

# Garden House, Naemoor Gardens, by Rumbling Bridge, KY13 0PY





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An architecturally designed 5 bedroom country house built into the old Naemoor Gardens walled garden.

Crook of Devon 1m, Clackmannan 1m, Muckhart 2m, Dollar 4m, Kinross 6m, Dunfermline 12m, Alloa 13m, Edinburgh 33m

A unique, architecturally designed house built into the old walled garden.

The living room, dining room and kitchen are one big open plan space with south and west facing bi-folding doors that open onto a large patio/garden. The dining area has an east facing bay window that attracts lots of light and there are exposed staircase beams giving the house some unique character. The house is well insulated and has an air source heat pump and double glazing throughout.

## Ground floor

Open plan entrance hall, living room, dining area and kitchen

WC / cloakroom

Utility room / rear entrance

Principle bedroom with dressing room and en-suite bathroom

Study / bedroom 5

## First floor

Hallway with large landing/study area

Bedroom 2 with en-suite bathroom. Lovely views to south east & west

2 further bedrooms and a box storage room

Family bathroom

Single garage with electric doors

Garden 0.47ac, driveway, patio area, grassed area to east and west

Room for separate office/apartment/pod, subject to planning.

**Offers over: £550,000**

**Option of 0.9 acre of adjacent field**



**The east elevation - Looking into the open plan living space from the open bi-folding doors.**





**GROUND FLOOR**

**Entrance hall (W) 3.50 x 2.0, 3.7 x 1.2m**

Marble effect tiled floor leading to open plan living room

**Cloaks/WC (W) 3m x 3m**

Cloak hanging area next to front door. Curved wall next to staircase

**Open plan living lounge/staircase 7.5 x 5.7, 4.0 x 0.9m(S, W) (includes kitchen)**

Bi-folding doors **(3.45m, 2.2m)** on the south western corner which open onto a large patio. You can sit in the house but feel like you are out in the garden. Exposed beams and timber, open plan staircase to first floor

**Open plan kitchen with dining area (E) 4.9 x 3.10, 3.5 x 0.9m**

Floor and wall units with electric oven, hob, extractor fan and sink. Views over the field to the river

**Utility room (E) 3.1 x 2.2m**

Fitted units with sink and spaces for washing machine and dryer. Access to walk-in electrics cupboard. Door to east garden

**Study/bedroom 6 (W) 3m x 2.5m** Attractive views westward

**Principle en-suite bedroom (W) 3.6 x 3.5, 2.0 x 1.5m**

With dressing room and en-suite bathroom (2.58 x 1.82m) with bath with shower over, WC and wash hand basin

**FIRST FLOOR**

**Landing/Hallway (W) 4.3 x 2.9 , 3.9 x 12m**

Space for open plan study area (3.43m x 2.97m) with Velux above

**Bedroom 2 (S, E, W) 5.86m x 4.00m**

Velux windows facing east and west, large south facing window with views to the river. With en-suite bathroom (E) 2.6 2.5m  
Bath with screen, WC and wash hand basin.



**Bedroom 3 (E, N) 4.83m x 2.95m**

Large window facing north, Velux window facing east and built-in wardrobe

**Bedroom 4 (W, N) 4.8m x 2.95m**

Large window facing north and Velux windows facing west

**Boxroom 5 (W, W) 4m x 2.25m**

Two Velux windows facing west

**Family bathroom (W) 3.88m x 2.12m**

Two Velux windows facing east  
Bath, WC, wash hand basin  
Garage 6.50 x

**Garden** 42 x 32m, 27 x 7m, 32 x 15m (west of wall). Total 0.47ac.  
Including patio and scope for granny flat, subject to securing planning consent

