

Woodmarch Kinnesswood, Kinross-shire



Law Location Life

Woodmarch | Kinnesswood | Kinross-shire

Charming and Unique Detached Stone Built Cottage with attached converted Weavers Cottage, situated on the outskirts of the sought after village of Kinnesswood, adjacent to Kinnesswood Golf Course. Set in just over 1/2 an acre of mature grounds, the property requires some upgrading, but offers a fantastic opportunity to enjoy a beautiful family home with fantastic views over Loch Leven and Bishop Hill.

The accommodation comprises; 2 Entrance Hallways, Dining Kitchen, Sitting Room with Mezzanine Level, Family Room, Utility Room, Shower Room, Mezzanine Room, Office/Studio and 2 Double Bedrooms.

Externally there are extensive gardens to the front, overlooking Loch Leven and a driveway.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entrance Hallway

Entry is from the front into the entrance hallway. There are doors to the sitting room, shower room and inner hallway.

Shower Room

The shower room comprises, wc, built in wash hand basin with storage, shower cubicle and heated towel radiator.

Sitting Room

An exceptional reception room with full height ceiling, feature wood spiral staircase to the mezzanine level and sliding glazed barn door to the front. There is a log burning stove, further full length windows to the front and side and door to the utility room.

Utility Room

The utility room has storage units, worktops and space and plumbing for appliances.

Mezzanine Room

Accessed via the wood spiral staircase, there is a timber balustrade over looking the sitting room with Velux windows to the front and rear. This room could be utilised in a variety of ways. There are doors to a storage cupboard, attic space and office/studio.

Office/Studio

Large office/studio with fitted wardrobe, eaves storage cupboards and Velux window to the front with Loch Leven views.

Second Entrance Hallway

The second entrance hallway is from the front and has doors providing access into the kitchen/dining room, family room and storage cupboard. There is a staircase to the upper level.

Kitchen/Dining Room

A modern kitchen with storage units at base and wall levels, worktops and stainless steel 1 1/2 bow sink and drainer. There is space for an oven/hob and an extractor fan, open access to a shelved storage cupboard which is also accessible from the entrance hallway, fireplace and windows to the front, rear and side.

Family Room

A versatile room with windows to the front and rear, sliding door to the kitchen area and doors into both entrance hallways.

Upper Level Landing

A small landing with window to the rear over looking Kinnesswood Golf Club and Bishop Hill. There are doors to the master bedroom and bedroom 2 and storage cupboard over the staircase.

Master Bedroom

A large master bedroom with dormer window to the front with stunning views over Loch Leven.

Bedroom 2

A further double bedroom with dormer window to the front, with views over the rear gardens and towards Loch Leven. There is a hatch to the attic space.

Gardens

Set in just over 1/2 acre of mature grounds, the garden to the rear is extensive, with grass and mature trees.

Parking

There is parking to the front of the property, which can accommodate multiple vehicles.

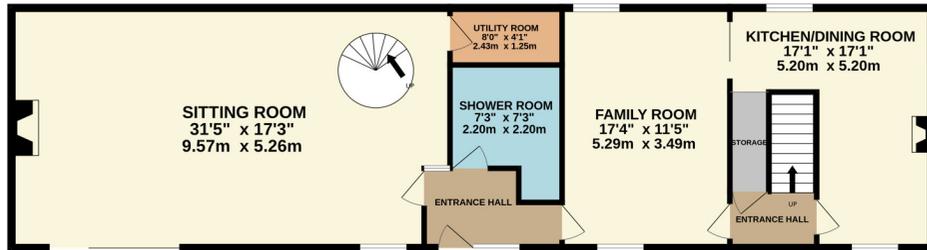
Solar Panels & Heating

Please see Home Report.

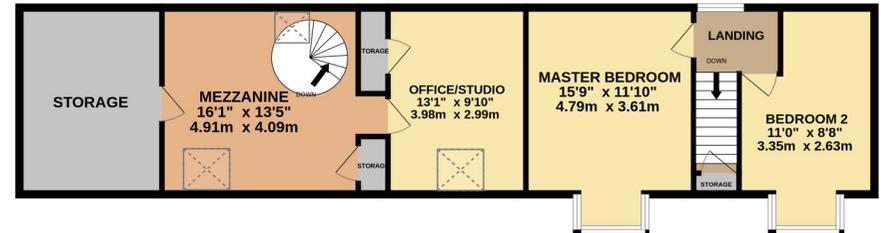
Sold As Seen

As this property was not occupied when we arranged the marketing, we have been unable to verify certain information. In particular, none of the services, fittings or equipment has been tested and no warranties of any kind can be given. This property is Sold as Seen with No Warranties/Guarantees Given.

