



Broomhill House

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

Outstanding country home on elevated site enjoying an extremely peaceful situation.



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Spacious and comfortable, the reception rooms on the lower level comprise lounge, with triple aspect windows infusing the room with natural daylight resulting in an uplifting space; a feature wood-burning stove takes centre stage. The family room offers tangible glamour with a dramatic skylight that draws light down and throughout the room. A mix of stone and wood gives a warm feel. There is a tremendous sense of scale combined with a large expanse of glazing that flood the room with beautiful light. The kitchen is a celebration of stylish and contemporary pieces that perfectly suit family life in a country residence. The ground floor offers the potential for extended family living with a bedroom and en-suite shower room along with a sitting room (currently utilized as a home gym). In addition, there is a utility room and a shower room that doubles as a guest cloakroom.



THE LOUNGE



Kitchen/Diner







KITCHEN/DINER



FAMILY ROOM



GYM & UTILITY ROOM



Bedroom 4 & En-Suite





On the upper floor, the lovely bright accommodation enjoys superb, far-reaching views over the surrounding countryside. The master bedroom enjoys a separate dressing area. Two further bedrooms plus a family bathroom complete the family home.





BATHROOM



BEDROOM 1



Bedroom 3





BEDROOM 2



Approximate Dimensions
(Taken from the widest point)

Ground Floor

Kitchen/Diner	6.42m (21'1") x 5.36m (17'7")
Lounge	6.39m (21') x 4.08m (13'5")
Family Room	5.65m (18'6") x 5.63m (18'6")
Gym	6.41m (21') x 3.17m (10'5")
Bedroom 4	3.42m (11'3") x 2.98m (9'9")
En-suite	2.00m (6'7") x 2.00m (6'7")
Utility	2.98m (9'9") x 2.19m (7'2")
Shower Room	2.95m (9'8") x 1.80m (5'11")

First Floor

Bedroom 1	5.97m (19'7") x 3.99m (13'1")
Bedroom 2	5.29m (17'4") x 4.00m (13'1")
Bedroom 3	4.68m (15'4") x 4.09m (13'5")
Bathroom	4.20m (13'9") x 1.98m (6'6")

Gross internal floor area (m²): 231m²

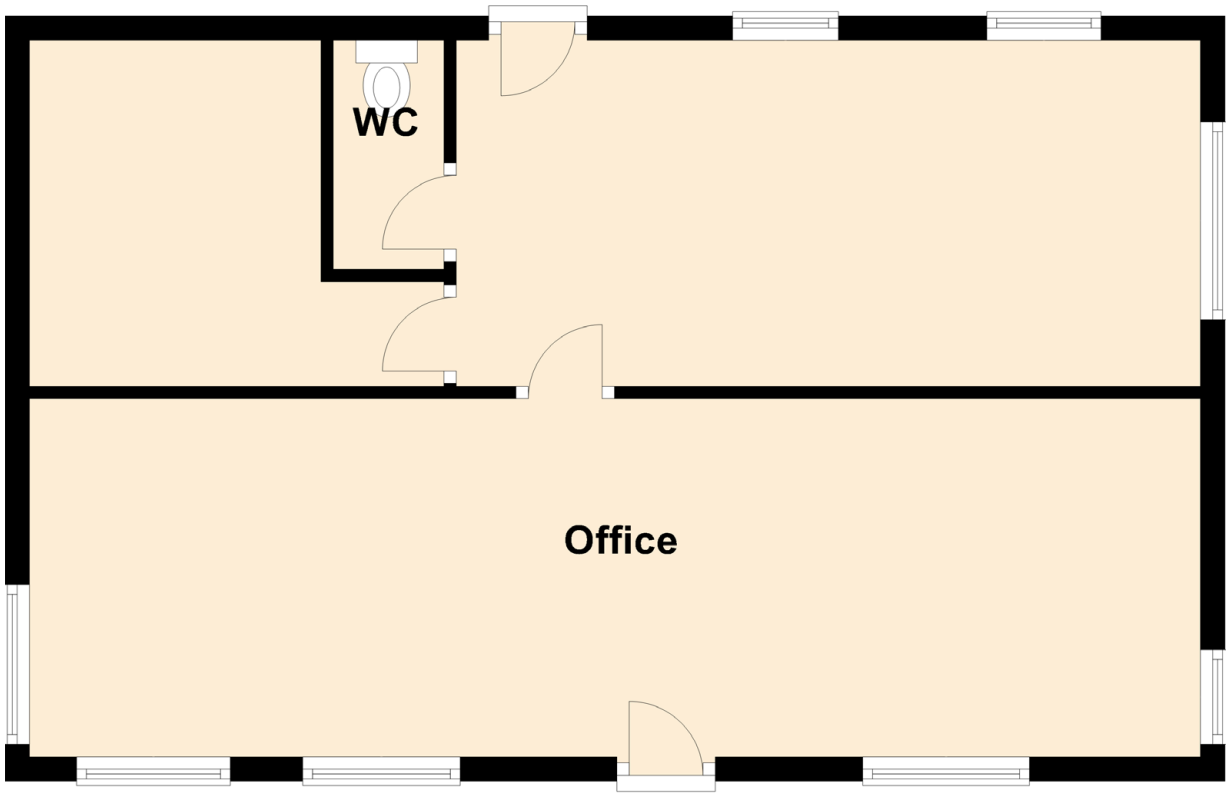
EPC Rating: D



Built to enjoy superb views over the surrounding fields and countryside and constructed by the present owners to meet a growing family's demands. Broomhill House is a semi-rural property of exceptional character and style. Well-balanced, well-proportioned accommodation results in a very comfortable home with a wonderfully solid and substantial feel throughout.

