



**McEwan Fraser Legal**
Solicitors & Estate Agents
01383 660 570

Navitie House
BALLINGRY, LOCHGELLY, KY5 8LR

THE LOCATION

BALLINGRY

The village of Ballingry is set in a picturesque semi-rural location, overlooking Lochore Meadows country park, with natural views across the Fife countryside and nestled on the Southern side of Benarty Hill. Ballingry is a popular small village which has a host of local amenities including, local shops, banks and primary school. Secondary schooling is at Lochgelly. Most local amenities are catered for and further amenities can be found in nearby towns such as Kinross, Lochgelly, Cowdenbeath, Glenrothes and Kirkcaldy.

Lochgelly lies a few miles North of the Forth Road Bridge and only a few minute's drive from the motorway network. Lochgelly railway station provides quick and easy commuting access with direct lines to Edinburgh. Within this area, there is a wide choice of local amenities including local schooling at both primary and secondary levels. There is local shopping for everyday requirements along with banking and postal services. But for a more extensive shopping trip, Dunfermline and Kirkcaldy are nearby.

For those looking for more leisurely pursuits, Lochore Meadows Country Park and Cluny Clays are both close and offer a full selection of outdoor activities including horse riding, golf with a driving range, shooting, fishing and a variety of water sports including windsurfing.





THE PROPERTY

NAVITIE HOUSE

Beautifully presented house in the Manor style in approximately 4 acres of grounds on the edge of the village and with Benarty Hill, and Navitie Hill as a stunning backdrop. Navitie House has a superb setting on the edge of Benarty Woods, Navitie Hill and the village of Ballingry. The property is set on approximately 4 acres of its own land. It is all about location and this stunning home is set in a semi-rural location, overlooking the village, and within reach of Lochore Meadows country park, and Loch Leven with natural views across the Fife countryside. Built circa 1890, this home has seen a number of changes and improvements and is beautifully presented as a magnificent family home with eight bedrooms, all en-suite, three reception rooms, and an office.

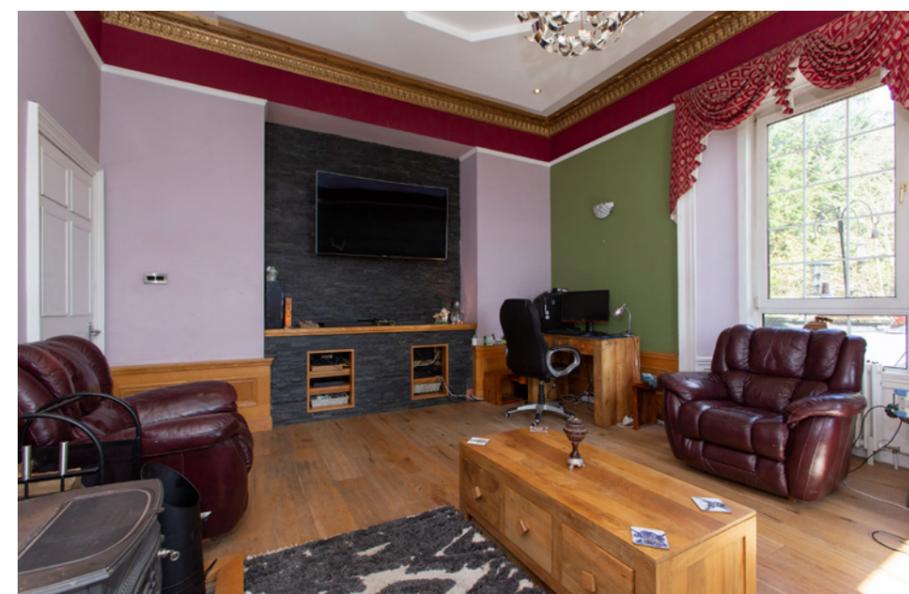




Navitie House is an impressive and attractive traditional house with a flexible and practical layout. The accommodation has been finished to a good standard with a layout well suited to modern-day family living. The house has a typically Georgian front facade with a pillared doorway and fanlight detail. It is stone built with a roughcast finish under a pitched slate roof. The accommodation is arranged in three elevations along with the recent construction of a sunroom or games room. An impressive, private, drive meanders to the paved courtyards and driveway giving access to the main door and the garages.



