

THE MODERN HOUSE



*Fife
Sold*

Near Ladybank

This astonishing house, designed by the architect Gareth Hoskins OBE in 2002, is located within the historic walls of a former fruit garden at the foot of the picturesque Lomond Hills, sixteen miles from St. Andrews, in Fife.

Full-height windows across much of the house give wonderful views across the surrounding landscaped gardens and make this a light and bright home.

Accommodation includes three bedrooms, one of which is a master suite with a bathroom and dressing area, and an elliptical room which has been designed as a music room but could provide a fourth bedroom. A spectacular open-plan living / kitchen / dining room is perhaps the most impressive space in the house. With almost full-length floor-to ceiling glazing, doors that open out onto the gardens and a dramatic overhanging roof that shades the interior from high sun, it is an example of Hoskins's architecture at its very best.

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Gareth Hoskins is one of the UK's most highly regarded architects. Awarded an OBE from the Queen for his services to architecture, he has worked across a range of sectors from museums to one-off houses such as this one. His practice, Hoskins Architects, have offices both in Scotland and abroad.

Hoskins was inspired by the client's love of Mies van der Rohe's Barcelona Pavilion when designing the house. He has written that:

"the plan of the house is defined by two thick, white rendered masonry walls that contrast with the grey whinstone of the existing garden walls. These walls emphasise connections between old and new, inside and outside. Daylight is maximized by almost half of the external walls being glass, and to [create] a frameless appearance the units are butt-joined and detailed to allow for movement of the cantilevered roof. The main spaces are clean and uncluttered, with their main focus on the garden."

The gardens, which are one of the most attractive features of the property, incorporate a rockery at the front and to the rear and a more traditional Scottish walled garden to the rear which incorporates many of the original espalier fruit trees. The listed walls create an atmospheric backdrop to an attractive array of plantings and large, level lawns.

The house can be found tucked away in the former grounds of Kinloch House. Although there are neighbouring properties, the plot is not overlooked and feels entirely private and peaceful.

The area, situated approximately thirty miles north of Edinburgh in the south east of Scotland, is largely rural and is well known for its walking and wildlife. Fife is also celebrated for being the home of golf, with St. Andrews about sixteen miles to the east. Nearby villages include Freuchie, Collessie, Letham and Ladybank which offer a range of facilities with further services available at the thriving market town of Cupar, which has a notable farmers market and well-known restaurants.

Dundee, Perth and Edinburgh all within comfortable driving distance (the centre of Edinburgh is approximately forty five minutes by road). There are railway stations in Ladybank, Cupar, Markinch and Leuchars, all of which go directly to Edinburgh. Edinburgh's international airport is within an hours drive.

Other attractions within easy driving distance in Fife include the famous beaches in areas such as Elie, historic villages such as nearby Falkland and East Neuk fishing villages such as Anstruther, St. Monans and Pittenweem. The Lomond Hills are also close by.

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Educational facilities in the area include Letham's Secret Garden outdoor children's nursery and also the local primary school, with state secondary schooling available at Bell Baxter in Cupar. Independent schooling is available nearby at a number of highly rated schools including St. Leonards in St. Andrews and the High School of Dundee.



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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.