**Option of field.** 0.7 acre paddock (subject to a grazing lease).









Entrance hall leading to the open plan living space



Open plan living room



Open plan living room leading to kitchen



Open living room with bi-folding doors





**Kitchen and dining area**



**Dining area with lovely views to east, north and south**



**Family bathroom**



**Utility room**





Bedroom 1



Bedroom 1 en-suite



Bedroom 2



Bedroom 2 en-suite



Bedroom 3



Bedroom 4



The weir on the River Devon nearby











Nearby walks down to rumbling  
bridge garage



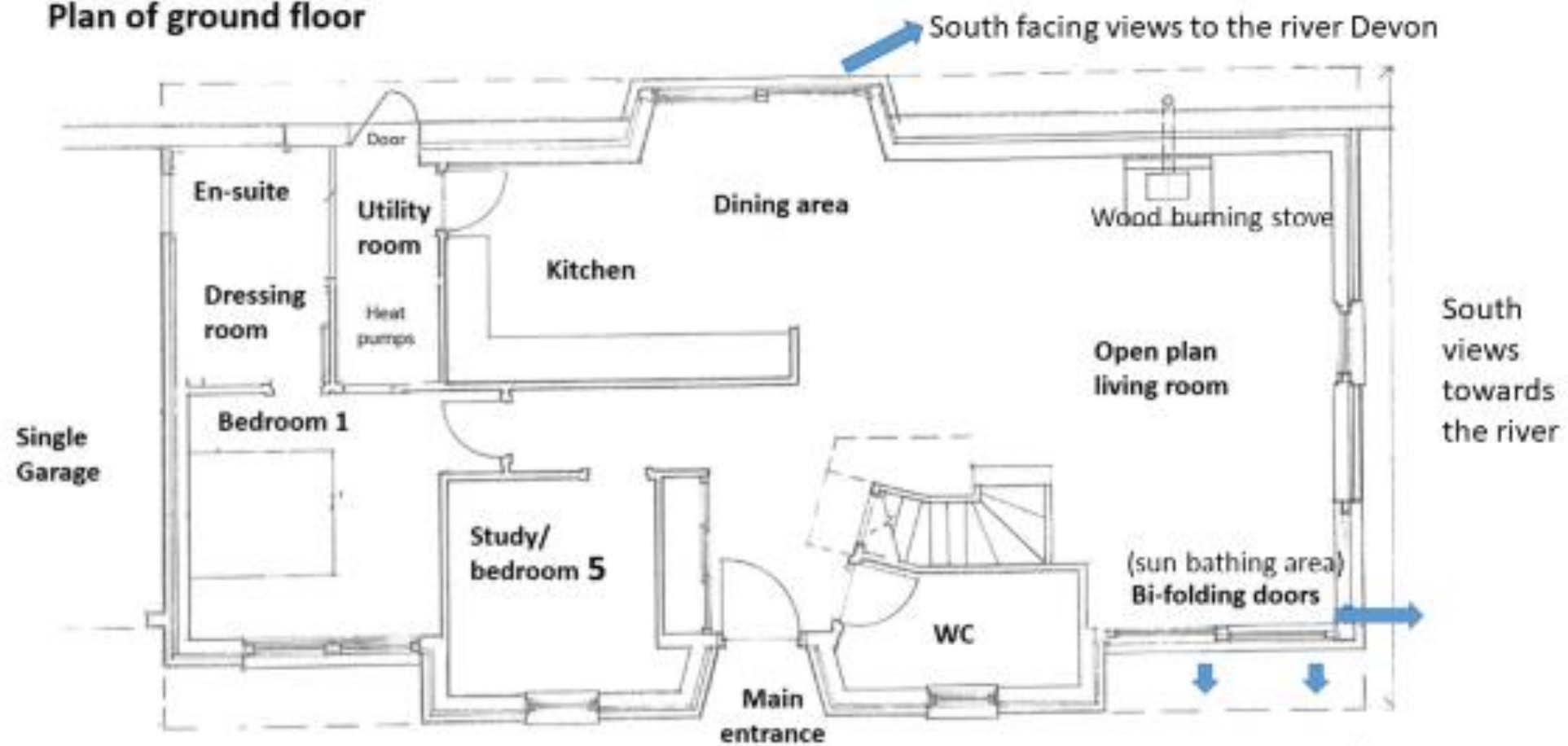
Outlook from driveway





