



TURFHILLS FARM COTTAGE,
Turfhills, Kinross, KY13 0NQ

TURFHILLS FARM COTTAGE

Turfhills, Kinross, KY13 0NQ

A timeless yet contemporary country home, affording a wealth of impeccably presented and handsomely proportioned family living accommodation, set within a generous and secluded plot.

The property occupies a semi-rural position to the West of Kinross, within 1 mile of the town's vibrant main thoroughfare, and features scenic and far-reaching views from the first floor towards the distant hills.

The town's attractive setting by Loch Leven and convenient position on the M90 corridor have cemented its popularity for generations.

Accommodation

Entrance Vestibule, Hall, Sitting Room, Dining Room, Kitchen/Family Room, Snug/Home Office, Utility Room, WC, and Double Bedroom 4 with en suite Shower Room.

Landing, Principal Bedroom Suite with Dressing Room and Bathroom, Double Bedroom with en-suite Shower Room, Double Bedroom 3, Family Bathroom, and Study/Box Room.

Exterior

Generous plot bounding the house on all sides, featuring an established and spacious wrap-around lawn garden and a stylish patio terrace set in the sheltered of a veranda. Mature trees, tall hedging, and verdant borders provide screening and seclusion.

Expansive gravel driveway providing parking and turning space for multiple vehicles and a stone pillared entrance with a pair of electrically operated metal gates.

Integral Large Double Garage.





Situation

Turfhouse Farm Cottage sits to the West of the historic town of Kinross, within one mile of its vibrant principal thoroughfare. Set by the banks of Loch Leven, Kinross and the seam of surrounding scenic countryside have earned a popular reputation, in part, for their proximity to the M90 and the well-regarded school catchment.

Kinross serves its community and the wider rural hinterland with a wide range of facilities, including an eclectic mix of independent stores, cafés, and pub/restaurants, as well as a supermarket, and the usual medical and professional services associated with town life. On the outskirts of the town, the contemporary 'Loch Leven Community Campus' houses a secondary school and excellent facilities including a leisure centre and a library. The town itself also hosts a curling ice rink, a tennis club, and two 18-hole golf courses.

The countryside around Kinross hosts a wide variety of recreational opportunities and rural pursuits, including trout fishing at Loch Leven and a network of footpaths, cycling, and bridle tracks to explore the local scenery and the renowned Ochil Hills. Loch Leven itself is a popular destination, with a Heritage Trail, an RSPB nature reserve, and an award-winning farm shop, with a café, deli/food hall and boutique. There is also a National Hunt Race Course at Scone Palace outside Perth; which, as one of Scotland's finest Stately homes, is an attraction in its own right. Its grounds also host an exhibition centre and a Polo field.

Keen golfers are spoilt for choice. In addition to the popular courses at Kinross Golf Club, there is a scenic 9-hole course in the contiguous village of Milnathort and an 18-hole course and the internationally acclaimed facilities of the Gleneagles Resort are approximately 18 miles away, featuring three championship golf courses, as well as a luxury health club and spa.

This corridor of Perth/Kinross-shire is well established as a commuter base for both Edinburgh and Glasgow, with easy access to the M90 South, towards Edinburgh and Central Scotland's arterial motorway network, and the M90 North towards Perth, the A9(N) to Inverness, and A90(E) to Dundee and then Aberdeen. Kinross Park and Ride offers bus services to the North and South and Inverkeithing Railway Station, which sits on the main East Coast line, is approximately a 12 mile drive away, from the property. There is also a railway station at Perth with services to Edinburgh, Glasgow, Dundee, Aberdeen and Inverness. Edinburgh International Airport is approximately a 22 mile drive.



General Description

Turfhills Farm Cottage is a fine example of a contemporary country home, wherein high-quality fixtures and luxury finishes have been utilised to create accommodation affording a high level of modern comfort. Completed in 2012, the bespoke house was designed by McFarlane Curran & Co. to encapsulate the charm of a country cottage with the contemporary elegance and performance credentials of a luxury 21st Century home.

Borrowing from traditional Scottish vernacular, the exterior of the house has a timeless aesthetic, while impressing a sense of character. Its classic rendered façade is set beneath a slate roof lent and is lent charisma by distinctive overhanging eaves.

Internally, the house affords approximately 3716 sq ft. of light-filled and well-crafted accommodation, which superbly aligns with modern lifestyle trends - incorporating the open-plan living space, so coveted by contemporary households today, and a trio of en-suite double bedrooms. Notably, the proportions of the rooms are of a scale rarely found in modern homes and there are four separate public rooms (including a statement open-plan kitchen/family room).

