

The Coach House, Arnot Tower, Scotlandwell, KY6 3JQ



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An exceptional six bedroom country house with panoramic countryside views

Scotlandwell 1.5 miles, Kinnesswood 2.5 miles, Leslie 3 miles, Junction 5 M90 junction 7 miles, Kinross 7.5 miles, Edinburgh 31 miles, Glasgow 52 miles

This magnificent country house is in an elevated, private setting with large mature gardens and sweeping countryside views. The Coach House has been thoughtfully converted and extended while charming features from its beginnings as a stable, hayloft and groom's accommodation have been retained. This stylish and modern conversion was finished six years ago and needs to be viewed to be appreciated.

Open plan kitchen/breakfast room/family room with multi-fuel stove

Formal sitting room

Formal dining room

Three bedrooms with en-suite shower rooms

Two double bedrooms

Single bedroom / study

Family bathroom

WC

Two separate kitchens and one utility room

Lock two doors to create separate four bedroom and 2 bedroom houses

Large stone terraces, extensive lawns, mature gardens about 1 acre

Garage



Offers over: £785,000

Home report value: £850,000


mccrae&mccrae Ltd
Chartered Surveyors, Estate Agents, Planners & Valuers



McCrae & McCrae Ltd, Chartered Surveyors, 12 Abbey Park Place, Dunfermline, Fife. KY12 7PD
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This beautiful country house has been converted to a high standard with large areas of astragal windows and doors, along with oak, elm and pitch pine floors, doors, skirtings, worktops, sills and mantles, some dating back 100 years.

Accommodation

Ground Floor

Family room/breakfast room/kitchen (S, W)
12 metres of floor to ceiling windows including three French doors, ornate wooden fireplace with multi-fuel stove, tiled floor, 34 spotlights. Fully fitted kitchen with 4-ring electric hob and double oven

Utility room
Tiled floor and rear door

Kitchen (N)
Fully fitted with tiled floor, enamel sink with marble worktops, 5-ring gas cooker with oven, plumbing for washing machine and space for drier. Door to formal dining room

Dining room (S, S)
Space for dining table with 12 chairs, hardwood floor.

Entrance hall (S)
Arched stone entrance with storm door with

matching side astragal windows, two storage cupboards, staircase to first floor

Formal sitting room (S, N)
Panelled east wall and panelling on the whole south wall with three astragal windows, fireplace with multi-fuel stove, stone sides and hearth and long, hardwood mantle piece.

East Wing (first floor)

Staircase (N)
Landing, space for wardrobe

Bedroom 1 (S)
Slightly coombed ceiling with double Velux windows to the south and lovely views over the garden and farmland, fitted wardrobe
En-suite (N)
Shower, WC, wash hand basin and tiled floor

Family bathroom (N)
Bath, WC, wash hand basin, shower cubicle, tiled floor and bath panel

Bedroom 2 (S)
Coombed ceiling, window to south

Bedroom 3 (N)
Coombed ceiling, fitted wardrobe and alcove

Bedroom 4 (N)
Smaller bedroom with room for bunk beds

West Wing (above the family room)

A stunning curved staircase with glazed panel and hardwood handrail leads from the family room to the first floor

Bedroom 5 (N)
Large double room with two windows to the north and walk-through dressing room
En-suite
Bath, shower, WC, basin

Bedroom 6 (S)
An opulent bedroom with amazing triangular feature windows with stunning views south.
Spacious enough for two double beds
En-suite
Shower, WC, twin basins

Outside

Curving driveway, extensive lawns, large stone terraces and mature gardens. There is a 26x5 metre paved patio with planted borders. Double garage, storage shed with loft that could be converted into an annex, subject to securing planning consent. A tarred driveway serves the property. The lower section is shared.

