

# BRIGLANDS HOUSE

*Rumbling Bridge*







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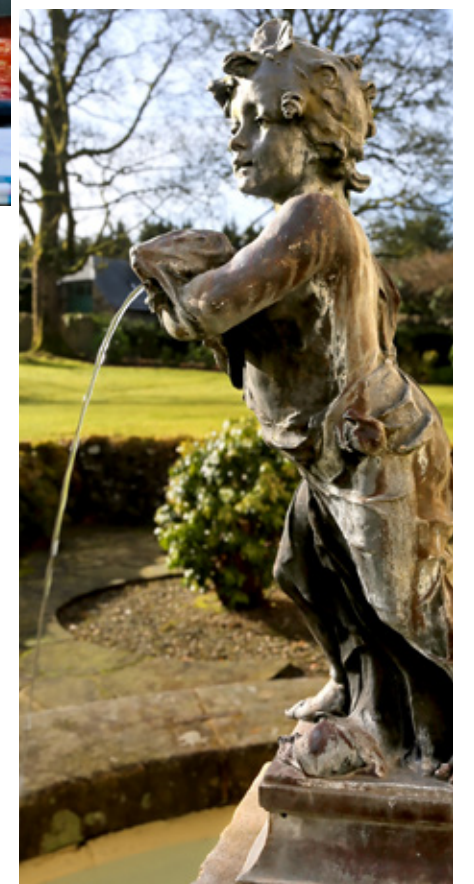
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*A historic family home in an exclusive location*





# *Briglands House* A masterpiece of Lorimer architecture



Briglands House is an enchanting B-listed country mansion nestled in approximately 6.5 acres of delightful garden grounds. This exceptional family home stands as one of Scotland's finest examples of the work of the renowned architect, Sir Robert Lorimer.

What distinguishes the house is its warm and welcoming atmosphere, ideal for comfortable family living. The accommodation is thoughtfully arranged over three floors, comprising an impressive six-bedroom main residence and a generous, self-contained three-bedroom West Wing, perfectly suited for multi-generational living, guest accommodation, or rental income.

Briglands enjoys a most convenient location: it is within ten minutes' drive of Dollar Academy and Kinross, twenty minutes from Gleneagles, and just over half an hour from Edinburgh International Airport.

## *Welcome home,* welcome to privacy and tranquility

The estate is discreetly screened by mature woodlands, providing a sense of privacy and seclusion. A long and gated private drive, winding through established woodlands and a charming meadow garden, leads to the property. Upon entering through a gated arch, a delightful courtyard provides access to the impressive front door, featuring fine stone carvings and a dated stone from 1743, above.





# AN EXQUISITE

## *B-listed* mansion in Rumbling Bridge



### *General* Features

- Exceptional country mansion house with magnificent grounds
- Exclusive location, with easy access to Edinburgh and Glasgow
- Fine example of Sir Robert Lorimer's work, B-listed (Grade II)
- Home Report value - £1,500,000 | EPC Rating - E & F

### *Central and East Wing* Accommodation:

- Five outstanding reception rooms
- Six spacious bedrooms
- Two home offices, three bathrooms and two WCs

### *West Wing* Accommodation:

- Living/Dining room with French doors
- Snug or home office
- Modern, fitted kitchen
- Three double bedrooms
- Two bathrooms

### *Outbuildings* and Parking:

- Workshop & Oil shed
- Garage & two store rooms
- Greenhouse and Woodstore
- Extensive private drive

### *Gardens* and Grounds:

- Set in approx 6.5 acres of grounds
- Sustainable woodlands
- Croquet lawn
- Rose and wild meadow gardens





## Ground floor

■ - Main House   ■ - West Wing & Outbuildings

Approx. Ground Floor Area:

410 sq. meters (4413 sq. feet)

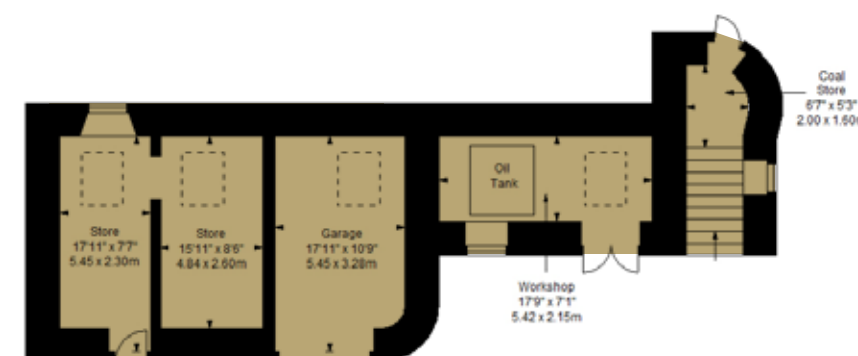
Approx. Total Area:

1017sq. meters (10948 sq. feet)

