

## Swilken Lodge, Anstruther



Property Type **House**

Sleeps **10**

EFLC Rating



Change over **Flexible**

Short Breaks **Available**

Exceptional 5-bedroomed Steading with stunning views situated just a short drive from Anstruther which offers an array of restaurants from award winning fish and chips to Michelin star, attractive harbour offering pleasure cruises to the Isle of May to see the Puffins, Seals and Dolphins. If you are golfers, you will be spoilt for choice with the large array of quality golf courses within easy reach, and St Andrews, The Home of Golf, is just 9 miles away.

Character features include attractive stonework, solid oak floors, Juliette balconies, and the original roundel.

This is an ideal house for large groups – there are two comfy living areas, one with open fire, the other with wood burner. The kitchen is open plan to the dining area providing a very social space. Private parking.

3 x twin bedrooms, 1 x kingsize, 1 x master superking ensuite, family bathroom and ground floor shower room. There is also a double sofa bed on the mezzanine area for occasional guest.





## The accommodation

### GROUND FLOOR

#### ENTRANCE PORCH

SNUG – a welcoming room with comfy sofas and log burner, TV

OPEN PLAN KITCHEN / DINING / LIVING area with open fire, well equipped kitchen with all mod cons. French doors out to garden area, extending dining table seating up to 10. Further living area with ample comfy seating around open fire, TV/DVD, French windows to patio. Spiral staircase to mezzanine area

MEZZANINE area with double sofa bed and area for children to play games etc with table and 4 chairs

UTILITY ROOM with laundry facilities and door to courtyard

BEDROOM 1 – Two single beds and window to with countryside views

BEDROOM 2 – Kingsized bed with courtyard views

SHOWER ROOM – with walk in shower, wc and wh basin

### FIRST FLOOR

BEDROOM 3 – Two single beds with countryside views

BEDROOM 4 – Two single beds, window with countryside view and Juliette balcony with courtyard views

FAMILY BATHROOM with bath, separate walk-in shower, wc and wh basin

BEDROOM 5 – Master (en-suite) with Superking bed, Juliette balcony overlooking courtyard and further window with countryside views, ample storage and en-suite with walk in shower, wc, wh basin and heated towel rail

### OUTSIDE

Garden and Patio to front of property which is for private use - to the rear is an area of courtyard which is shared

Please note for those with small children or pet the garden is not enclosed

Private parking for up to three vehicles

## The facilities

Central Heating

Open Fire

Log Burner

Wi-Fi

TV, Sky & DVD in living room

TV with surround sound in snug

TV in master bedroom

All TVs with freeview

DVD  
Games Console PS3 with games  
Washing machine  
Tumble Drier  
Clothes Airer  
Iron and ironing board  
Hairdryer  
American style Fridge / Freezer with ice and cold water dispenser  
Extra freezer  
Dishwasher  
Electric hob 5-burner  
Electric Oven  
Microwave  
Cafetiere  
Food Blender  
Travel Cot, High Chair or Stair gate can be provided, please request on booking  
Garden Furniture  
Open grass and patio areas at roundel area  
Shared courtyard to the rear  
Private parking

All rentals include the provision of bed linen towels, tea towels etc  
Gas and electricity included except from 1 Nov to 1 May when a daily supplement applies  
A well behaved dog welcome, supplement applies  
No smoking

**What people have said about the selected property...**

new listing awaiting update