Lovely outlook to the east over own paddock and other fields

### Plan of ground floor

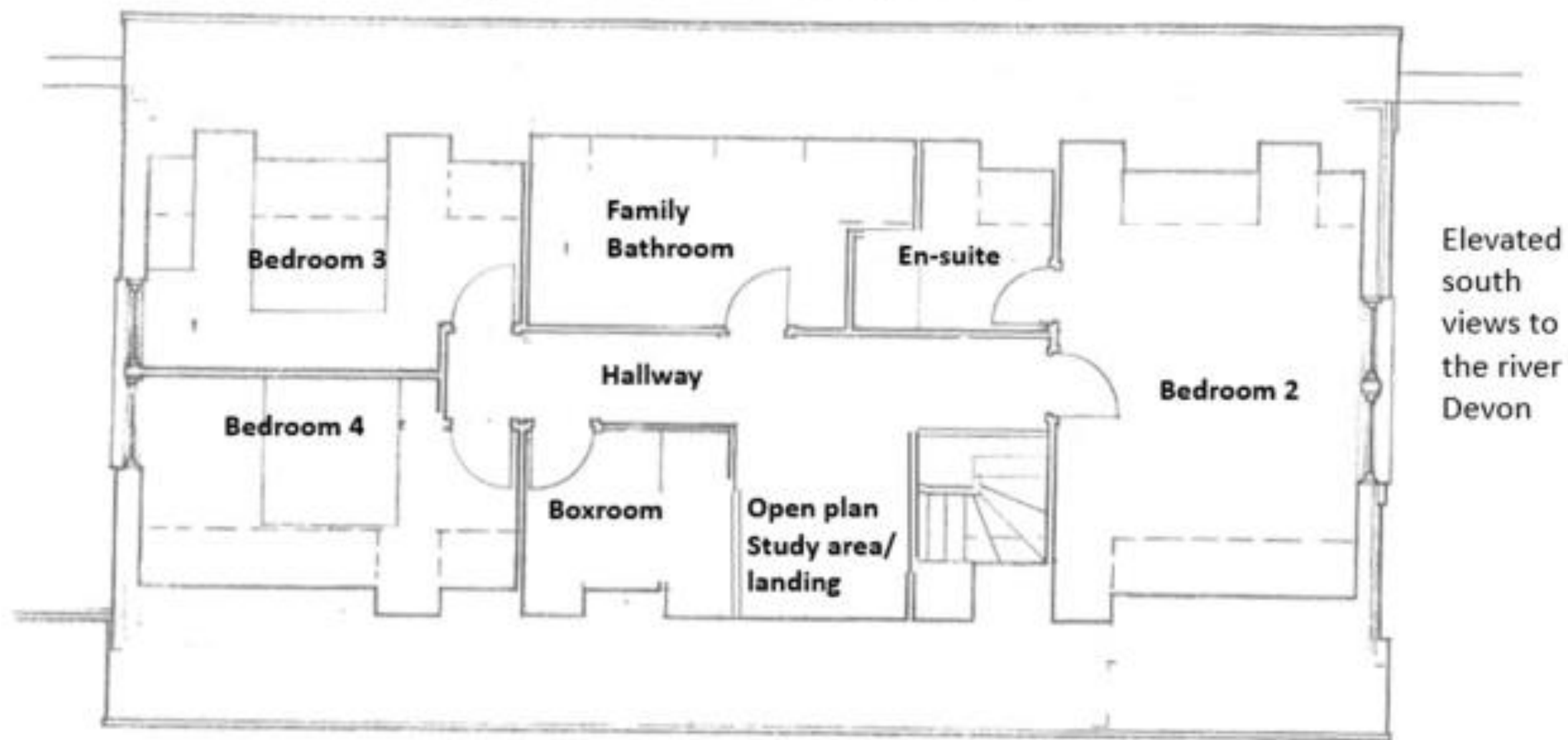


Large windows catching the afternoon and evening sun



## Plan of first floor

Lovely east facing outlook over open fields



Elevated south views to the river Devon

Excellent afternoon and evening light

N ←



## Situation

There are beautiful walks to Rumbling Bridge Gorge and up to Crook of Devon. The nearby Lendrick Muir House has wonderful facilities and grounds. Crook of Devon has a traditional pub which serves food, a general store/post office, church, park and village hall.

