BRAEHEAD FARM RUMBLING BRIDGE, KINROSS KY13 0PU

HARPER&STONE
ESTATE & LETTING AGENTS





BRAEHEAD FARM RUMBLING BRIDGE

KINROSS, KY13 0PU

PROPERTY FEATURES

- Charming 5 bedroom detached country home Circa 1975
- Approximately 193 square meters of beautifully presented flexible accommodation
- Stylish Shaker style dining kitchen with breakfast bar and a separate utility room
- Welcoming lounge with newly installed multi fuel burner
- Light filled sunroom with underfloor heating and bifold doors out to raised decking
- Four ground floor bedrooms and a first floor bedroom suite
- Three bathrooms, including 2 private ensuite facilities
- Fully enclosed gardens with exceptional privacy and stunning countryside views
- Driveway parking for 2 cars and a useful store room beneath the raised decking
- Prompt viewing a must



Harper & Stone are delighted to present Braehead Farm, a charming detached country home enjoying a wonderfully private setting in Rumbling Bridge. Framed by mature greenery and beautiful countryside views, this inviting home combines character, stylish interiors and approximately 193 square metres of thoughtfully arranged accommodation. With five bedrooms, three bathrooms and two welcoming reception rooms, its adaptable layout offers ample space for family life, entertaining and working from home, complemented by secluded gardens that create a delightful connection to the surrounding landscape.

The Accommodation is Presented as Below:
Ground Floor: Hallway, Dining/Kitchen, Utility Room, Lounge, Sunroom, 4 Bedrooms one with ensuite Shower Room and a Family Shower Room.
First Floor: 1 Bedroom with Ensuite Bathroom.

A solid wood entrance door opens into a spacious and welcoming hallway, setting the tone for the generous accommodation within. Leading from here, bedroom four is currently enjoyed as a fitness room, demonstrating the flexibility of the layout. Equally suited to use as a home office, study or comfortable bedroom, this versatile room benefits from a sliding door opening directly onto the patio. The dining kitchen forms the sociable heart of the home, beautifully appointed with an extensive selection of pale dove grey Shaker wall and base cabinets, complemented by light work surfaces. Integrated appliances include an induction hob, double oven and dishwasher. A generous breakfast bar comfortably seats three and incorporates a wine fridge, creating an inviting spot for morning coffee or a relaxed glass of wine while dinner is prepared. There is also ample space for a dining table seating four, with broad windows drawing in natural light and framing the leafy surroundings. A separate utility room provides further storage, a sink and space for a freestanding appliance, together with direct access outside, offering a practical addition to this thoughtfully planned home.

Three steps descend from the kitchen into the welcoming lounge, where a newly installed multi fuel burner creates a cosy focal point. Generous proportions allow for a comfortable arrangement of furniture, while a large picture window captures attractive garden views. Glazed patio doors with substantial sidelights connect the lounge to the sunroom, allowing light to flow between these complementary living spaces. The sunroom is a particularly appealing feature, with extensive glazing bringing the gardens and countryside into view. A feature slate tiled wall adds texture and character, while tiled flooring with underfloor heating provides comfort throughout the seasons. Currently arranged for dining, this versatile room offers a wonderful setting for family gatherings, leisurely meals or simply relaxing with the changing outlook. Together, the kitchen, lounge and sunroom create an excellent flow for entertaining and everyday living. Bifold doors open from the sunroom onto the raised decking, extending the living space outdoors. Overlooking the garden, woodland and countryside












SUPER MARIO
XRocker

BRAEHEAD FARM RUMBLING BRIDGE

beyond, this tranquil vantage point is perfect for summer dining, quiet morning coffee or unwinding at the end of the day.