Beyond the threshold, the beautifully presented interior features a well-coordinated collection of finishes, including quality Karndean flooring, plush carpeting, and designer wallpaper. The accommodation is further accented by handsome corning and a thoughtful lighting design, with contemporary downlighting and statement pendants. In addition, it is appointed with an array of modern conveniences, including double glazed windows and a wet under floor heating system on the ground floor.

The main formal entrance is set within a porch protruding from the principal, south-facing elevation and opens into a traditional, welcoming entrance vestibule with a door into the main hall. In a design suited to trends in modern living, there is a second day-to-day or informal entrance into the house, accessed from the driveway to the East. Opening into the hall, the door is attractively set in the shelter of the overhanging eave and complimented by recessed downlighting.

The statement main hall impresses a genuine sense of arrival, serving as a sweeping central spine to the ground floor of the house and finished with quality oak effect flooring. Double doors into both the sitting room and dining room enhance the impression of space and lend the house to entertaining larger parties, when occasion demands.

The sitting room is a sumptuously proportioned reception space and invites alfresco living and entertaining, via a pair of glazed doors onto a large, sheltered veranda with a smart flagstone terrace – the ideal spot to indulge in the garden's southerly and westerly aspects and the view beyond the garden, over the neighbouring field.





The formal dining room is flooded with natural light via a contemporary cupola, comprising of four ceiling windows, and it also has a set of double glazed doors providing access to a patio terrace into the garden to the West.

Ideal for both sociable day-to-day living and hosting guests, the splendid open-plan kitchen/family room incorporates a flexible living space, which easily accommodates a full lounge suite, and has a set of patio doors inviting out to a south-facing patio terrace in the garden. The design-led kitchen itself showcases an array of stylish, two-tone wall and floor units, including a striking central island, all accented by quality black granite worksurfaces. Marrying style and function, it is well-equipped with ergonomic culinary storage, such as pan drawers, and a comprehensive range of integrated appliances, including: two Bosch ovens (one with microwave and steam functions); a Bosch induction hob set beneath a contemporary extractor fan; a full-height fridge, a full-height freezer, and a wine cooler; and a Lamona dishwasher.

There is a further comfortable public room on the ground floor, which offers inherently versatile accommodation. It is currently utilised as snug/TV room and can easily be imagined as a sizeable home office.

Functional utility and pragmatism are also at the fore of the house's design and, as such, it also features a smartly appointed ground floor WC, a utility room, and a copious quantity of integrated storage – including a ground floor cloak cupboard, a linen cupboard, and double or triple fitted wardrobes in each bedroom. The utility room is of a size rarely found in modern homes and is particularly well-suited to the rigmarole of family living within the country, with an entrance door from the double garage and a wall of base units housing a Samsung washing machine, a Beko tumble-dryer, and a one-and-a-half basin sink with draining board.





The ground floor accommodation at Turfhill Farm Cottage is completed by a generously proportioned double bedroom, which has an integral wardrobe set behind double doors and a Jack-and-Jill en suite. The accompanying shower room, which can also be accessed from the hall, is presented to a high standard with limestone effect tiling and has a deluge shower, a WC with a hidden cistern, and a wash hand basin set beneath a large wall-mounted mirror.

On the first floor, the bright landing is lent ample natural light via a tall window set behind the stairwell and has space to accommodate occasional furniture. It leads to three well-proportioned double bedrooms, as well as the stylish family bathroom and a study/box room.

The luxurious principal bedroom suite is particularly particular highlight of the accommodation at Turfhill Farm Cottage. It incorporates: a spacious bedroom with double glass doors and a Juliet balcony to the West, showcasing far-reaching views over the countryside to the distant hills; a walk-through dressing room with ergonomic wardrobe storage and a window affording natural light; and an ensuite with a corner bath with spa jets, twin wash hand basins set on a vanity unit with in-built cabinets, a WC, and a heated towel rail.

The second and third double bedrooms are similarly well-proportioned, and both have fitted with triple wardrobes, finished with mirrored sliding doors. One of the bedrooms benefits from a stylishly presented en suite shower room with a deluge shower finished with blonde tiling, a WC, a pedestal wash hand basin, and a heated towel rail.



The family bathroom is also appointed with timeless blonde tiling and has a bath with a mixer tap and a handheld shower attachment, as well as a separate deluge shower in its own enclosure. It also has a wash hand basin, a wall-mounted vanity mirror, a WC with a hidden cistern, and a heated towel rail.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH.

Tel: 0131 220 4160. .

