

Ruddon Grange, Elie



Property Type **House**

Sleeps **8**

EFLC Rating



Change over **Flexible**

Short Breaks **Available**

Stunning detached Victorian property in a prime beach-front location, with panoramic sea views and within easy reach of all village amenities. The house can accommodate 8 guests.

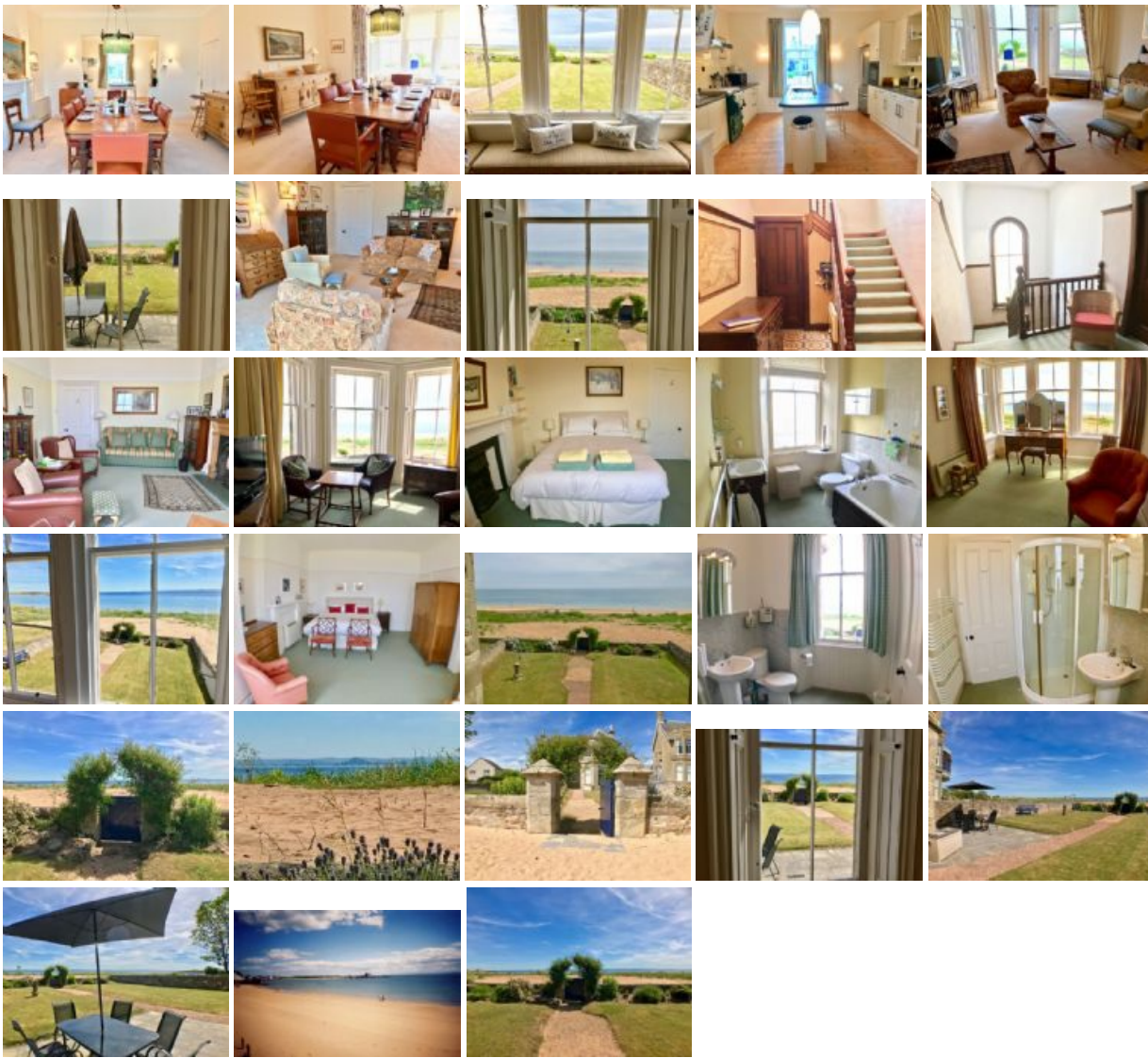
Ruddon Grange is a much-loved holiday home, owned by the same family for generations. This is the first time it is being offered for rental. The house has all the character of a happy home, brought up-to-date for modern family life. It is spacious enough for a multi-generational family to enjoy a memorable holiday, in this popular and unspoilt seaside village.