Internally, the drawing room is particularly fine with a dual aspect and fine period features married with more modern lighting effects, and a log-burning stove, to create a comfortable reception room. A family room links to the superb modern kitchen/dining room on the other side of the house and is complete with a bar. Access is given to a modern deck from the kitchen. There is a study just off the family room, possibly formerly the butler's pantry. The ground floor also holds a superb bathroom with a free-standing bath, shower cubicle, toilet and wash hand basin. The stunning staircase turns to the first floor where we find five bedrooms all with en-suite bath or shower rooms.



















From the main reception hall, the staircase descends to the garden level where the space has been arranged to include three further bedrooms, one en-suite, and, a shower room with a sauna, and a laundry or utility room that has been fitted with modern cabinetry. There is a spacious lounge with doors to the sun room, currently utilised as a large games room.

The garden grounds are extensive and include a number of outbuildings and a poly-tunnel. There are several patio areas, and raised deck areas to enjoy the outdoors.









Approximate Dimensions (Taken from the widest point)

GARDEN LEVEL

Lounge	5.87m (19'3") x 2.00m (6'7")
Utility	2.55m (8'4") x 1.62m (5'4")
Sun Room	7.36m (24'2") x 3.15m (10'4")
Bedroom 1	4.54m (14'11") x 4.46m (14'8")
En-suite	2.80m (9'2") x 1.51m (5')
Bedroom 2	3.71m (12'2") x 3.54m (11'8")
Bedroom 3	3.28m (10'9") x 2.75m (9')
Shower Room	3.16m (10'4") x 2.80m (9'2")