Open plan family room



Kitchen in the open plan family room



Open plan family room



Kitchen in the open plan family room



Kitchen in the east wing



Formal dining room



Formal sitting room



East wing entrance hall



Bedroom 1



Bedroom 1 en-suite



Bedroom 3



Family bathroom



Bedroom 2



Bedroom 5 en-suite

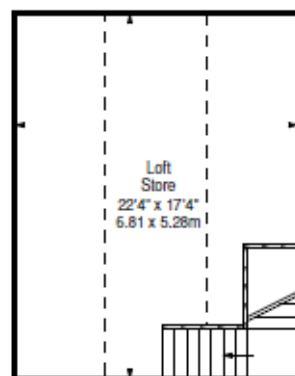


Bedroom 6

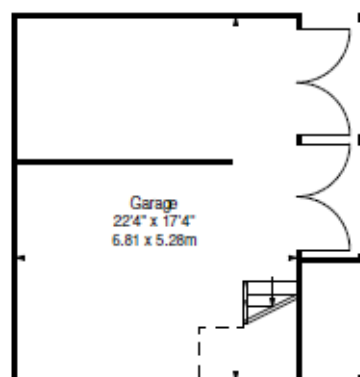


Bedroom 6 en-suite





First Floor



Ground Floor







Situation

Scotlandwell is a quaint village in picturesque surroundings bounded by the Lomond Hills Regional Park on the north east and Loch Leven national nature reserve on the west. It has a hotel and other local facilities are in Kinnesswood (2.5 miles) including Portmoak Primary School, church, village hall, garage and shop. Secondary schools are at Kinross or Dollar Academy (a bus runs from Kinross).

The Scottish Gliding Union airfield and a farm shop are nearby and the RSPB nature reserve at Vane Farm, with a café, trails and birdwatching, is 5 miles away. The award-winning restaurant and farm shop at Loch Leven's Larder is 4 miles. Leslie (3 miles) has shops, pubs, hotels and a golf course while Glenrothes (5 miles) has all the facilities of a major town. Kinross (7.5 miles) has lots of amenities including independent shops and cafes, a supermarket, a brewery, restaurants, secondary school community campus with library and gym, a swimming pool, health centre, curling rink, golf courses, tennis and bowling clubs.

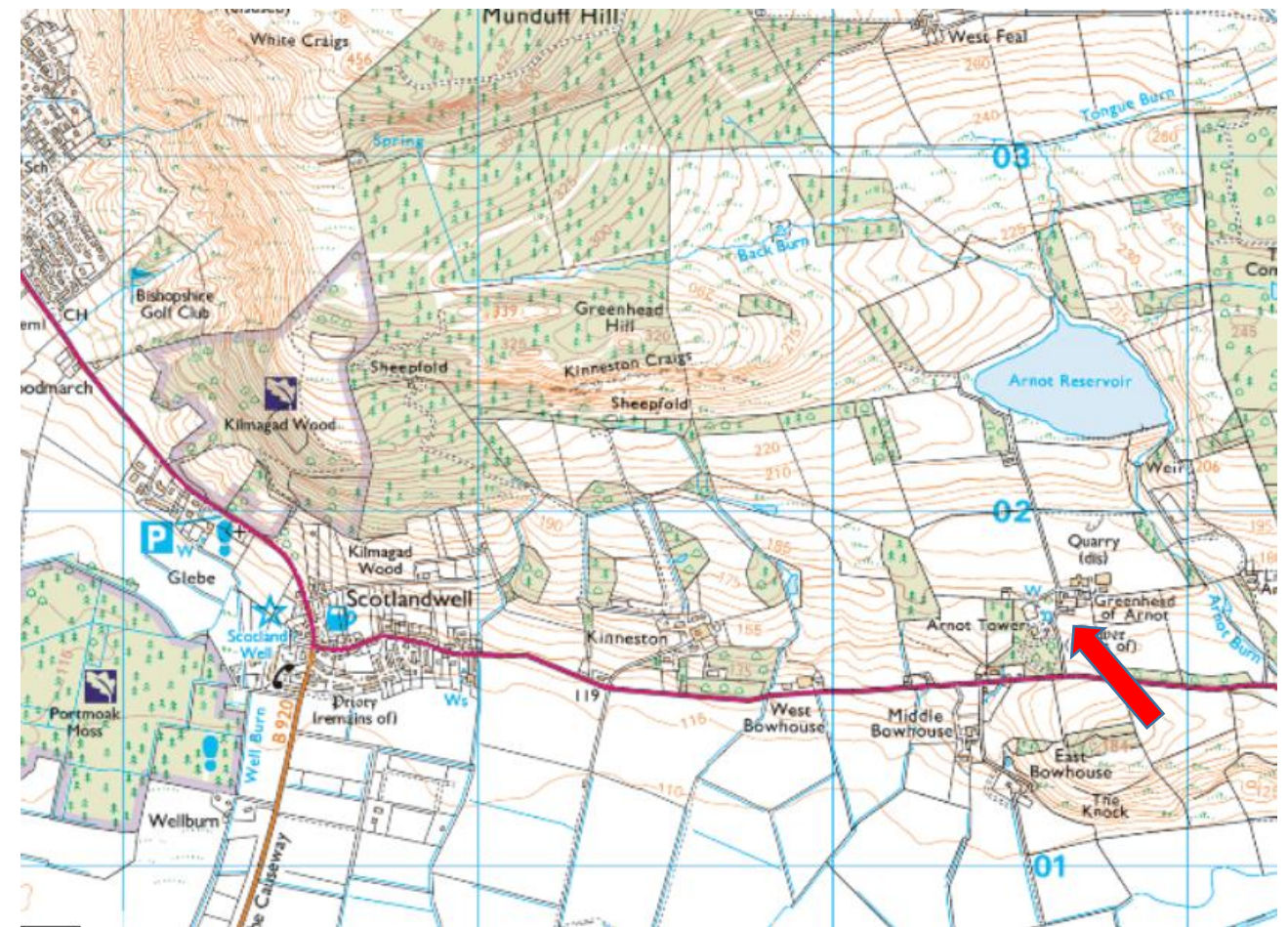
Loch Leven has a cycling and walking trail all the way around and an island with castle atop where Mary Queen of Scots was imprisoned in 1567.

