

Wester Broomhill

STATION ROAD, CROOK OF DEVON, KINROSS, KY13 0PG



This handsome residence sits comfortably on an elevated site with outstanding views



01383 660 570



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is excited to offer to the market this superb equestrian property with many additional benefits. This Handsome residence sits comfortably on an elevated site with outstanding views. Wester Broomhill is an outstanding home completed to a high standard enjoys an extremely peaceful situation surrounded by a 3-acre plot with open aspects across open fields and gently rolling hills, wild, rugged and absolutely beautiful. Up to 15.6 acres in total of land is available by separate negotiation if required. The house offers a comfortable family home with potential for extended family living or working from home. The package includes a four-bedroom home, a recently constructed six box stables, a log cabin currently serving as a Veterinary surgery. Wooden garage, greenhouse and a large storage container.

THE LOUNGE/DINER



Built to enjoy superb views over the surrounding fields and countryside, Wester Broomhill is a semi-rural property of exceptional character and style. The well balanced, well-proportioned accommodation results in a very comfortable home with a wonderfully solid and substantial feel throughout. Spacious and comfortable, the reception rooms on the lower level comprise a lounge/dining room with dual aspect windows infusing the room with natural daylight resulting in an uplifting space, a door leads to the sun lounge.



THE SUN LOUNGE



THE KITCHEN/DINER



The kitchen-family room-dining room is an elegant living area with a contemporary modern feel. A feature log-burning stove adds to the charm. A central island offers additional working space in what is again, a light-filled living room. The utility room sits to the rear of the house with a door to the gardens.





There are two bedrooms and a bathroom on the ground floor. The upper floor has two more bedrooms and a shower room.

