



Thorntons 
The right way to move

The Hollies & Plot 1 Main Street

Kingsbarns, St Andrews,
KY16 8SL



2



3



2



F



Property Summary

Set on Main Street in the sought-after coastal village of Kingsbarns, The Hollies is an attractive detached Georgian home combining lots of period character with a modern twist and generous outdoor space. With multiple reception rooms, flexible bedrooms and a private wrap-around garden, it offers an appealing setting for family life, entertaining or working from home. The welcoming interior includes a spacious living and dining room with a multifuel stove, and a sitting room with a wood burner. A breakfasting kitchen and adjoining utility room add everyday practicality. Upstairs, two double bedrooms are complemented by a versatile study or additional bedroom, while a bathroom and shower room provide flexibility. The large walled garden offers space to relax and entertain, with two external stores providing useful versatility. The property was originally purchased as two lots. Planning permission was granted in 2013 for the erection of a domestic garage with ancillary accommodation above (Planning Reference: 13/02273/FULL).

Features

- Detached Georgian house in Kingsbarns
- Spacious living/dining room with multifuel stove
- Sitting room with cosy woodburner
- Breakfasting kitchen and utility room
- Two dual-aspect double bedrooms
- Versatile study/bedroom
- Family bathroom with spa bath
- Ground-floor shower room
- Private wrap-around garden
- Two external stores
- Detached garage and workshop
- Ample parking for four cars on private driveway
- LPG central heating and double glazing throughout









[Click here to take a virtual tour](#)





Kingsbarns

The highly desirable village of Kingsbarns lies just seven miles from St Andrews and sits within a conservation area.

St Andrews itself is the Home of Golf, with the world famous Old Course being the host for the 2027 Open. In September of this year St Andrews university was ranked as No 1 in the Sunday Times Good University Guide 2027.

With its distinctive village square, picturesque Kingsbarns is home to a 200 year old primary school, a welcoming church and now has an award winning 'community owned' inn.

Other attractions on the doorstep are Cambo Estate, Kingsbarns Distillery and its only a short walk to the beautiful Kingsbarns beach with it's very own Wild Sauna.

Crail Village is 3 miles away with a host of independent shops including a butcher, baker and greengrocer, pharmacy and convenience store plus several great cafes.

For golfing enthusiasts, the Kingsbarns Golf Links, rated one of the top 100 golf courses in the world is literally walking distance away and several more world class courses are nearby Crail, Carnoustie and Dumbarnie.

