



FIRGROVE

RUMBLING BRIDGE • KINROSS • KY13 0PX

savills

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*A beautifully situated home with land
and enormous potential*

*Dollar 4 miles, Kinross 7 miles, Gleneagles 12 miles, Perth 23 miles, Edinburgh 32 miles
(all distances are approximate)*



Reception room, kitchen, hall, WC

3 bedrooms, bathroom

Extensive woodland garden

Carport and outbuildings

Potential for development

About 2.24 acres with an additional 1.80 acres available separately

EPC Rating = E

Savills Perth

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The Savills logo, featuring the word "savills" in a red, lowercase, sans-serif font, set against a yellow square background.

SITUATION

Firgrove is a hidden gem. Screened from the roadside by mature woodland, it has a wonderfully private location despite being conveniently just off the Naemoor Road which is a country lane linking the village of Rumbling Bridge to Crook of Devon. Crook of Devon (1.5 miles) has a village shop and post office while Kinross (7 miles) has a supermarket, primary and secondary schooling and professional services. Dollar Academy is 4 miles to the northwest and the area is popular with families who also need to be within commuting distance of Edinburgh (32 miles) and Glasgow (38 miles).

Firgrove is also ideally placed for access to some of Scotland's most beautiful countryside; the hills and glens of Perthshire to the north, the Trossachs to the west as well as St Andrews and the pretty fishing villages of Fife to the East. Gleneagles Hotel which is only 12 miles away, is recognised as one of the best hotels in Scotland and has superb leisure and restaurant facilities, not to mention its famous golf courses. More locally there are golf courses in Muckhart, Kinross and Dollar. There are also numerous walking and cycling routes in the nearby Ochil and Lomond Hills.

In addition to Dollar Academy, private schooling at Glenalmond, Strathallan, Kilgraston and Craigclowan are all within about 30 miles of Firgrove.

DESCRIPTION

Firgrove is a characterful single storey house which was converted from a former curling club pavilion. The property overlooks all that remains of the curling pond which attracts an abundance of wildlife and is an attractive focal point in the garden.

Firgrove is approached via a short private driveway from Naemoor Road. The driveway leads to a turning circle and car port beside the house. The front door opens into a bright entrance hall with two glazed external walls and sliding doors to a WC, storage and to a staircase which leads to the floored loft. The hall leads into a fabulous open plan living room. A wood burning stove is set into an exposed stone wall at one end of the room and picture windows overlook the garden at the other. The living room is a versatile room with space for a dining table and two seating areas. The kitchen which is fitted with wall and base units has a lovely view over the garden. It also has a hatch to the dining area of the living room. Beyond the kitchen a passageway leads to three double bedrooms and a bathroom. All the bedrooms have built in storage and one which is currently used as an office has been fitted with book shelves. Opposite the kitchen is a rear porch and a back door.

Outbuildings

There is a car port beside the front door and two substantial but dilapidated outbuildings have previously provided log storage and workshop space but could work equally well as sites for stabling or keeping hobby livestock, depending on a buyer's requirements.

Grounds

The grounds at Firgrove are a particular feature of the property. Extending to 2.24 acres they are laid out mainly to the west of the house with the pond at the centre and a pretty burn running along the eastern boundary. The grounds are largely wooded with scenic glades and glimpses of the Ochil hills to the north. Rhododendrons and azaleas are amongst shrubs that provide colour near the house. The garden is a haven for wildlife and while it provides excellent privacy for the house, there is potential to open out the views and create more usable open spaces.





Field

Adjacent to Firgrove and just to the south of the Naemoor Road is a field of about 2.8 acres which is owned by the sellers and may be available for purchase by separate negotiation. The field is edged in pink on the sale plan. If sold, this field will be subject to an overage agreement as mentioned below.

Development Potential and Overage

As the house and garden grounds at Firgrove fall within the settlement boundary there may, subject to obtaining the relevant consents, be scope for short-term development.

Given the development potential of the site, overage (clawback) provisions may be required by the vendor, subject to the form of offer received from the purchaser. Further details are available from the selling agent.