THE BATHROOM



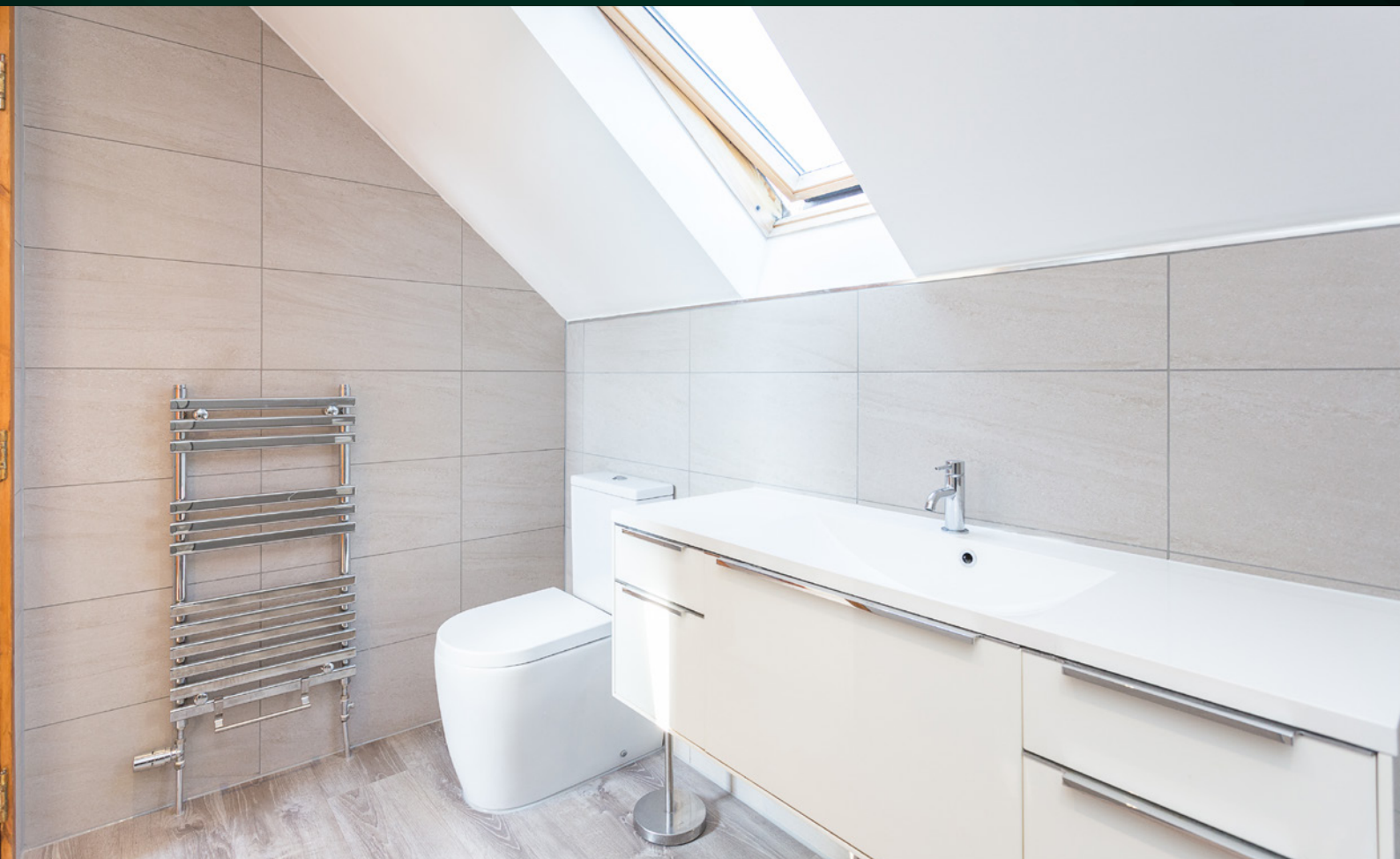
LOWER BEDROOMS



UPPER BEDROOM



THE SHOWER ROOM



The garden and grounds include a large office where our client held a Veterinary Surgery. This building is ideal as a home office recreation room. This home is a superb Equestrian property, Ideal for those looking for a village location with wide-open country views and miles of dog walking and hacking routes.

THE GARDEN & LAND





VETERINARY SURGERY



FLOOR PLAN, DIMENSIONS & MAP



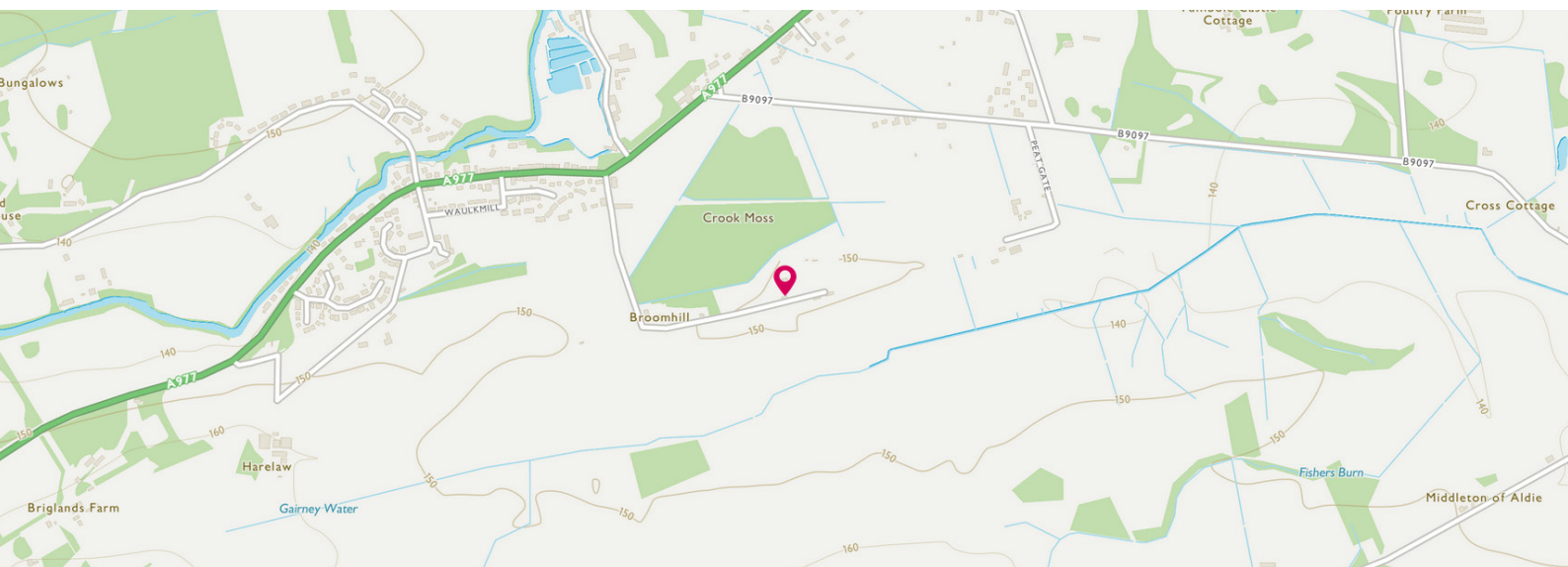
Approximate Dimensions (Taken from the widest point)

