



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**Carsehall By Drum**

CROOK OF DEVON, KINROSS, KY13 0UL



# Carsehall By Drum

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Ideally placed as a central point, this delightful equestrian property offers good commuting links as well as easy access to Dollar Academy. From here, all routes to Glasgow, Edinburgh, Fife, Stirling, and Perth are accessible.

The Crook of Devon is situated on the A977 about six 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.

Carsehall is situated on the fringe of a popular residential village to the West of the county town of Kinross. The village is well served by local shops and 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 club etc.





This handsome residence commands an enviable village location enjoying superb views over the surrounding fields and countryside.

Carsehall is a semi-rural property of exceptional character and space. The well-balanced and proportioned accommodation results in a very comfortable home of distinction with a wonderfully solid and substantial feel throughout.

Spacious, with elegant proportions, the reception rooms on the lower level comprise large drawing room with dual aspect and two doors to the rear of the property, lounge, with a bay window infusing the room with natural daylight, and the farmhouse style kitchen and family room. The kitchen offers a traditional fireplace and plenty of room for a comfy armchair as well as the dining table. On the ground floor are a guest cloakroom and a sizable utility room and boiler room. It should be noted there are two boilers for this home, one serves the upper floor and the other serves the ground floor ensuring this is a comfortable home.

On the upper floor, the lovely bright accommodation enjoys superb far reaching views over the surrounding

countryside. The master bedroom suite is particularly notable with a bay window and separate dressing room. Three further bedrooms plus a family bathroom on the half landing. The bathroom is tiled with travertine style tiles and offers a free-standing bath, separate shower enclosure, toilet and wash hand basin.

The well balanced, well-proportioned accommodation results in a very comfortable home of distinction with all the attributes one would expect within a country home.

Externally a drive leads around the back of the house where a garage and stable block add to the enjoyment of this home. The stable block has five boxes and a feed store. The property sits in around 7.5 acres which consists of garden ground and approx 7 acres of grazing land, currently divided into three sections with the small field to the side of the house holding a field shelter.

Carsehall requires a little TLC and would benefit from a maintenance program to the exterior, which, once completed, would make this an enviable country home. There is evidence of slight staining on the upper bedroom walls, the source of which is in the process of being repaired.



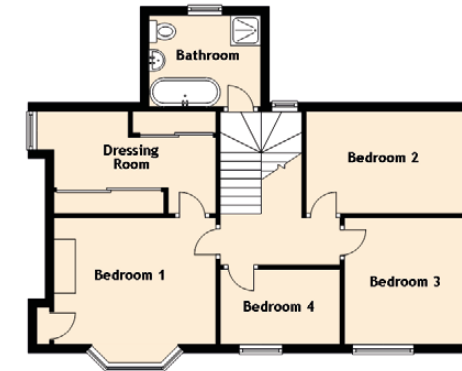
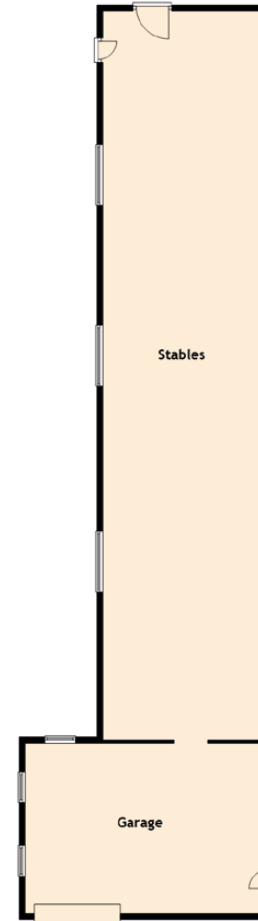






# Specifications & Details

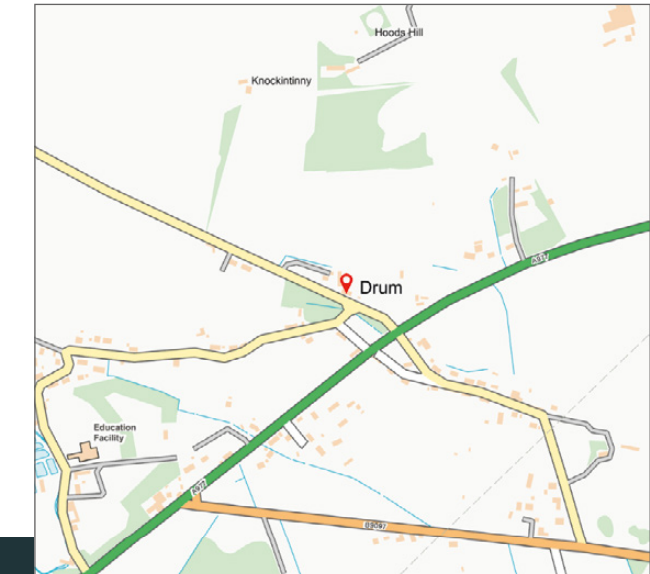
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.84m (15'11") x 3.77m (12'4")
Kitchen	4.84m (15'11") x 3.80m (12'6")
Utility	3.40m (11'2") x 2.05m (6'9")
Drawing Room	9.22m (30'3") x 4.84m (15'11")
Bedroom 1	3.93m (12'11") x 3.02m (9'11")
Dressing Room	3.77m (12'4") x 2.37m (7'9")
Bedroom 2	4.00m (13'1") x 2.37m (7'9")
Bedroom 3	2.98m (9'9") x 2.95m (9'8")
Bedroom 4	3.13m (10'3") x 1.75m (5'9")
Bathroom	2.60m (8'6") x 2.13m (7')
Garage	7.80m (25'7") x 5.60m (18'5")
Stables	24.00m (78'9") x 5.25m (17'3")

Gross internal floor area (m<sup>2</sup>): 163m<sup>2</sup> | EPC Rating: F





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