The garden and grounds include a large office where the long-established Broomhill Kennels was operated from. The 40 kennels and 18 cat chalets are still fully functioning and could be re-purposed. Externally, the gated entrance announces the arrival to the property. This is ideal for either an extended family, those looking to re-establish a business or those looking for a village location with wide open country views and miles of dog walking or rambling routes from the gate.





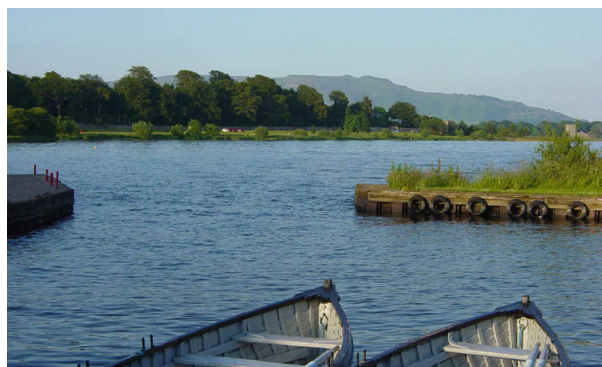


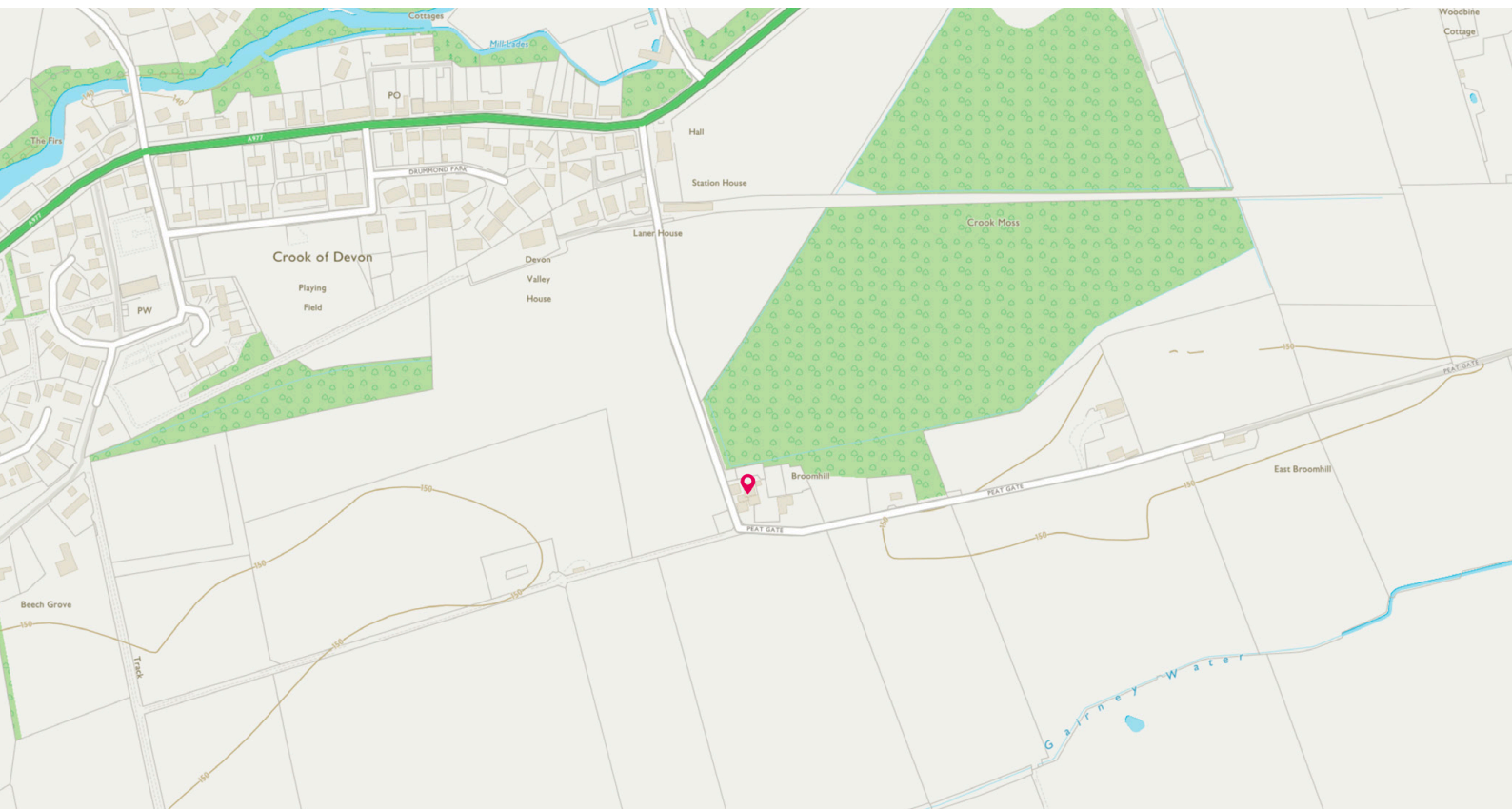
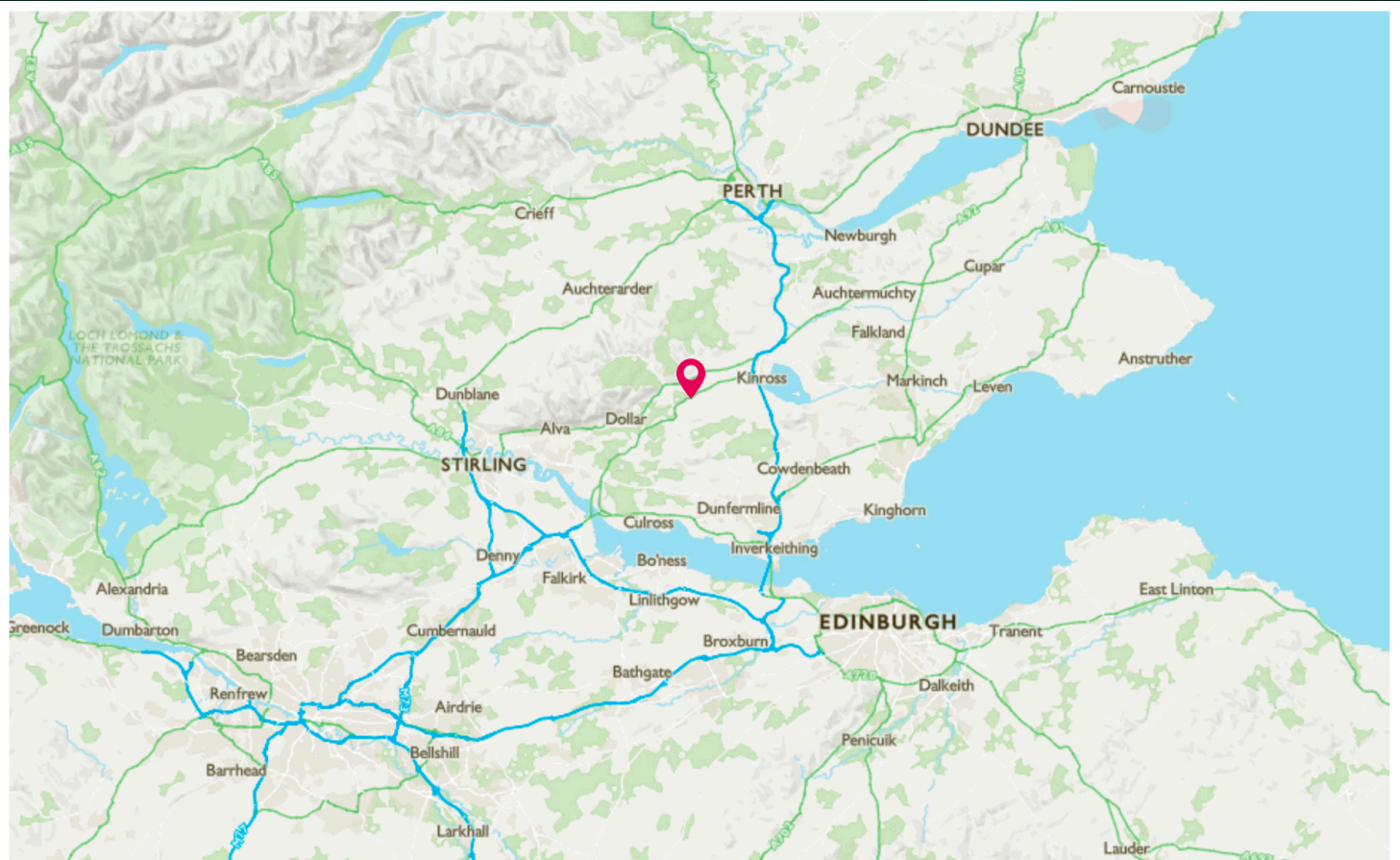
“...This handsome residence sits comfortably on an elevated site with outstanding views. Broomhill House is an outstanding home completed to a high standard enjoys an extremely peaceful situation surrounded by a large plot with open aspect across open fields and gently rolling hills, wild, rugged and absolutely beautiful. The house offers a comfortable family home with the potential for an extended family living or working from home...”

The Crook of Devon is situated on the A977, about 6 miles from Kinross to the Kincardine Bridge. Ideally placed as a central point, this delightful and popular village offers good commuting links and easy access to Dollar Academy. 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 on 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 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 ambience. The area offers a myriad of country pursuits and equestrian facilities alongside an active community spirit, making 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.

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 level, with Dollar Academy, Strathallan, Kilcraston and Graigclowan all within easy reach.





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