Returning to the entrance hall, an inner hallway leads to the remaining ground floor bedrooms, providing a pleasing sense of separation from the principal living spaces. The principal bedroom is a restful and generously proportioned retreat, comfortably accommodating a super king size bed alongside ample freestanding furniture. Its private ensuite shower room comprises a walk in shower, pedestal sink, heated towel rail and a WC, with underfloor heating adding a welcome touch of comfort. Bedrooms two and three are both well proportioned double rooms, each benefiting from fitted wardrobes. Serving this level is the family shower room, appointed with a large walk in shower, pedestal sink, heated towel rail and WC.

A staircase rises from the dining kitchen area to the first floor, where bedroom five enjoys its own private ensuite bathroom. Offering useful separation from the other bedrooms, this accommodation is particularly well suited to visiting guests or family members seeking a little independence. The spacious bathroom features a large bath with a hand held shower attachment, pedestal sink and a WC.

Outside, fully enclosed gardens surround the cottage, with a connecting walkway allowing access around the property. A generous level lawn and patio provide inviting spaces for outdoor seating and recreation, while the gently sloping garden beyond introduces further interest to the grounds. Mature trees and established planting create a wonderfully secluded atmosphere, with a choice of places to sit and appreciate the peaceful surroundings.

The current owner has undertaken extensive tree pruning to increase natural light and open up the lovely vistas while retaining the garden's excellent privacy. A useful store room beneath the raised decking provides additional outdoor storage, and the driveway accommodates two cars.

Braehead Farm brings together the warmth of a country cottage with the space and flexibility of a substantial family home. From its beautifully appointed kitchen and cosy lounge to the sunroom opening onto elevated decking, this is a home designed to be enjoyed in every season. With five adaptable bedrooms, private gardens and an enchanting countryside outlook, it offers a wonderful opportunity to embrace a more peaceful pace of life. Early viewing is strongly recommended to fully appreciate the setting, character and accommodation on offer.

The sale will include all fitted floor coverings, light fittings, window coverings, and integrated appliances where applicable. Any other items are to be by separate negotiation with the seller.

Viewings are strictly by appointment only via Harper & Stone.

What3Words Navigation ///widely.frock.fabric

Council Tax Band F
EER Band E

Water: Mains
Sewage: Septic Tank

Heating: Oil

Rumbling Bridge is a picturesque hamlet situated in the county of Kinross-shire enjoying a quiet and peaceful setting immediately south of the River Devon. Primary schooling is available locally at Fossoway Primary and Muckhart Primary Schools. Secondary schooling can be sought at Kinross High School or one of the independent schools in the vicinity. Edinburgh and Glasgow airports are within an hour's drive and the M90 connects to the national motorway network. Some of the nearby towns include Milnathort, Kinross, Dollar and the city of Perth. The small town of Milnathort to the northeast offers many amenities whereas Kinross offers a more extensive range of facilities. The renowned Gleneagles Estate is a 15 minute drive away.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.







