

# Vine House Rumbling Bridge



Law Location Life



# Vine House | Rumbling Bridge

Vine House is a striking Detached Architect-Designed Country Home, which sits on a large plot of 0.4 acres, within a small development of similar properties and with enviable views over the River Devon.

One of the most distinctive and captivating homes in the area, it has been thoughtfully constructed around the footprint of an original walled garden, is beautifully presented throughout and offers a rare blend of contemporary living and mesmerising charm.

The spacious and flexible accommodation comprises; Reception Hallway, Open Plan Kitchen/Dining Room, Utility Room, Sitting Room (Feature Gallery Level with Office Space), Living Room, Garden Room, Office, Cloakroom, WC Room, Inner Hallway, Master Bedroom (En Suite Bathroom), 3 Further Double Bedrooms & Family Shower Room.

Externally the South facing gardens are a true highlight. Enclosed by the original stone wall, it has been mainly turfed for ease of maintenance and gently slopes down towards the river, where a superb decked sun terrace offers a stunning vantage point across the water. Additional outdoor features include a sheltered patio, several garden sheds and wood stores, a stone-built single garage with lapsed planning permission to form a granny annex and driveway with parking for 4/5 vehicles.

The property also benefits from regular payments from the Rumbling Bridge Community Hydro Scheme.

Viewing is highly recommended and strictly by appointment only.







# Accommodation

## Reception Hallway

Entry is from the front into the reception hallway. There is Karndean flooring, skylight, open access into the inner hallway and doors to the open plan kitchen/dining room, wc room and storage cupboard.

## Open Plan Kitchen/Dining Room

A large open plan kitchen/dining room with quality storage units at base and wall levels, worktops, feature kitchen island with further storage and ceramic 11/2 bowl sink and drainer. Appliances include a 'Rayburn' and Rangemaster', extractor fan, integrated fridge and dishwasher. There is skylight, further window to the rear, storage cupboard, door to the utility room, open access into the dining area and tiled flooring. The dining area has ample space for a dining table, window to the rear, wood flooring and doors into the sitting room.

## Utility Room

A good sized utility room with additional storage units, worktops, stainless steel sink and drainer, spaces for a washing machine, tumble dryer and fridge/freezer, windows to the side overlooking the covered outside BBQ area and door to the rear into the garden.

## Sitting Room

A stunning and charming room with feature gallery with access via stone steps into a turret, with small window to the front. There is a large fireplace with open fire, wood store with access from outside, wood flooring, shelved storage cupboard, skylight and window over looking the garden. French doors provide access into the garden room.

## Gallery/Office

The gallery is currently used for additional office space and has 2 skylights to the front, window to the side and vinyl flooring.

## Garden Room

The garden room has wall to wall bifold doors to the front, with direct access into the South facing rear garden, two skylights, wood burning stove, LVT flooring and door to the vestibule/cloakroom.

## Vestibule/Cloakroom

The vestibule/cloakroom has double doors to the front, serving as an additional entrance, LVT flooring and door to the office.

## Office

A versatile room, currently utilised as an office. There is LVT flooring. windows to the sides and two floor to ceiling windows to the front, allowing for stunning garden views towards the river.

## WC Room

The wc room has vinyl flooring and comprises; built in wash hand basin and wc with storage and storage cupboard.

## Inner Hallway

The inner hallway is carpeted and has doors to the living room, 4 bedrooms, family shower room, storage cupboard and hatch to the extensive attic space with Ramsay ladder. There is a floor to ceiling window to the side, with additional windows and door providing access into the small courtyard style side garden.

## Living Room

A magnificent reception room with carpeted flooring, large fireplace with wood burning stove, window to the front with built in window seating, further window to the side and two skylights.

## Master Bedroom

The carpeted master bedroom has two built in wardrobes, window to the front, skylight and door to the en suite bathroom.

## En Suite Bathroom

The en suite bathroom has LVT flooring and comprises; corner bath, 'his and hers' wall hung wash hand basins with LED mirrors, wc, corner shower, chrome towel radiator and window to the front.

## Bedroom 2

A double bedroom with carpeted flooring, windows to the front and side and fitted wardrobe.

## Bedroom 3

A third double bedroom with skylight, window to the side, two fitted storage cupboards, built in shelving and carpeted flooring.

## Bedroom 4

Bedroom 4 is a further double bedroom and has a window to the front, built in shelving and window to the front.

## Family Shower Room

The family shower room has LVT flooring and comprises; walk in shower, wall hung wash hand basin, wc, chrome towel radiator, skylight and small feature window to the front.

## Gardens

The property is set in just over 0.4 acres of South facing gardens, which is bounded by an old stone wall. The rear garden is predominantly laid to lawn, with mature trees, raised sun decks, patio and direct access down to the river. There is a large timber shed with adjoining wood store and covered BBQ area. There is an additional garden to the side which is courtyard style and bounded by trees. To the front of the property is an additional timber shed and wood store.

