

Easter Claysyke Fossoway, Kinross-shire



Law Location Life

Easter Claysyke | Fossoway | Kinross-shire

Exceptional and substantial, Eco Friendly Detached Country House, situated in a semi rural location, on a large plot of approximately 1.5 acres, surrounded by open countryside, with spectacular views of the Ochil Hills. This bespoke family home was built in 2013 and is set amongst an exclusive development of individually designed homes and offers contemporary open plan living space with luxurious fixtures and fittings throughout.

The accommodation comprises; Ground Level - Entrance Vestibule, Open Plan Kitchen/Dining/Sitting Room, Utility Room, Family Room, Guest Bedroom (En Suite Shower Room), Bedroom 3 (En Suite Shower Room) and Plant Room.

First Floor - Upper Sitting Room with feature gable end windows enjoying spectacular countryside views, Master Bedroom (En Suite Shower Room), Study Area, 2 further Bedrooms and Family Bathroom.

The property further benefits from a detached double garage, with scope for attic extension, large mono block driveway, west facing rear garden and paddock with polytunnel. Heating is via a ground source heat pump, with underfloor heating in all rooms with individual thermostats.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entrance Vestibule

Entry is from the front into the entrance vestibule, there is tiled flooring, windows to the front and side and door into the open plan kitchen/dining/sitting room.

Open Plan Kitchen/Dining/Sitting Room

A fantastic open plan room which incorporates a sitting room, dining room and kitchen. The kitchen area has luxury storage units at base and wall levels, with large kitchen island with storage and seating for 4, worktops and splash back tiling. Fitted appliances include a 'Neff' Induction hob, extractor fan, 2 fitted ovens, 2 fridge/freezers and a 'siemens' dishwasher. There is a window to the front and doors to the utility room, under stair storage cupboard, Guest bedroom, en suite shower room and bedroom 3. The sitting room and dining room area has French doors with side windows to the front, affording stunning countryside views over the rear garden. There is laminate flooring and oak staircase with glass panels to the upper level.

Utility Room

The utility room has epoxy resin flooring, storage units and base and wall levels, worktop, stainless steel sink and drainer and space and plumbing for a washing machine and tumble dryer. There are doors to a pantry cupboard, rear garden and family room.

Family Room

The family room has laminate flooring and window and door to the rear into the garden.

Guest Bedroom & Open Plan Hallway

The guest bedroom is accessed via an open plan hallway from the kitchen/dining/sitting room. It has carpeted flooring and window to the front.

Guest En Suite

The guest en suite is tiled with shower cubicle, wc, pedestal wash hand basin with storage and laminate flooring. There is a window to the front.

Bedroom 3 & Vestibule

Bedroom 3 is accessed from the kitchen/dining/sitting room via a small carpeted entrance vestibule. There is a window to the front and doors to the bedroom and en suite. The bedroom has carpeted flooring, 2 windows to the rear and fitted wardrobe with sliding mirrored doors.

En Suite Shower Room

The en suite shower room has tiled flooring with walk in shower, wc, wall hung wash hand basin, chrome towel radiator and window to the front.

Upper Level Living Room

A carpeted staircase provides access to the upper level and the open plan living room. A huge feature of this room is the stunning gable end glass windows with magnificent countryside views towards the ochil hills and over the rear garden. There is laminate flooring, an additional window to the front, hatch to the attic space and doors to the bedroom vestibule for the master bedroom and the hallway to bedrooms 4 and 5 and the family bathroom.

Master Bedroom & Vestibule

The bedroom vestibule is carpeted with fitted wardrobe with sliding mirrored doors and doors to the bedroom and

en suite. The master bedroom is carpeted with 2 windows to the rear, again with stunning views and a fitted wardrobe with sliding mirrored doors.

En Suite Shower Room

The en suite shower room is tiled with walk in shower, wc and wall hung wash hand basin. There is a window to the front.

Bedroom 4 & 5 Hallway

The hallway has a fitted wardrobe with sliding mirrored doors, study area with window to the front, laminate flooring and doors to bedrooms 4 & 5, family bathroom and storage cupboard into the eaves.

Bedroom 4

A double bedroom with carpeted flooring, windows to the front and rear and fitted wardrobe with sliding mirrored doors.

Bedroom 5

A further double bedroom with carpeted flooring, window to the rear and door to eaves storage.

Family Bathroom

The family bathroom has tiled flooring, shower cubicle, wall hung wash hand basin, bath with shower attachment, wc and chrome towel radiator. There is a Velux window to the rear.

Plant Room

The plant room is accessed from the front of the property.

Gardens & Paddock

The property is set in approximately 1.5 acres. The front garden is predominantly laid to lawn, with shrubs and a raised planter. The rear garden is west facing and fully enclosed, laid to lawn with a patio area. There is a gate providing access to the paddock and polytunnel.

Heating & Heat Recovery System

Heating is provided by ground source heat pump, this supplies underfloor heating at ground and first floor level, with individual thermostats in all rooms. There is a heat recovery system.