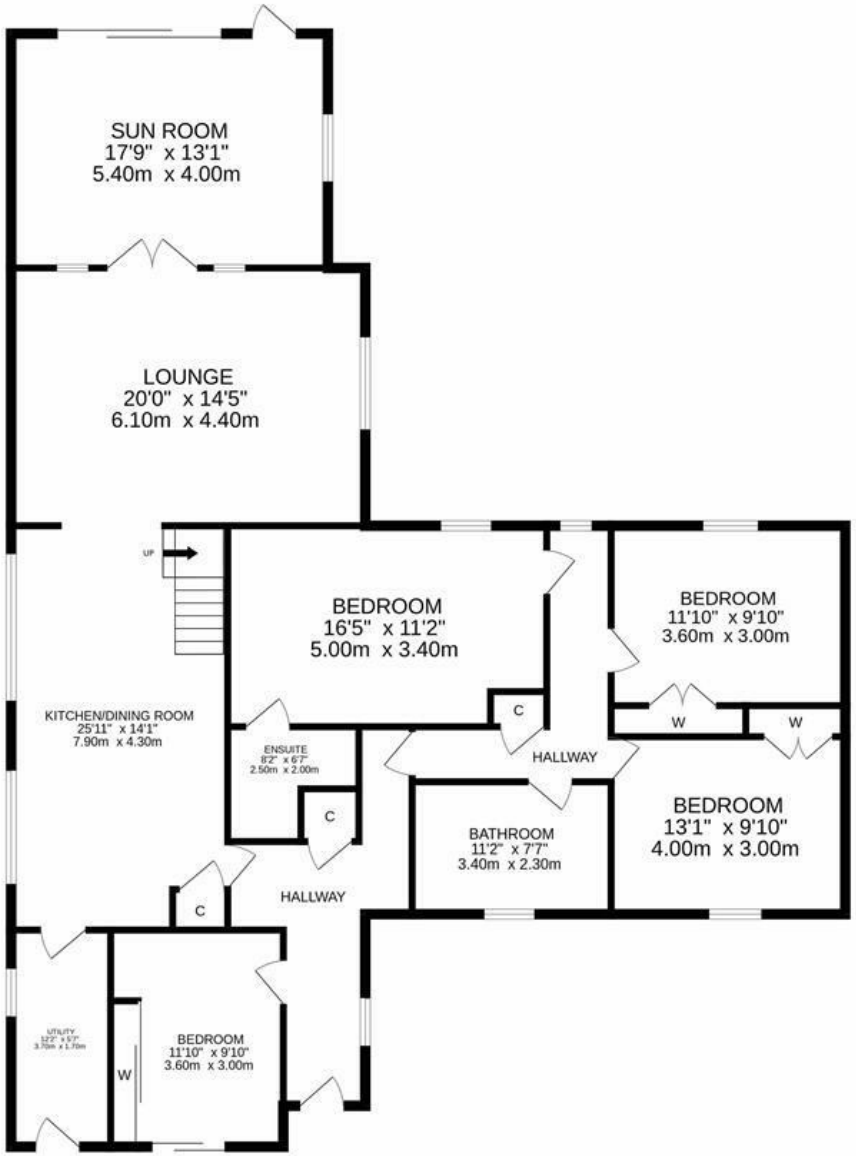




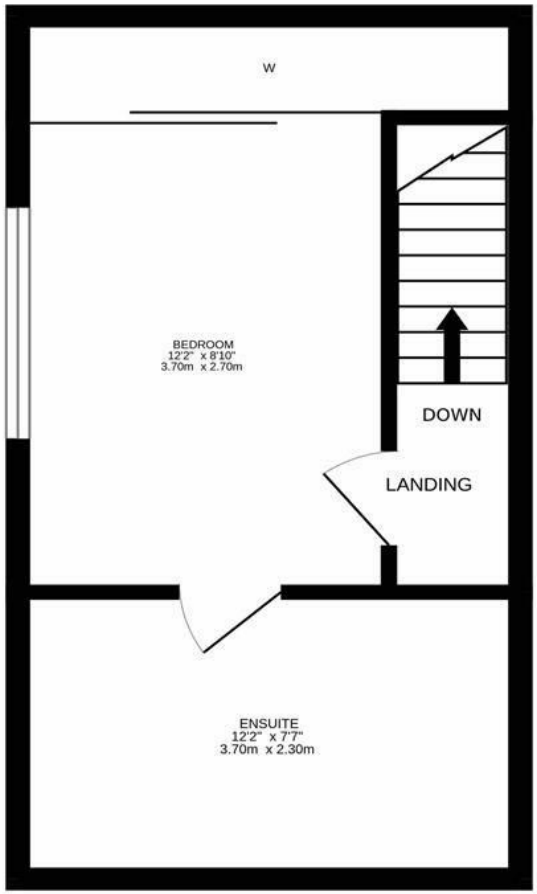




GROUND FLOOR



1ST FLOOR


W
BEDROOM
12'2" x 8'10"
3.70m x 2.70m
DOWN
LANDING
ENSUITE
12'2" x 7'7"
3.70m x 2.30m