## Garage

A stone built single garage with power, light, doors to the sides and up and over door to the front. The garage has lapsed planning permission to form a granny annex\*

## Driveway

The driveway to the front can accommodate 4/5 vehicles.

## Heating

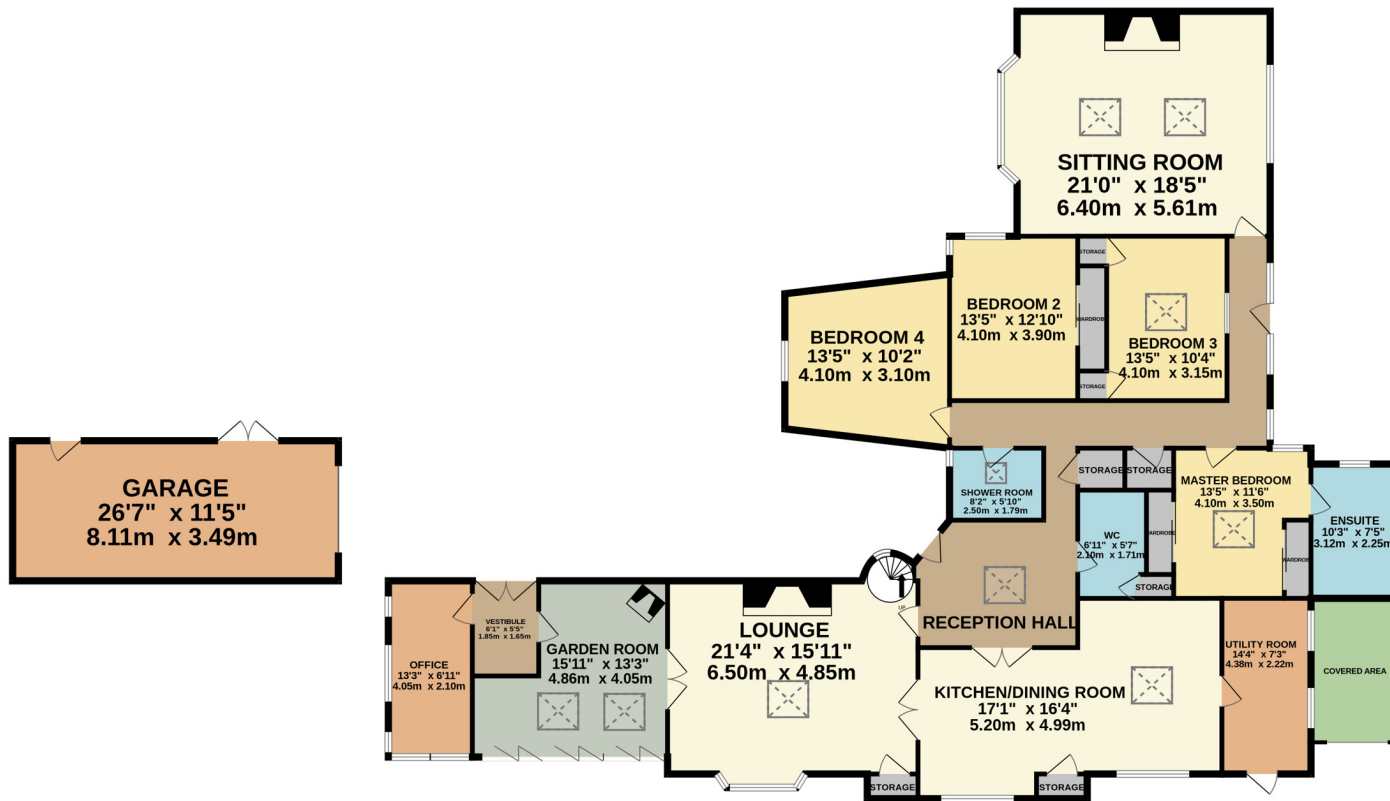
There is oil central heating, with underfloor heating in all rooms apart from the living room, sun room, office and vestibule/cloakroom.

## Community Hydro Scheme

The property receives regular payments from the Rumbling Bridge Community Hydro Scheme. More details on request.

\*As per the title deeds any addition to the property must be used for the sole use of the property alone and cannot be rented or used as a holiday let etc.