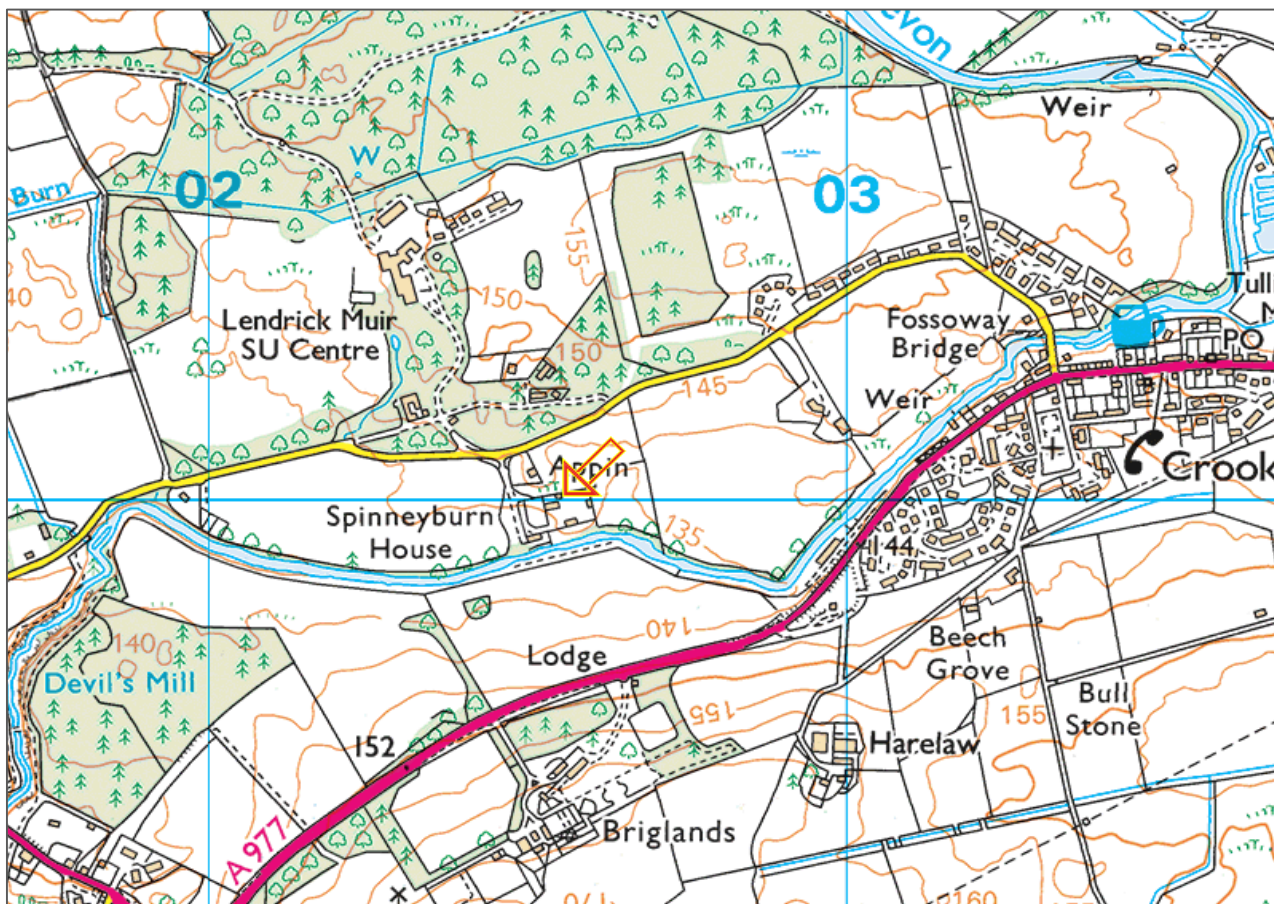
The excellent Fossoway Primary School, Crook of Devon, is within walking distance to the east and Muckhart Primary School lies 2 miles to the west. Kinross High School (6 miles) has a superb reputation as does the fee-paying Dollar Academy (4 miles to the west). School buses are laid on to both.

The Inn at Muckhart (2 miles) has won the Cask Marque Award Certificate of Excellence for Real Ale and offers meals. Muckhart also boasts a fantastic golf course. Established in 1908, it's set on a series of low rocky hills and includes several challenging holes. There are also three nine-hole courses at Arndean, Cowden and Naemoor. There are other courses at Kinross (6 miles), Dollar (4 miles) and the world famous championship courses at Gleneagles (12 miles).

Excellent leisure facilities can be found in Kinross and Dunfermline (12 miles) including supermarkets, restaurants, cinema, tourist attractions and retail.