GROUND FLOOR

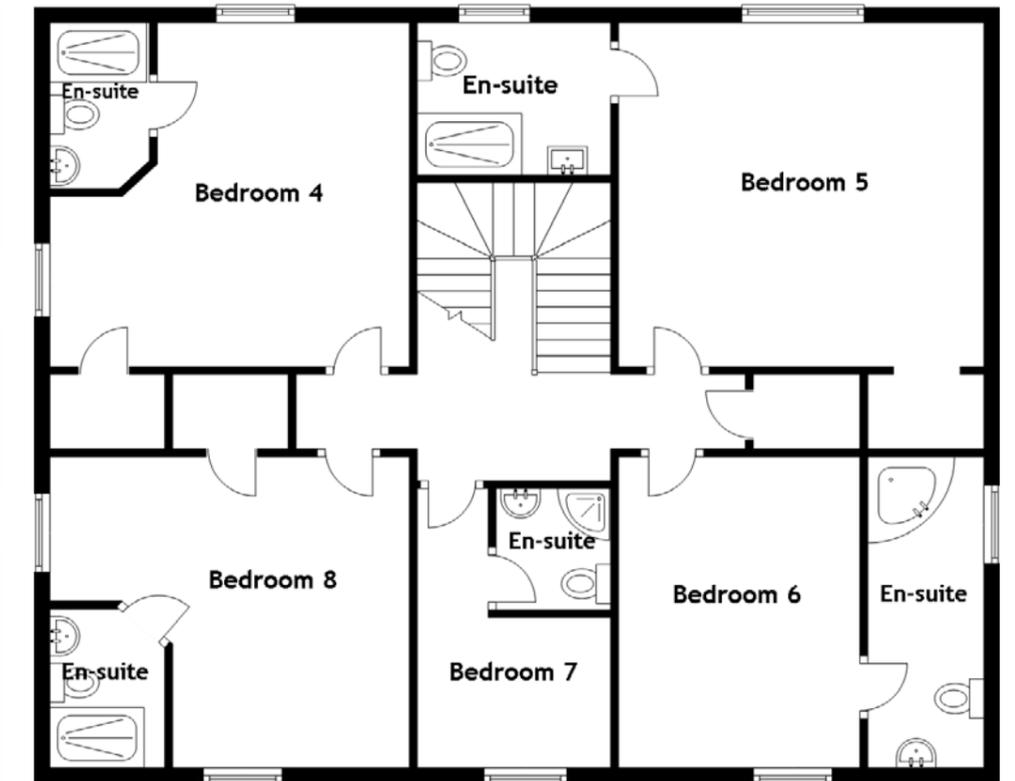
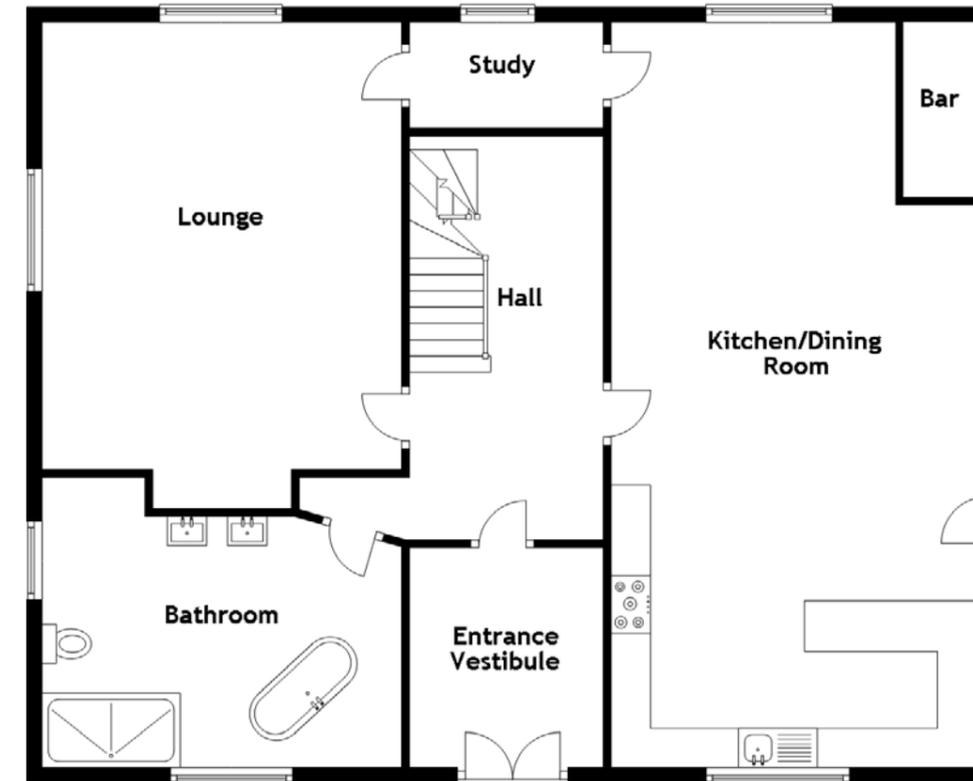
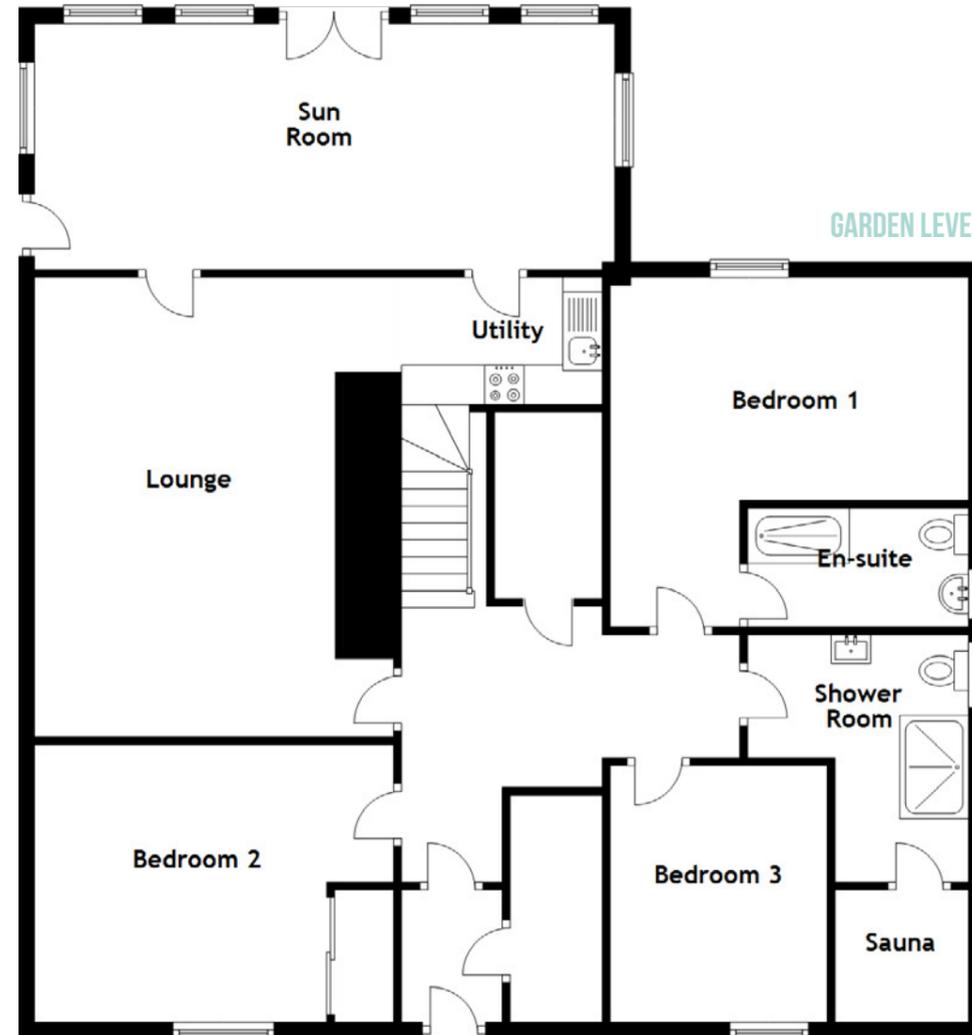
Kitchen/Dining Room	9.51m (31'3") x 4.63m (15'2")
Lounge	5.71m (18'9") x 4.56m (14'11")
Bathroom	4.56m (14'11") x 3.21m (10'6")
Study	2.46m (8'1") x 1.35m (4'5")

FIRST FLOOR

Bedroom 4	4.56m (14'11") x 4.39m (14'5")
En-suite	2.12m (6'11") x 1.26m (4'2")
Bedroom 5	4.63m (15'2") x 4.39m (14'5")
En-suite	2.45m (8'1") x 1.95m (6'5")
Bedroom 6	3.97m (13') x 3.06m (10'1")
En-suite	3.97m (13') x 1.47m (4'10")
Bedroom 7	2.45m (8'1") x 1.92m (6'4")
En-suite	1.55m (5'1") x 1.45m (4'9")
Bedroom 8	3.97m (13') x 3.00m (9'10")
En-suite	2.03m (6'8") x 1.46m (4'9")

Gross internal floor area (m²): 421m²

EPC Rating: E





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Solicitors & Estate Agents

Tel. 01383 660 570
 www.mcewanfraserlegal.co.uk
 info@mcewanfraserlegal.co.uk

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Text and description
JAYNE SMITH
 Corporate Account Manager



Layout graphics and design
ALAN SUTHERLAND
 Designer