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is KY13 0NQ.

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Mains Water and Electricity, Private Drainage. Oil-fired central heating and hot water systems.

Burdens

Council Tax Band - G

EPC Rating Band

C

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.







Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

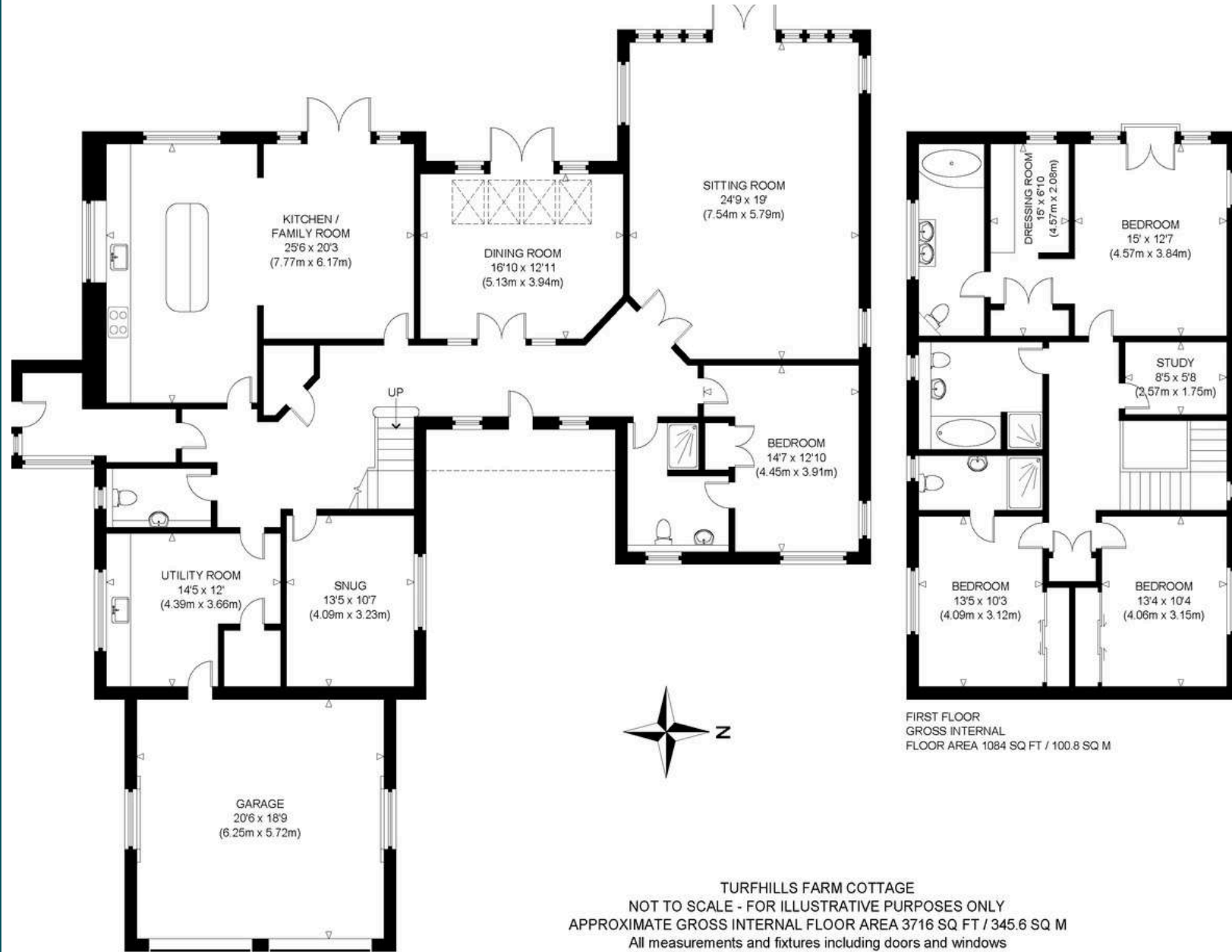
Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Rettie & Co, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 2632 SQ FT / 244.8 SQ M

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1084 SQ FT / 100.8 SQ M

TURFHILLS FARM COTTAGE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 3716 SQ FT / 345.6 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

Copyright © exposure
www.photographyandfloorplans.co.uk

RETTIE

0131 624 4183

mail@rettie.co.uk

11 Wemyss Place
Edinburgh
EH3 6DH



RETTIE

📞 0131 624 4183
✉️ mail@rettie.co.uk
🏠 11 Wemyss Place
Edinburgh
EH3 6DH

Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.