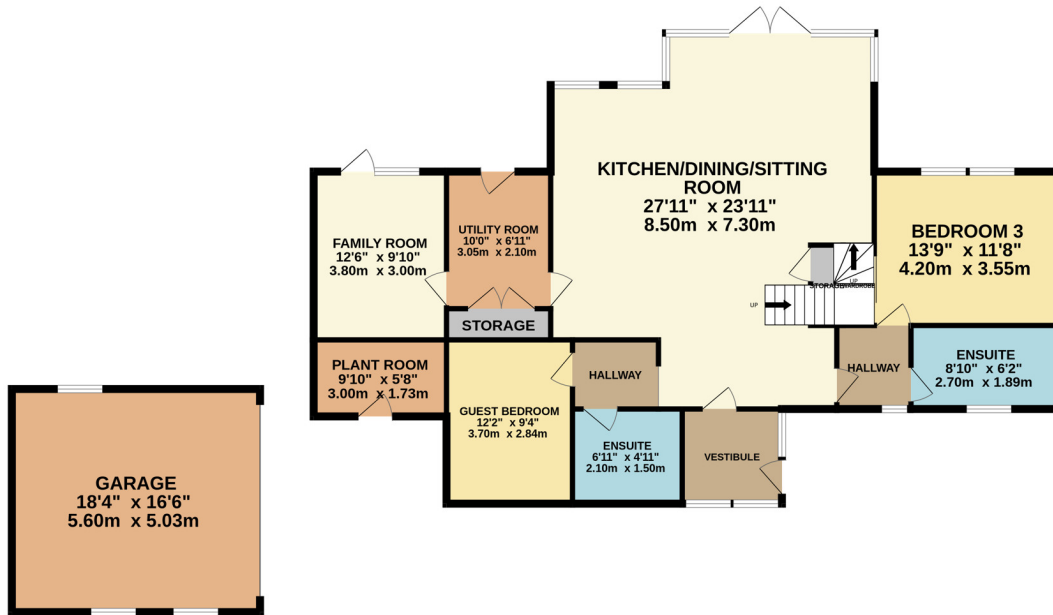
Garage

The property benefits from a double garage with door to the front, 3 windows to the sides and scope for extension into the attic space.

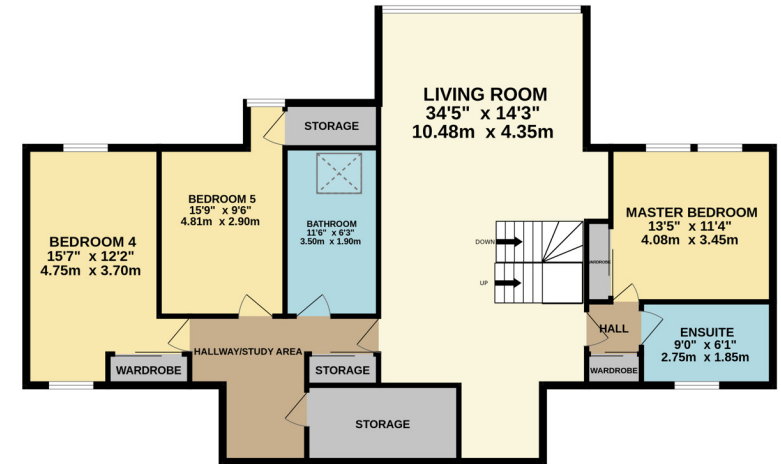
Driveway

There is a large mono block driveway to the front of the property which can accommodate 4+ vehicles.

GROUND FLOOR
1410 sq.ft. (131.0 sq.m.) approx.



1ST FLOOR
1216 sq.ft. (113.0 sq.m.) approx.



TOTAL FLOOR AREA : 2634sq.ft. (244.7 sq.m.) approx.

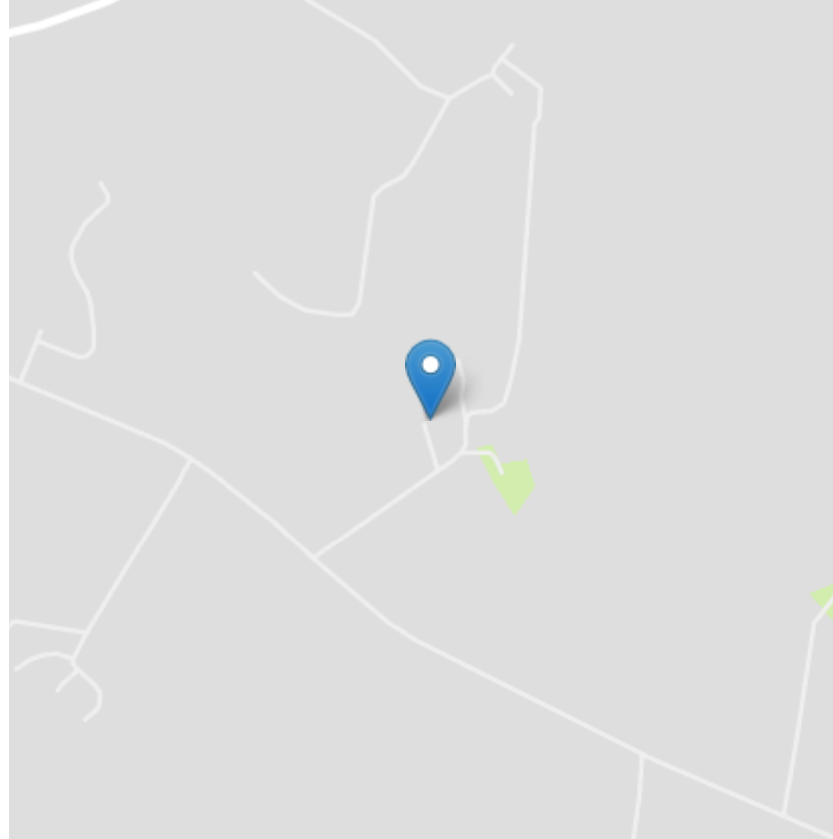
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Fossoway is on the outskirts of Drum, a popular rural village within easy access of the M90. The surrounding countryside provides ample opportunities for the outdoor enthusiast with nearby Loch Leven, which is renowned for its excellent fishing and outdoor pursuits such as walking, cycling and riding opportunities. St Andrews Golf Course is only some 35 miles to the east. The nearby town of Kinross offers a good 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 the nearby 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. For a more comprehensive list of available activities for all age groups. see www.kinross.cc



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		100
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		100
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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

