



Hospital Mill Farmhouse , By Springfield, KY15 5RD

Offers Over £495,000



# Hospital Mill Farmhouse

## By Springfield

### KY15 5RD

**OFFERS OVER  
£495,000**

Rollos are delighted to bring to the market Hospital Mill Farmhouse, which is a substantial detached villa offering family proportioned accommodation, located within a quiet, rural setting on the edge of the village of Springfield. The sale also includes a paddock extending to just over one acre.

The property is entered from the front into the entrance vestibule where there is access to the W.C. and wash hand basin. A further door leads into the hallway giving access to all accommodation.

The dining kitchen offers wood base units and stainless-steel sink and drainer. Cooker and integral fridge freezer. Space for appliances and window to the front. The dining area offers windows to the rear garden. A door leads to the large utility room which houses the central heating boiler, white base and wall units, stainless steel sink and drainer. Space for washing machine. Door leads to the rear garden and windows over look.

The sitting room offers windows to the front and side, feature wood burning stove with mantle. A door leads into the dining room with windows to

the front and side.

A staircase from the hallway leads to the upper level where there are four double bedrooms and a family bathroom which is fitted with a W.C., wash hand basin and bath with mixer shower and window to the front.

Externally the extensive garden grounds surround the property which are mainly laid to lawn. Chipped area to the front offering parking for several vehicles. Timber shed to the side.

The attached paddock extends to just over one acre.

Directions – From Springfield turn on to Manse Road, continue across the level crossing and the property is along on the left hand side.

What3words - ///wolves.aimed.routines





- Traditional detached stone-built villa with attached paddock
- Entrance vestibule leading to hallway
- Living room
- Sitting room
- W.C. & Family bathroom
- Fitted kitchen / dining room through to large utility
- Four bedrooms
- Garden grounds surround the property
- Area of parking to the front
- Paddock extending to approx. one acre

## INCLUDED

Mains water, drainage via septic tank, oil fired central heating.

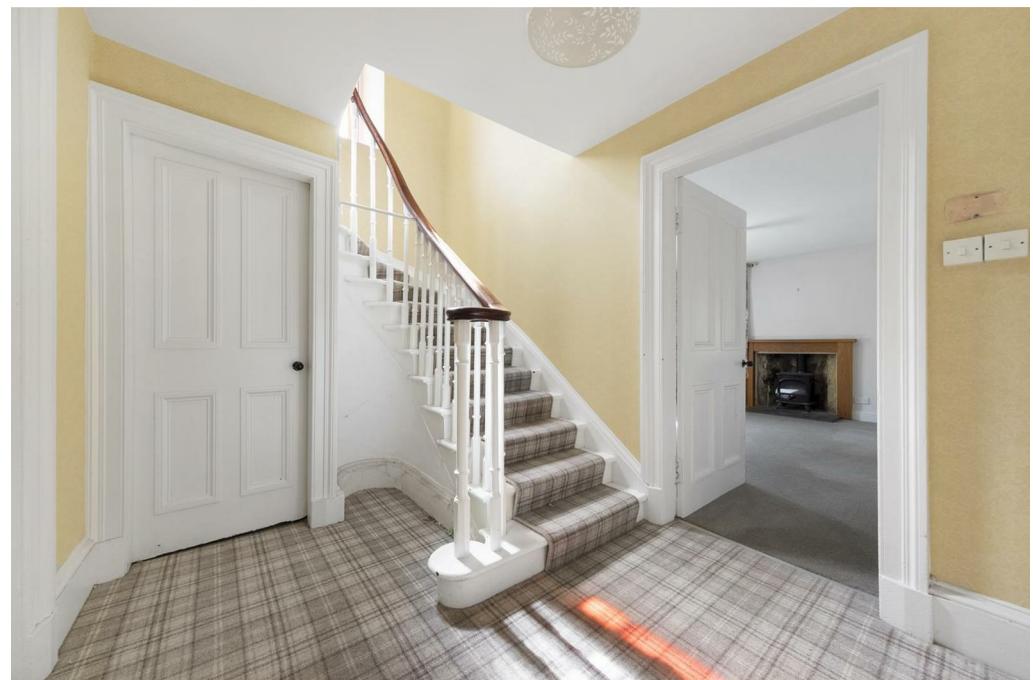
## SERVICES

All fitted carpets and fitted floor coverings

## VIEWING

By appointment through our Rollos Cupar Office  
Telephone: 01334654081

**COUNCIL TAX BAND D**  
**EPC RATING: E**  
**FLOOR AREA: 1743.00 SQ FT**







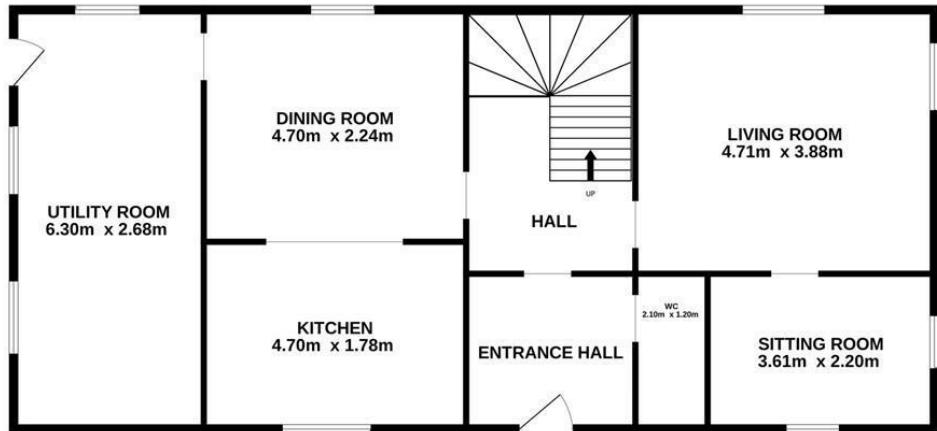
## Room Sizes

Approximate measurements

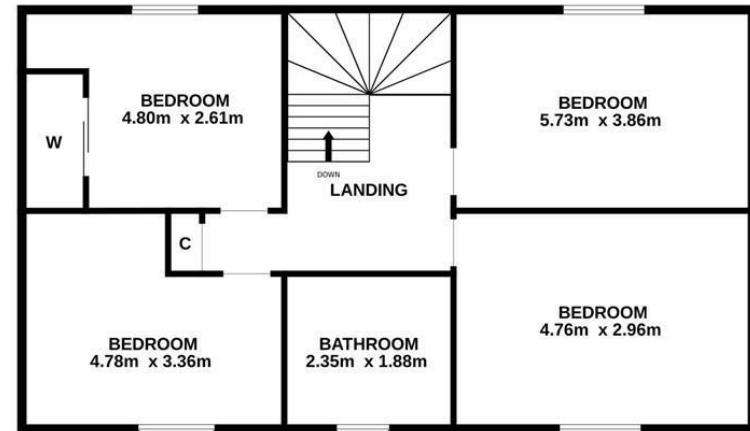
Utility	20'8" x 8'9"
Dining area	25'3" x 7'4"
Kitchen	15'5" x 5'10"
W.C.	6'10" x 3'11"
Living room	15'5" x 12'8"
Sitting / dining room	11'10" x 7'2"
Bedroom	15'8" x 8'6"
Bedroom	18'9" x 12'11"
Bedroom	15'7" x 9'8"
Bedroom	15'5" x 11'0"
Bathroom	7'10" x 6'2"



### GROUND FLOOR



### 1ST FLOOR



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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**free valuation and quotation**  
without any obligation.

Contact our Property Department  
at any of our offices.