

# The good life...

## When City Slick Interiors Meet The Rural Ideal



Smart developers and clever architects are creating some exciting steadings developments in wonderful rural locations all over the country. Old MacDonald may have had a farm but *EE Aye EE Aye OH*, even he would be tempted to trade in his combine harvester for the rural ideal - a contemporary steadings conversion.

### Idyllic Country Surroundings

Now, often formerly dilapidated, steadings are being converted into luxury properties. Living within a steadings conversion can offer an ideal solution to those wishing a rural setting but without the isolation of living in a stand alone property. Affordability, too is a key factor when considering a country home or second home. Old farms and country houses may have a great deal of work to be done to them to bring them up to standard. With a steadings that has been converted all the upgrade work needed has already been done for you. In addition they can often be much more affordable than a stand alone property, because the real estate value of the development has been split over the multiple units. Although the 'actual' land as part of the individual purchase may not be quite the same as a stand alone property, the surrounding countryside, setting and views give the feeling that it is. With most steadings conversions a few, often linked, properties sit around a courtyard setting. This offers a sense of both security and neighbourhood. With many having outstanding views and not far from main towns and cities it can be the perfect lifestyle for those wanting something completely different. One such development, Lindifferton Court, would make a perfect second home - a country retreat with great golfing on the doorstep and set in quiet countryside with stunning views of The Howe Of Fife. Equally it would be an ideal home with easy access to Cupar, St. Andrews, Perth and Dundee.

### Environmentally Efficient And Cutting Edge Style

When Gary Goldback, Director of Edinburgh based Blue Property Ltd, envisioned the Lindifferton Court development near Cupar, his sights were set high. 'I was keen to, as artistically as possible, fuse the traditional listed building with its magnificent feature stone work and arches with contemporary and eco-friendly interiors', he commented. This beautiful steadings conversion of

four luxurious and individual dwellings has achieved everything Gary envisioned and much more. Blue Property Development Executive, Thomas J'Anson commented on the eco highlights at Lindifferton being the high thermal performance glazing throughout, the super insulation and ground source heat pump with underfloor heating. 'As a company we are very eco-conscious and wanted to enhance Lindifferton with renewable energy features allowing less reliance on fossil fuels, providing new energy for the future', Thomas said. 'Wherever possible we want to create environmentally efficient houses, giving today's buyers energy at low running costs,' he added.

### State Of The Art Interiors

To show the new development off to its best advantage Blue Property teamed up with XS Interiors and EX Showhouse Furniture to dress out the showhouses. 'I wanted to give Lindifferton a contemporary and splash edge' said Gary. 'I felt that the state of the art interior lends itself to a modern approach', he continued. Running with Gary's vision Lorraine Chassals of XS Interiors and EX Showhouse Furniture created a very stylish and rather unexpected interior. Lorraine used contemporary pared down rich wenge wood furnishings from Spain to contrast with the oak flooring. 'Stunning key pieces of art, sculpture, lighting and unusual objects' of art were selected to further enhance the look. The magnificent vaulted and beamed lounge has an eye catching and dramatic triptych ornate oil painting with an iconic classic Arco lamp and La Courtois chaise longue add to setting the scene. 'I so enjoyed creating the interior for Lindifferton. Having the freedom to express this beautiful rural property with a contemporary style was great', Lorraine enthused. 'It could have been so predictable - a little house on the prairie look', she laughs 'but Blue Property do things with flare and style and that's the perfect combination for me'.



A classic contemporary 2 bedroom dining suite creates a WOW in the magnificent vaulted and beamed dining room.



A comfortable modern 3 shaped sofa sets the pace both back and into the open floor family room.



The State Of The Art kitchen at Lindifferton Court.