Road, Strathkinness, St Andrews, Fife, KY16 9RR



# WELCOME TO BONFIELD STEADING

Enjoying stunning rural views, plentiful private parking, and a remarkably generous south-facing garden with a home office, this exclusive detached house lies close to coastal St Andrews and boasts five double bedrooms, four en-suite bathrooms, good built-in storage, four reception rooms, a breakfasting kitchen with a snug, a utility room, and a WC.



## GENERAL FEATURES

- Tranquil setting close to St Andrews
- South-facing elevated views across open countryside
- High-end modern interiors with homely features
- Characterful traditional detached house

## ACCOMMODATION FEATURES

- Inviting entrance hall with storage and WC
- Elegant south-facing living room with fireplace
- Dual-aspect dining room with fireplace
- South-facing sunroom with garden access
- High-end breakfasting kitchen with snug & utility room
- Five double bedrooms (four with storage)
- One Jack-and-Jill en-suite shower room
- One en-suite bathroom with shower and bath
- Two en-suite shower rooms
- Gas central heating and double-glazing

## EXTERNAL FEATURES

- Expansive manicured gardens
- Detached home office with insulation & power
- Generous private driveway and attached double garage



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A home with a country atmosphere

Ground Floor -  First Floor -  Externals -

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



# A PICTURESQUE COUNTRY SETTING DESIRABLY CLOSE TO COASTAL ST ANDREWS

Offering semi-rural tranquillity just 10 minutes' drive from the coastal town of St Andrews, this substantial detached house, with five en-suite bedrooms, promises elevated views across its vast lawned garden and the countryside beyond, also enjoyed from a detached home office. Behind the steading's charming traditional façade lies an expansive family home (totalling over 3800 square feet) with multiple living spaces and tasteful interiors exuding sophistication, character, and luxury. Quietly situated on the outskirts of the village, the house is tucked away behind a manicured lawn, multi-car driveway, and attached double garage.



# WELCOME TO BONFIELD STEADING



Welcoming you into the home is a wonderfully bright hall with incorporated storage, a WC, and attractive wood-inspired flooring found throughout much of the home.



# NUMEROUS LIVING SPACES

PERFECTLY SUITED TO EVERYDAY  
FAMILY LIFE & SOCIAL GATHERINGS

To the right of the hall lie three spacious interconnected reception areas benefiting from a sunny multi-aspect outlook with unrivalled pastoral views. The comfortably carpeted living room is elegantly heightened by coving, accent ceiling décor, and an exquisitely detailed fireplace with a living flame fire. This decorative finish and an equally impressive fireplace with a living-flame fire can be found in the adjoining eight-seater dining room. Reached from both these rooms is a sunroom (with garden access), insulated and heated for year-round use. Returning through the hall, you find the fourth reception area – a versatile family room.







# BESPOKE COUNTRY KITCHEN



The multi-aspect kitchen offers another social environment with a central six-seater breakfasting island and a sunny snug corner featuring a homely log burner. The contemporary kitchen has been beautifully crafted in classic oak. Ample worktops and a focal SMEG range cooker equip the space, along with an American-style fridge freezer and an integrated dishwasher. Freestanding laundry appliances are discreetly housed in a neighbouring utility room providing garden access.





## FIVE SPACIOUS DOUBLE BEDROOMS

The home's five double bedrooms all come with en-suite facilities. The two ground-floor bedrooms (with fitted wardrobes) share a bright Jack-and-Jill shower room. Upstairs, the remaining three bedrooms are reached via a light and airy landing (with storage) and have en-suite shower rooms, one also featuring a bath. Two of these rooms incorporate storage, while the deluxe principal suite comprises a generous split-level bedroom, with a sitting area, and a shower room boasting a walk-in enclosure. Finally, an extensive floored attic with light and power provides additional storage and is accessed by a Ramsay ladder.



THE HOME'S FIVE DOUBLE  
BEDROOMS ALL COME WITH  
EN-SUITE FACILITIES



# IMPRESSIVE SOUTH-FACING GARDENS

WITH CAPTIVATING VISTAS AND A HOME OFFICE



Outside, the home is hugged by sizeable lawned gardens. The main garden is south-facing and reassuringly secure for children and pets with gated front access. Several seating terraces command captivating views across the surrounding fields. This sunny aspect and

tranquil outlook can also be enjoyed from a detached garden office – a delightful retreat for home-working or hobbies, with heating and air conditioning. A wealth of private parking is provided with a sweeping front driveway leading to an attached double garage.



# CAPTIVATING VIEWS ACROSS THE SURROUNDING FIELDS



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# STRATHKINNESS, ST ANDREWS



Strathkinness is a popular choice for purchasers seeking a home with a country atmosphere, whilst being only a couple of miles from the historic town of St Andrews. Locally the village has an excellent primary school, 'Busy Bee' nursery, playgroup and a well-used village hall, as well as a village pub/restaurant and a regular bus service. The nearby historic town of St Andrews is without doubt one of the most popular locations in

Britain. St Andrews is home to the Royal and Ancient Golf Club and the famous Old Course. Its amenities include Scotland's oldest university, founded in 1413, beautiful award-winning beaches, historic buildings, including the ruins of the cathedral, castle and St Rule's Tower and a wide variety of specialist shops and restaurants. Renowned worldwide as "the home of golf with seven St Andrews Links courses. There are many

other golf courses in the area, including The Dukes, Kingsbarns and the Fairmont St Andrews complex. St Andrews provides good state schooling at Madras College and private schooling at St Leonards (for girls and boys up to the age of eighteen). The High School of Dundee is within easy reach. Strathkinness is well placed for commuting to most of the surrounding towns and cities, such as Dundee, Perth, Kirkcaldy,

Glenrothes and Cupar. The railway station at nearby Leuchars is on the main Aberdeen to London line and provides a fast link to both Dundee and Edinburgh. Edinburgh airport with its shuttle service to London is approximately fifty miles away with further airport facilities and London flights also available from Dundee. dydydy



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