DIRECTIONS

From Kinross, take the A977 heading west until reaching Crook of Devon. In the centre of Crook of Devon take a right turn and follow Naemoor Road for approximately 1 mile. The entrance to Firgrove is on the right hand side before reaching the T junction at Rumbling Bridge.

GENERAL REMARKS

Viewings

Strictly by appointment with Savills – 01738 477525.

Services

Mains water, electricity and drainage

Oil fired central heating.

Local Authority & tax band

Perth and Kinross Council tax band E



Fixtures & Fittings

The fitted carpets, the washing machine/tumble dryer and the fridge freezer are all included in the sale.

Photos taken and brochure produced in April 2019

Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Offers

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

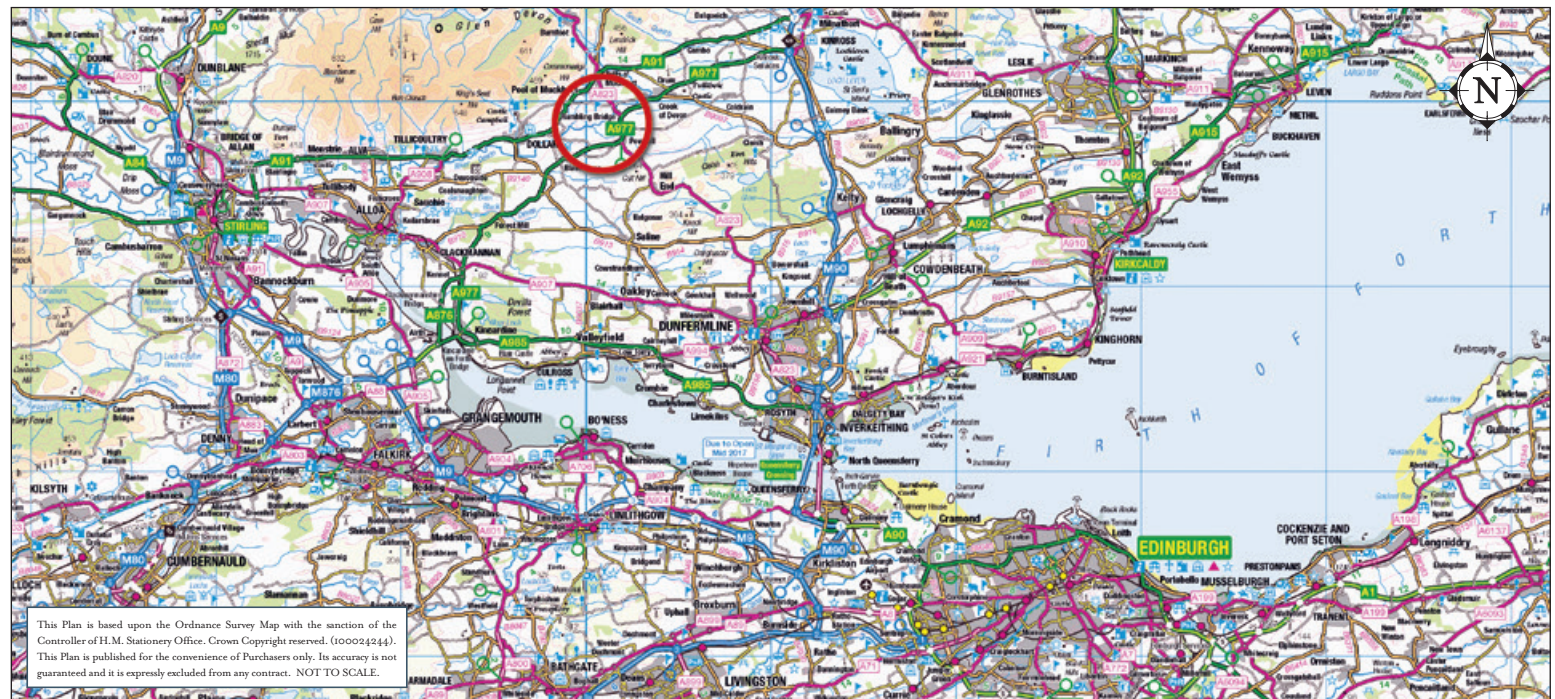
Deposit

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

IMPORTANT NOTICE

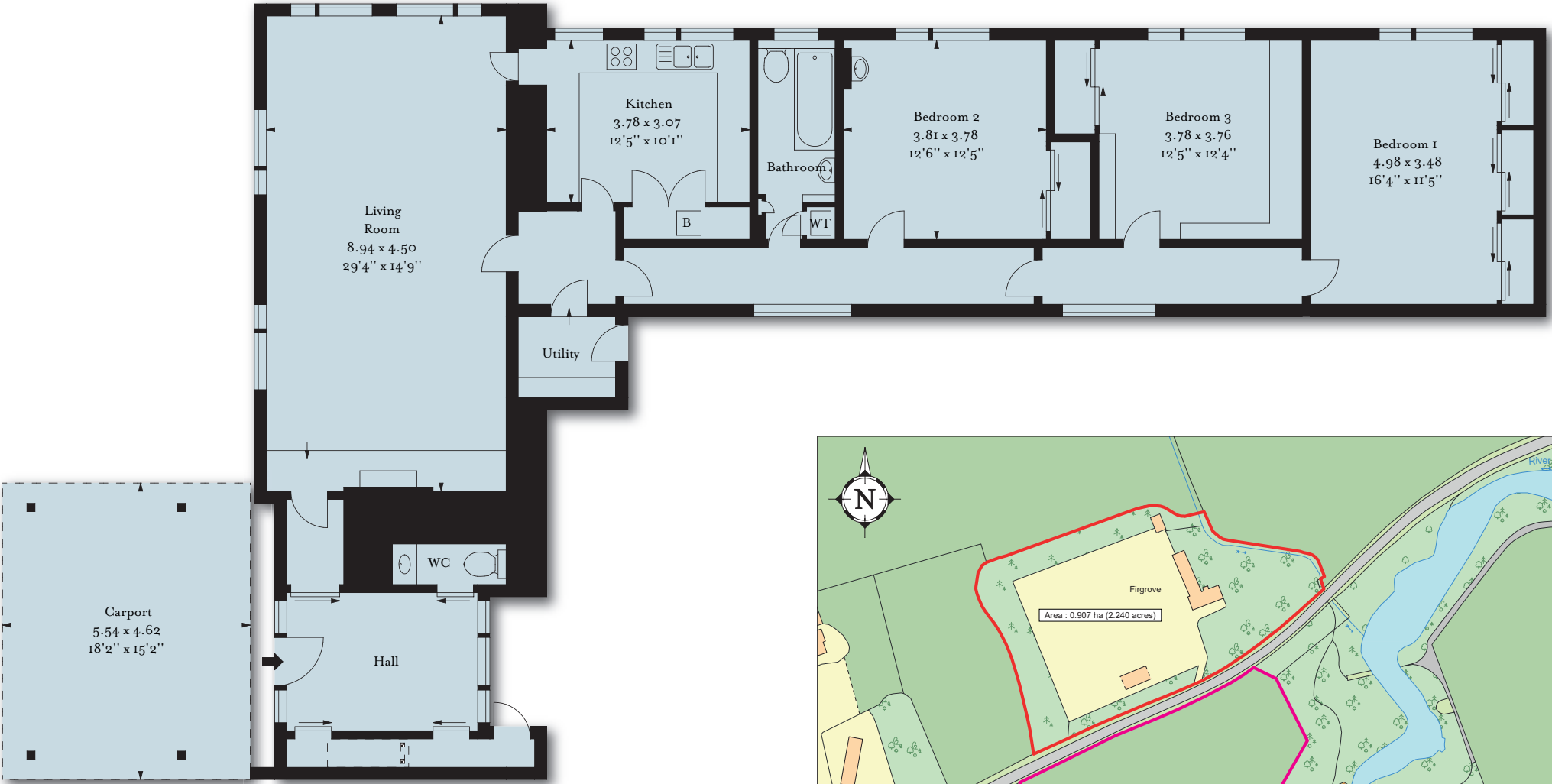
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Approximate Gross Internal Floor Area:
172.52m² (1857sqft)

For Identification Only. Not To Scale.



GROUND FLOOR