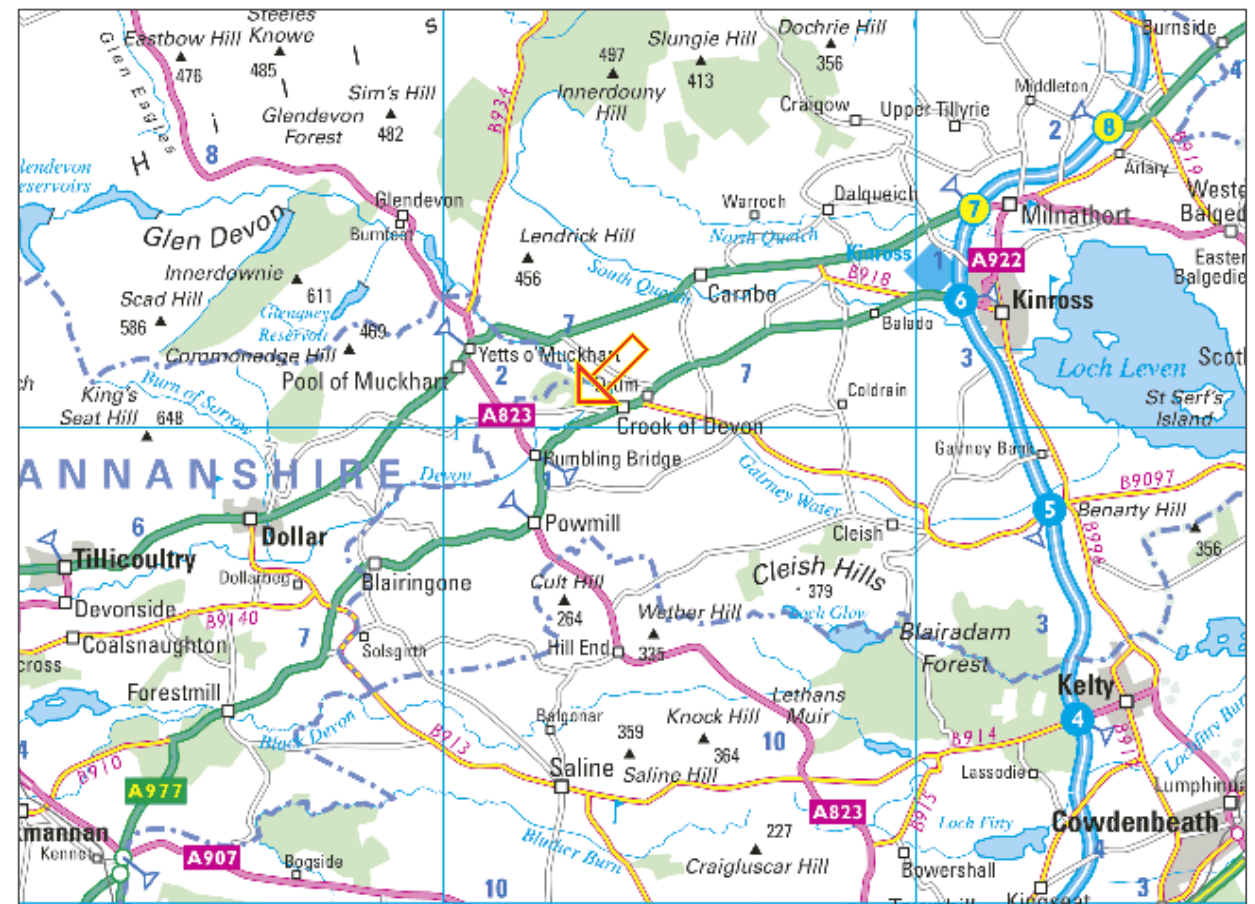




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### Directions:

**From Edinburgh** head North on the M90 and exit at junction 5; signposted Cleish & Crook of Devon. Head along the B9097 and at Crook of Devon turn left to Kincardine. Take the first right after the public house, signposted Lendrick Muir and Naemoor, over a bridge then, 50 yards after the entrance to Lendrick Muir House, turn left. Continue down the private, tarred driveway, and Garden House is the last house on the left.



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**From Perth** Turn off the M90 at junction 6 (Kinross). Head to Crook of Devon and continue as above.

**From Kincardine** head up the A977 through Rumbling Bridge and turn first left after you enter Crook of Devon, marked Lendrick Muir and Naemoor. Continue as above.



## Viewing and registering an interest

Viewing is strictly by appointment only. To arrange a viewing please contact McCrae & McCrae Ltd, 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. Tel: 01383 722454. Out of office hours please contact Rod McCrae on 07711 561814.

