



An historic village home overlooking Loch Leven

Millhouse, The Cobbles, Kinnesswood, Kinross, KY13 9HL

Freehold





Sitting room • Lower Sitting room • Dining kitchen • Office, utility room • 5 bedrooms • bathroom and shower room • Parking for 2 cars • Cottage garden and terrace with views over Loch Leven • EPC = E

Distances

Kinross 5 miles

Perth 18 miles

Edinburgh 30 miles

Situation

Millhouse is situated in the heart of the village of Kinnesswood at the foot of the Lomond Hills. Kinnesswood has a friendly and active community with a primary school, church, village hall, garage and village shop. Kinross (5 miles) has local shops, health and professional services, secondary schooling, and two golf courses. The M90 (4 miles) gives quick access to both Perth (18 miles) and Edinburgh (30 miles) while Glasgow is about 52 miles away.

There is a Park and Ride service at Kinross with regular express coach services to Edinburgh and Perth. Edinburgh Airport is 27 miles away. There are some excellent walking and cycling tracks in the surrounding countryside including a path to the top of Bishop Hill which rises up behind Millhouse. The Loch Leven Heritage Trail circumnavigates Loch Leven, linking natural, historic and cultural heritage with a stunning variety of scenery. There are several coffee shops and viewpoints en route to enhance the experience. Loch Leven's Larder which is a

popular farm shop and restaurant is also close by. Loch Leven is renowned for its National Nature Reserve, its excellent brown trout fishing and its Castle, where Mary Queen of Scots was held prisoner from 1567 until her escape in 1568. The Scottish Gliding Union airfield is about 1.5 miles away at Scotlandwell.

All distances and travel times are approximate.

Description

Millhouse is a characterful C Listed building dating from about 1805. Situated on one of Kinnesswood's old and narrow streets, the setting of Millhouse is enchanting. In the days when Kinnesswood was a village of crofters and weavers the Millhouse was a busy loom shop. Today it is a much loved family home arranged over three storeys. The house is situated opposite a well-tended memorial garden created by the village for Michael Bruce who was an 18th century poet known as the 'Gentle Poet of Loch Leven'.

A flight of stone steps from The Cobbles leads to the main entrance of Millhouse which is on the first floor. The house is quirky and full of character. Particular features include the lower sitting room which was added to the house in 2000 along with a utility room and principal bedroom. The lower



sitting room is a light and lofty room which is partially vaulted and has French windows opening to a south facing terrace. From here there is a fabulous view of Loch Leven. The sitting room at Millhouse is characterised by astragal windows, an exposed stone wall and has a wood burning stove giving it a welcoming and cosy atmosphere. The kitchen has room for a dining table and pretty windows framing views of Bishop Hill which rises up behind the house. A galleried landing on the second floor leads to the principal bedroom at the top of the house and there are four other bedrooms in total, one of which is used as study. Two of the bedrooms are situated on the ground floor where there is a charming 'front' door at street level. The house also has an office, shower room, bathroom and utility room.

Garden and grounds

A delightful garden has been landscaped around the house. To the rear an L-shaped area of lawn is partially enclosed with hedging and has a pretty burn running down one side. Herbaceous beds create wonderful colour in the spring and summer. On the south side of the house is a paved terrace which is ideal for sitting out in the summer and enjoying the glorious views.

Parking

There is off street parking for two cars.

Directions

Northbound, exit M90 at junction 5 and follow signs to Scotlandwell, then Kinnesswood. Southbound, exit M90 at junction 7, Milnathort and follow the A911 out of the town heading east for about 3 miles until arriving at Easter Balgedie and then Kinnesswood. In Kinnesswood, opposite Buchan's Garage, turn up a narrow road called The Cobbles. After about 90m park in a shallow layby alongside the stone wall of the Michael Bruce memorial garden, just opposite Millhouse. Take flight of steps from the road, which lead up to the main entrance at the rear of the house.

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

Listing

Millhouse has been Listed Grade C by Historic Environment Scotland.

Fixtures & Fittings

The light fittings, curtains, blinds and dishwasher are included in the sale. The washing machine and tumble drier are excluded from the sale.





Photos taken and brochure produced

March 2021

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.

Agents Note: We wish to inform prospective buyers of this property that the seller is related to an employee of Savills.



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Gross internal area (approx)
Total 170.3sq m/1,833 sq ft

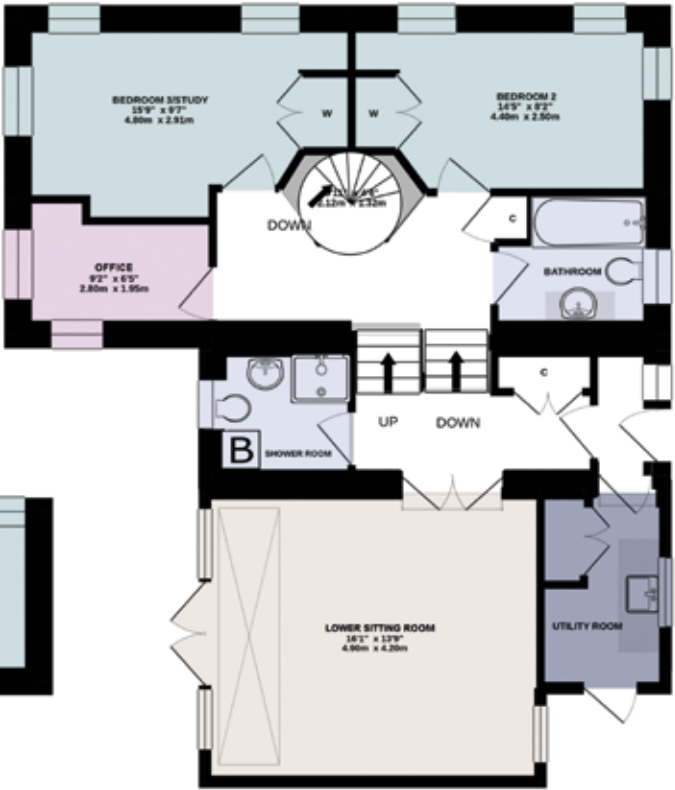


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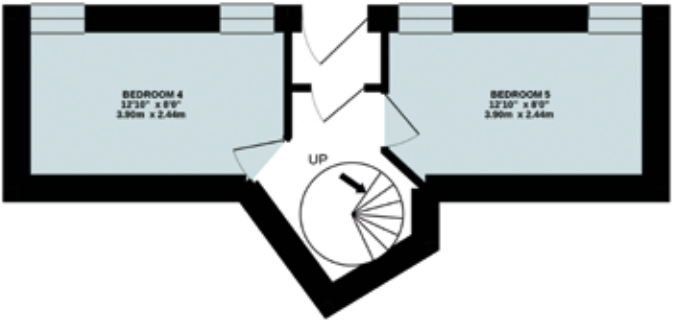
1ST FLOOR
837 sq.ft. (77.8 sq.m.) approx.



2ND FLOOR
707 sq.ft. (65.7 sq.m.) approx.



GROUND FLOOR
288 sq.ft. (26.8 sq.m.) approx.



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