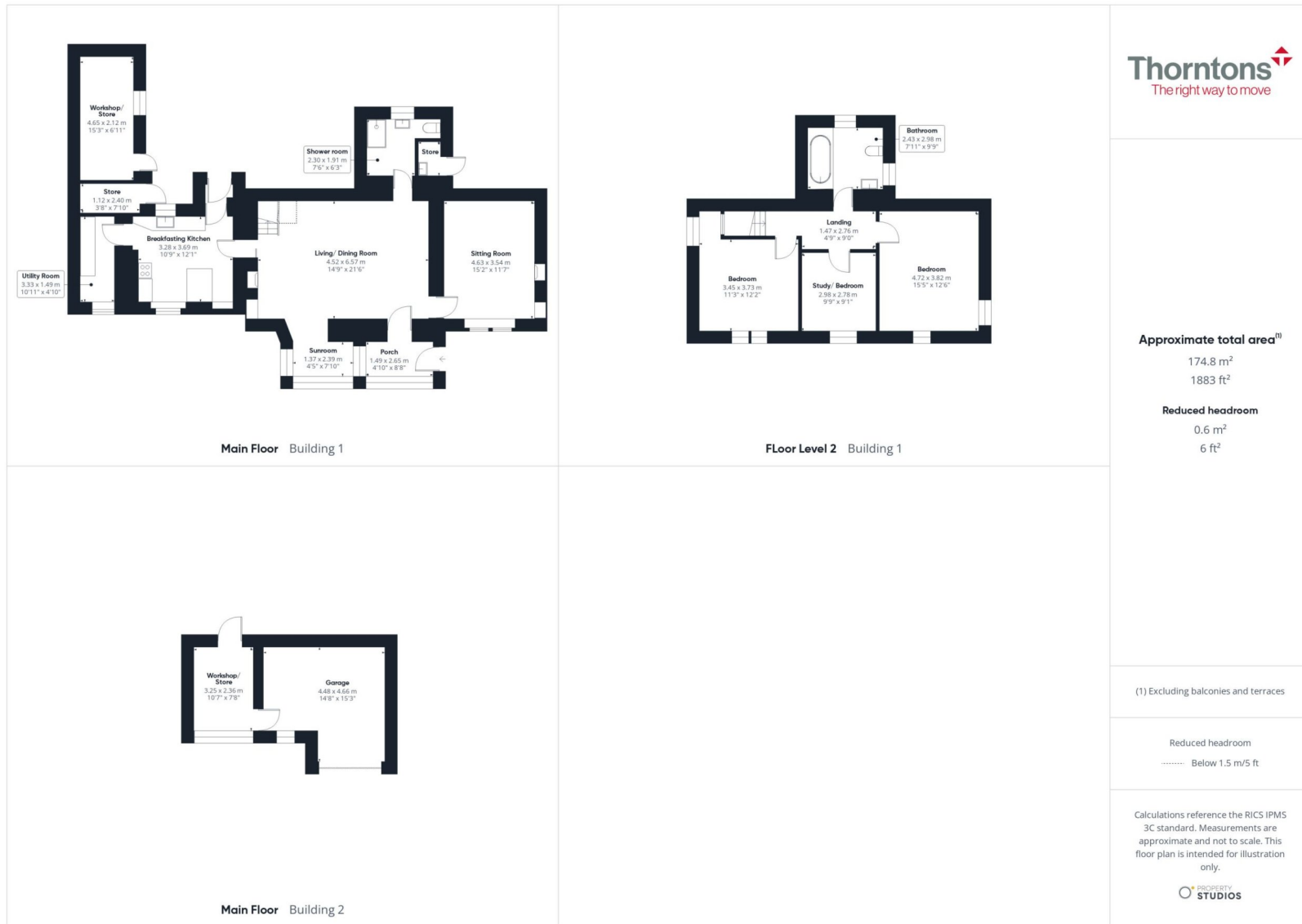
If you prefer to exercise indoors, St Andrews also offers a number of gyms, leisure centres, fitness and exercise groups, and a swimming pool, as well as top class facilities on offer at the Fairmont and The Old Course Hotel and Spa.

Kingsbarns has good road links for commuters, whilst train links can be found nearby in Leuchars and also Cameron Bridge.

Extras: All fitted floor and window coverings, light fittings and integrated appliances are included.



Floorplan



While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.



Thorntons

The right way to move



Our Branches

ANSTRUTHER

5A Shore Street
Anstruther, KY10 3EA
01333 310481
anstrutherea@thorntons-law.co.uk

BONNYRIGG

3-7 High Street
Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

DUNDEE

James Thomson House, 8 Riverside
Road, Dundee, DD1 4BJ
01382 200099
dundeeea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent
Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

FORFAR

53 East High Street
Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

ARBROATH

Brothockbank House,
Arbroath, DD11 1NE
01241 876633
arbroathea@thorntons-law.co.uk

CUPAR

49 Bonnygate
Cupar, KY15 4BY
01334 656564
cupareaa@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edineaa@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street
St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk

INVERNESS/HIGHLANDS

Kintail House, Beechwood Park, 2 Sir
Walter Scott Drive, Inverness, IV2 3BW
01463 575643
geneaa@thorntons-law.co.uk



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

Thorntons is a trading name of Thorntons Law LLP
Regulated by The Law Society of Scotland