## Closing Date

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

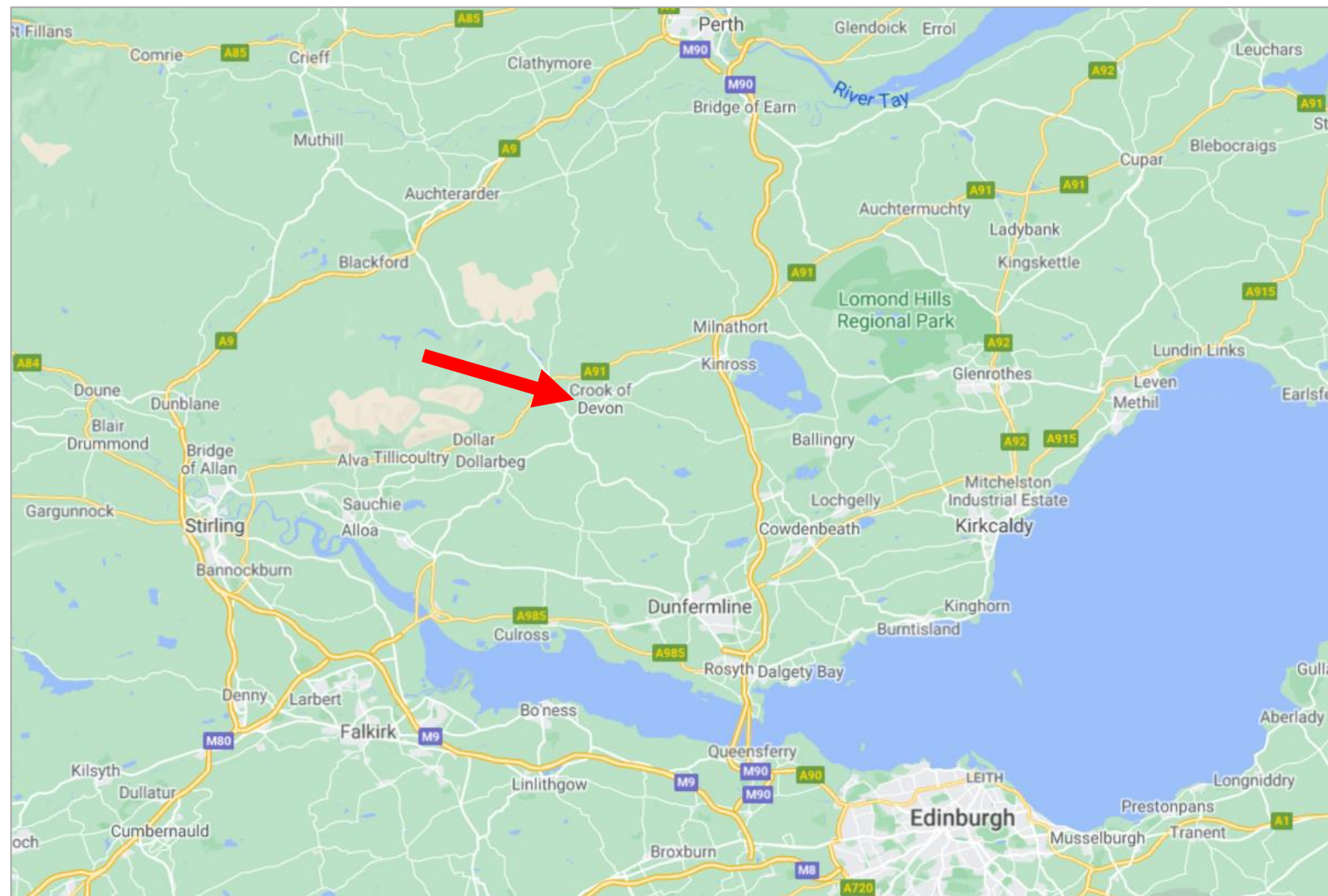
## Property Misdescription

These particulars do not constitute any part of an offer or contract. All measures are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or misstatement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

## Offers

Offers must be submitted in Scottish legal terms to the Selling Agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents. Date of Entry may have to be postponed until September to allow time for securing the completing certificate and EPC should be issued once staircase is completed.

**Please note a house is still to be built to the south of garden house.**



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The house is almost finished apart from the staircase. It does not need a home report as it is just being completed. The office cabin shown to the north east of the house (page 9) would require planning consent.



McCrae & McCrae Ltd, Chartered Surveyors, 12 Abbey Park Place, Dunfermline, Fife. KY12 7PD  
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