4 bedrooms plus extra comfortable double sofa bed for occasional guests, 2 family bathrooms plus one en-suite, large garden with beach access, private off-street parking, ground-floor bedroom / bathroom facilities for those with mobility problems, well-equipped open plan kitchen / dining room, upstairs sitting room. Family room on ground floor.

The house is on two levels with own private drive and ample parking.

1 x super king size, 1 x king size, 2 x twin bedrooms plus upstairs sitting room with comfy double sofa bed





The accommodation

The house is on two levels with own private drive and ample parking.

GROUND FLOOR

Spacious Entrance Hallway full of original features.

Open Plan Kitchen / Dining - spacious and well-equipped modern kitchen with central island. Large dining table seating 8 to 10, large bay window with window seat to enjoy the garden / sea view.

Informal Sitting Room / Playroom - sea view, with door leading to garden, comfy seating, TV with SKY

Utility Room - well-equipped with an extra fridge / freezer, sink, washing machine, drier etc.

Butler's Pantry with plenty of storage for glassware and crockery

Bedroom 1 - Two single beds, good size with ample storage

Bathroom - Accessed both from bedroom and hallway with bath, overhead shower, wh basin, wc, heated towel rail and shaver point

FIRST FLOOR

Sitting room with stunning sea views, sofa (actually a very comfortable sofa bed), comfy chairs, bay window with window seating, TV. A more formal sitting room for adults. Focal-point fireplace with gas/coal-effect fire.

Master Bedroom (with en-suite shower accessed both from bedroom and hallway) - large bay window with panoramic sea views, super-king bed, ample storage and TV

En-suite Shower with wh basin, wc, heated towel rail and window with sea view

Bedroom 3 - 2 single beds, dresser, ornamental fireplace, wardrobe

Bedroom 4 - Kingsize bed, ornamental fireplace, ample storage

Family Bathroom - bath with overhead shower, wc and wh basin, heated towel rail and shaver point.

OUTSIDE

At the entrance to the property is a gravel drive with parking for 4 cars, a garage which can be used for storage of golf clubs and bikes or extra parking. There are sturdy gates to secure the driveway (for privacy, children or pets).

At the front is a large, well-tended area of enclosed garden with both grass and paving giving direct beach access - outside table and chairs.

The facilities

Electric storage heating

Gas fire

SKY multi-room

TV in kitchen, downstairs sitting room, downstairs bedroom, master bedroom and upstairs sitting room (Basic SKY package plus Sports)

Wi-Fi

Radio

Washing Machine

Tumble Drier

Dishwasher (one in kitchen and another in utility)

Three fridges with iceboxes (kitchen, utility and pantry)

Freezer (2 upright freezers)

Everhot Cooker

Electric Hob

Oven / Grill

Microwave

Cafetiere

Ironing facilities

Hairdryer

Travel Cot

Patio Furniture

Rentals include the provision of bed linen & towels

There is a comfy sofa bed for occasional guests - please specify if using this and bedding can be left out for it

No smoking

Well-behaved pets restricted to ground floor only (supplement applies)

Gas & Electricity included (except 1 Nov - 1 May when a daily supplement applies)

What people have said about the selected property...

The Fitzpatrick Family

Lovely week in Elie, loved Ruddon Grange - very comfortable, beautifully equipped and in a wonderful position on the beach. We have holidayed in Elie many times but think this is the best house we have rented. Weather was exceptional for the time of year - lots of sunshine, great walks on the beach with our dog.

new listing awaiting update