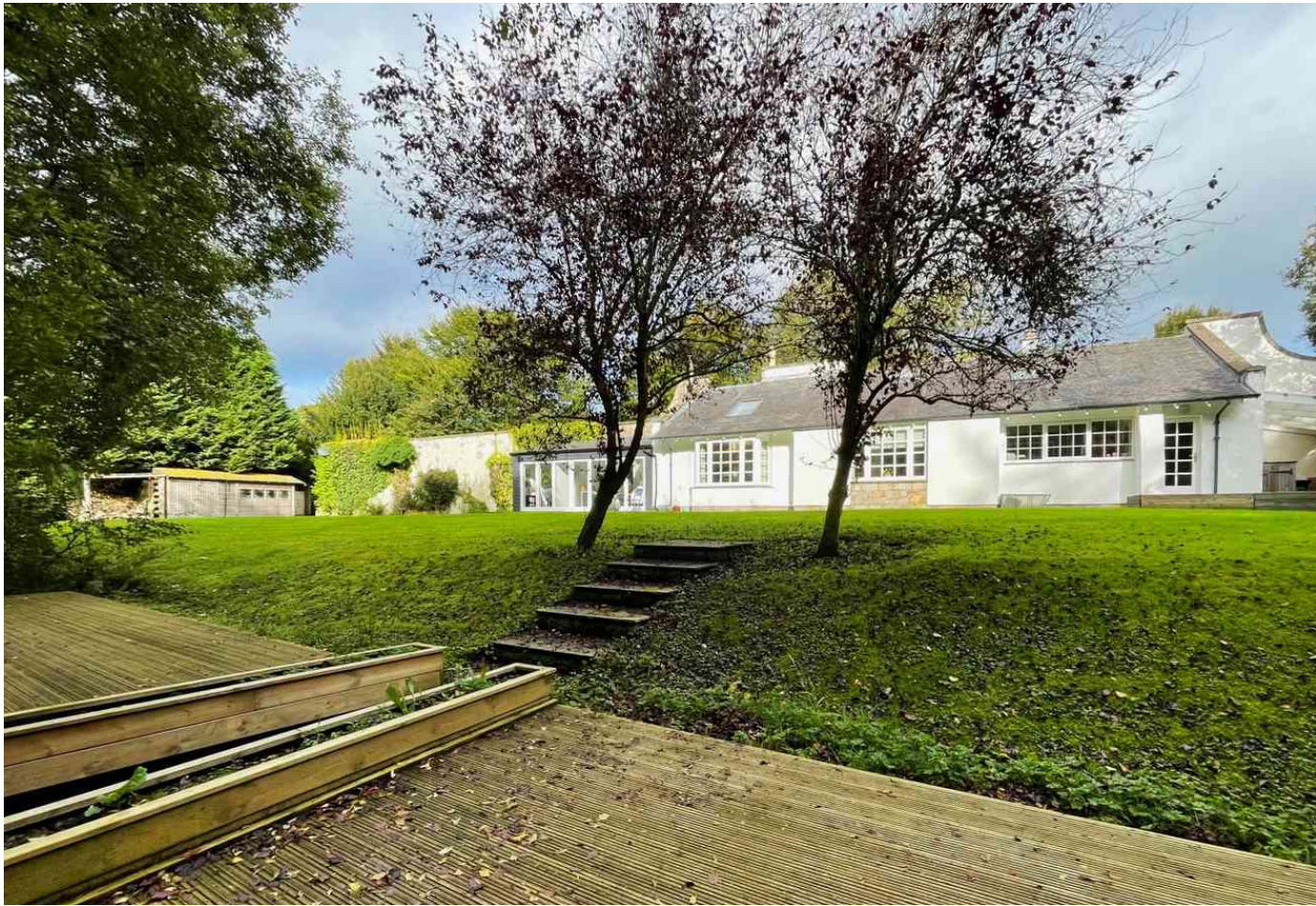


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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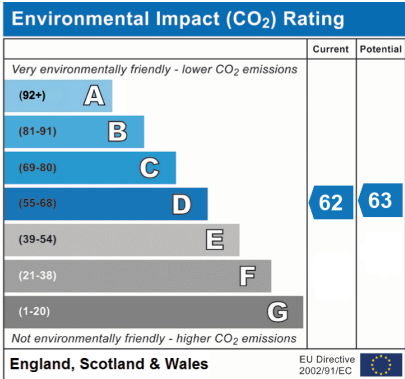
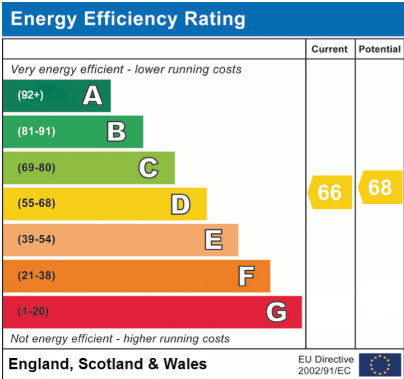






# RUMBLING BRIDGE - A BETTER PLACE TO LIVE

Rumbling Bridge is a popular rural village within easy access of the M90, there is a small village shop, pub, petrol station and sought after primary school in the adjoining village of Crook of Devon, whilst nearby Kinross offers a wider range of shops and other facilities. There is a 'Park and Ride' service to Edinburgh and bus links to the other major towns and cities. Frequently topping 'Best Places to Live' surveys the area is a popular commuter location given its central geographical position. Kinross-shire has, however, much more to offer. The schools throughout the area are all extremely highly rated. Kinross High School and Community Campus is widely recognised as one of the best comprehensive schools in the country and a host of highly rated public schools, such as Dollar Academy, are within easy travelling distance. Add to the mix a wide range of sports clubs and other organisations and it quickly becomes clear why this is a popular location for the young and not so young alike.



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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