GROUND FLOOR



1ST FLOOR



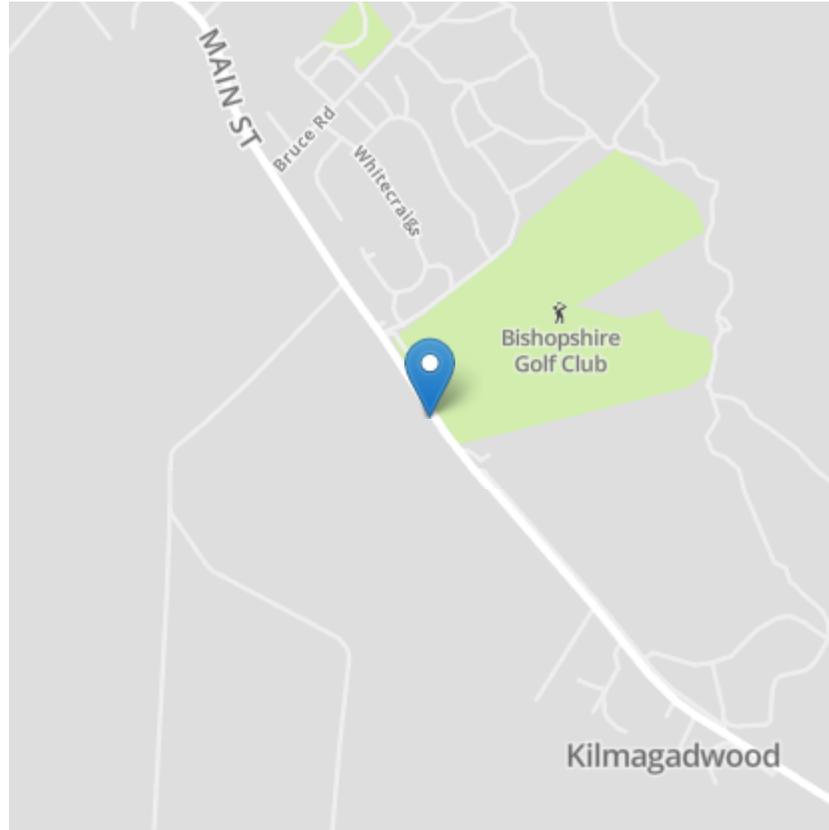
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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KINROSS-SHIRE - A BETTER PLACE TO LIVE

Kinrosswood is situated in Kinross-shire and is a beautiful village set below Bishop Hill and overlooking Loch Leven. It won 'Best Village in UK' in the 2023 Britain in Bloom awards and is home to the Michael Bruce Way, a delightful walk linking Kinrosswood and Scotlandwell. The village boasts a nine-hole golf course and some lovely buildings dating from the 18th and 19th Centuries. Amenities include the highly regarded Portmoak Primary School, village shop and garage. The RSPB Loch Leven nature reserve is within close proximity, as well as the renowned Loch Leven Heritage Trail, providing a 20km walking and cycling route around Loch Leven, with 5 cafes en route, with local inns at Wester Balgedie and Scotlandwell. The property gives easy access to Bishop Hill and the extensive trail networks in the Lomond Hills providing opportunities for walkers, runners and mountain bikers. Bishop Hill is a key location for paragliding along with the Scottish Gliding Centre at Scotlandwell. Kinross-shire frequently comes near the top of 'Best Places to Live' surveys. It has long been a popular location given its central position in relation to the major Cities and Towns of east and central Scotland. Edinburgh, Perth, Dundee and Stirling are all very commutable and even Glasgow is only around an hour or so by car. There is a 'Park and Ride' service from Kinross to Edinburgh and good bus links to the other major towns and cities. Kinross High School is widely recognised as one of the best comprehensive schools in the country and there are a host of public schools within easy travelling distance, including Dollar Academy.



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Notes of Interest and Offers

All offers for this property should be submitted in Scottish legal terms to our Property Department. If you are interested in this property you are advised to "note interest" with Andersons via your solicitor.

Andersons LLP is a limited liability partnership (No. 300983) having their registered office at 40 High Street, Kinross KY13 8AN