The M90 (7 miles) gives quick access to Perth and Edinburgh. Kinross has a park and ride with regular express coaches to Edinburgh and Perth. The nearest railway station is at Markinch (7 miles) for services on the Fife Circle and to Edinburgh and linking to trams to Edinburgh Airport (29 miles). Inverkeithing (18 miles) has a rail station and park and ride with express buses to all major cities as well as the airport.





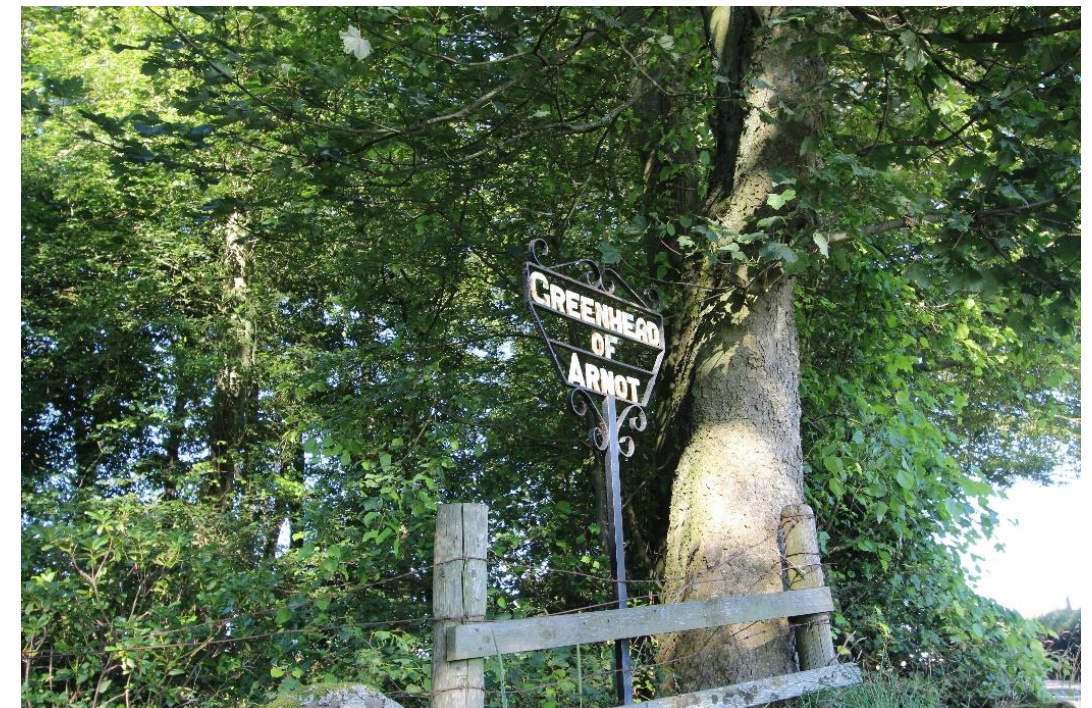
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Directions

From Edinburgh: Take the M90 to junction 5. Head along the south side of Loch Leven. Turn left at the T-junction and left again signposted Scotlandwell. From Scotlandwell take the A911 road right towards Leslie. Around 1.5 miles along this road turn left into the opening where there is a sign for Greenhead of Arnot (see picture right). The driveway to The Coach House is the first opening on the right.

From Perth: Take the M90 south to exit at junction 7 Milnathort. Head through the village going straight through the roundabout and turn right into Burleigh Road A911. Continue on the A911 to Scotlandwell and turn right, still on the A911, to Leslie. 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.



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