Lounge/Diner	10.20m (33'6") x 4.50m (14'9")
Conservatory	4.00m (13'1") x 3.80m (12'6")
Kitchen/Diner	9.50m (31'2") x 5.40m (17'9")
Utility	2.40m (7'10") x 1.80m (5'11")
Bedroom 3	4.80m (15'9") x 3.30m (10'10")
Bedroom 4	3.60m (11'10") x 2.50m (8'2")
Bathroom	3.70m (12'2") x 1.90m (6'3")

Shower Room

Bedroom 1	4.50m (14'9") x 4.40m (14'5")
Bedroom 2	3.70m (12'2") max x 3.60m (11'10")
Garage	7.00m (23') x 3.40m (11'2")
Stables	15.50m (50'10") x 9.30m (30'6")
Vet Surgery	5.80m (19') x 3.40m (11'2")

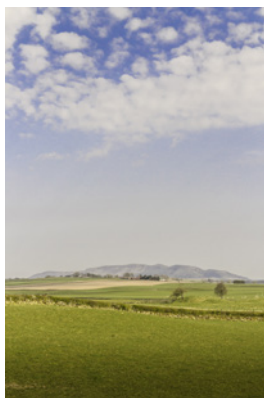
Gross internal floor area (m²): 210m²
EPC Rating: D



THE LOCATION

Ideally placed as a central point, this delightful and popular village offers good commuting links as well as easy access to Dollar Academy. The Crook of Devon is situated on the A977 about 6 miles from Kinross to the Kincardine Bridge. It lies at a point where the River Devon takes a sharp turn westwards after flowing eastwards from the Ochil Hills and comprises the Old Crook, Tulliebole Mill and Waulkmill areas.





The area is steeped in history. Broomhill House is situated in the outskirts of a popular residential village to the West of the county town of Kinross. The village is well served by local shops and a filling station offering day-to-day provisions and all other facilities can be found in nearby Alloa or Kinross. Meals and drinks can be taken at the local Inn where on sunny days you can sit outside and enjoy the local ambiance. The area offers myriad country pursuits and equestrian facilities alongside an active community spirit, which makes good use of the village Hall. Fishing, hill walking, golfing are available nearby and cycling is a strong pastime in the area. Kinross offers most sporting and leisure facilities including swimming pools and gyms, bowling clubs, curling clubs, cricket clubs etc. The city of Dunfermline to the South offers cinema and Theatre along with major retail parks. Known as the gateway to the Highlands, Kinross-shire nestles around the stunning shores of Loch Leven. For a small County Kinross-shire is rich in history and natural beauty. Excellent schooling is available at both primary and secondary levels with Dollar Academy, Strathallan, Kilcraston and Graigclowan all within easy reach.

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01383 660 570

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Text and description
JAYNE SMITH
Corporate Account Manager



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

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