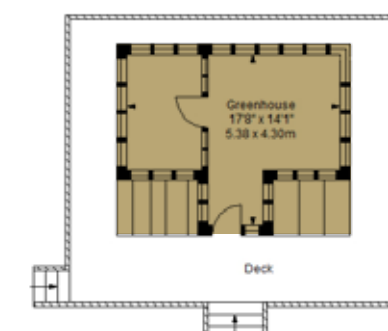
## Ground floor



## Garage / Store / Workshop



## Greenhouse







## First & second floors



- Main House



- West Wing

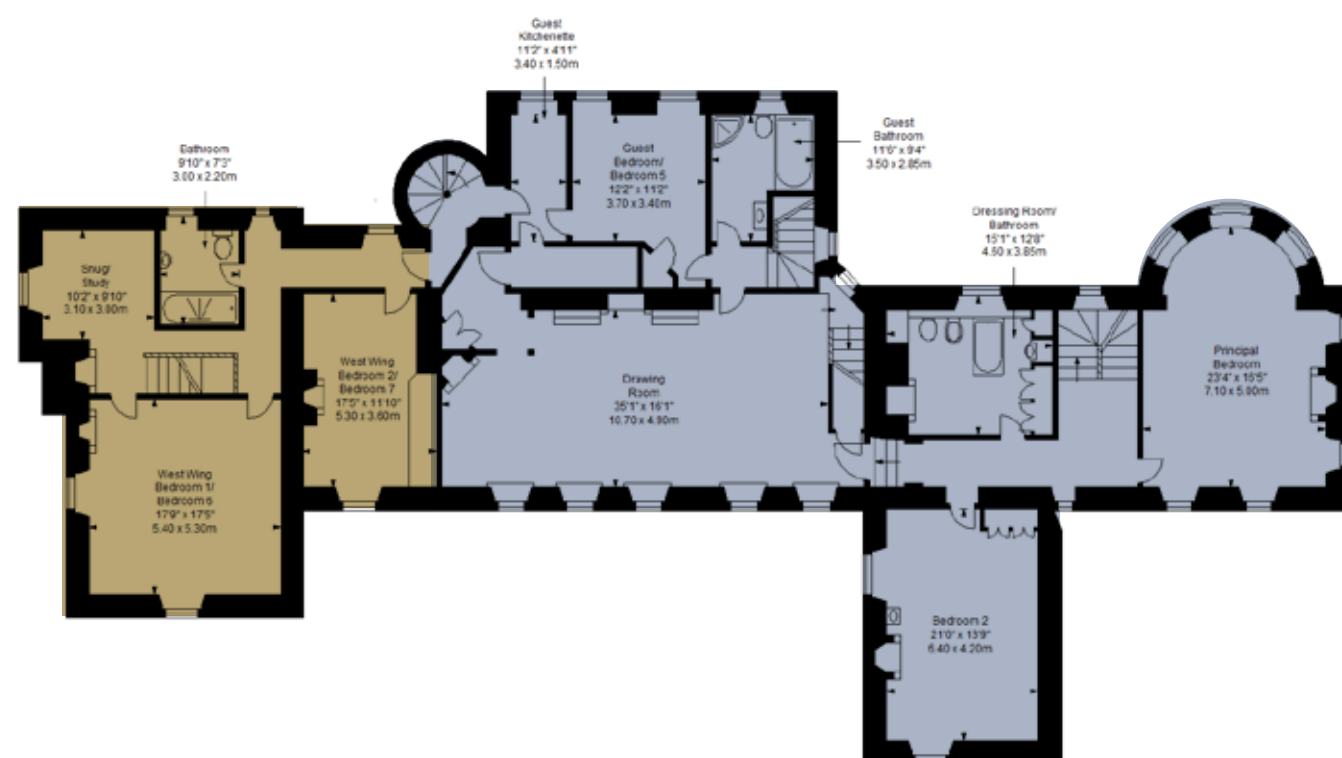
Approx. First and Second Floor Area:

606 sq. meters (6523 sq. feet)

Approx. Total Area:

1017sq. meters (10948 sq. feet)

### First floor



### Second floor





# *Space* for every occassion

Once inside, you are welcomed by a vestibule and cloak room, both with terracotta tiling, which in turn leads to an oversized formal reception hall. Here, you get the first glimpse of a seamless blend between historical features and contemporary, eclectic interior design. The solid wood flooring is framed by dark, oak panelling sitting beneath an early Georgian ceiling - all forming a backdrop to the room's focal point: a beautiful stone carved, oversized fireplace. It is the perfect space to welcome guests and connects directly to the living room on one side, the open-plan kitchen/diner/snug on the other, the library, and a staircase leading to the magnificent first-floor drawing room, which in turn gives access to the exquisite long gallery and the billiard room, both on the second floor.

In true country living style, everyday access to the house is through the bootroom at the rear of the house. Also benefitting from terracotta tiling, this practical room, with space for Wellies and coats, connects directly to the utility room and another WC, ideal for cleaning those muddy paws after a long country walk!





## *the heart* of the home



At the centre of the house on the ground floor lies a spacious and inviting open-plan kitchen, dining room, and family snug. A hub for modern daily life, the room spans an impressive 600 square feet (56 sq. meters), with a door opening directly to the courtyard garden. No fewer than five windows flood the room with light and frame idyllic garden and fountain views. The bespoke solid oak kitchen, featuring distressed stained units, is equipped with a large Aga range cooker, complemented by a conventional fan oven and a four-ring induction hob integrated into the central island. Designed for convenience, the kitchen includes undercounter space for a dishwasher, refrigerator, and wine cooler. Ample worktop space is provided, and the island also offers seating for morning coffee. (The kitchen is supplemented by a generous utility room, fitted with painted, solid oak units and worktops, a discreet laundry area and an airing cupboard.)



*the hub* of family life



# *Open-plan* living, dining and cooking



## *leading directly* to the garden

The dining area, set against a feature stone fireplace, comfortably accommodates up to eight diners, making it ideal for family meals.

At the western end of the room, the family snug provides a comfortable retreat. Enveloped by built-in bookshelves and warmed by a Vermont wood-burning stove, it offers a pleasant and cosy space to relax, read, or socialise while cooking.



# *The magnificent* drawing room



Situated on the first floor, the magnificent drawing room commands a southerly aspect, overlooking the gardens through a series of windows. The room centres around a substantial open fireplace with traditional tiling, flanked by extensive bespoke built bookshelves.











# Designed for *entertainment*

A notable feature is a corner unit with beautifully hand-carved wooden doors, commissioned by Lorimer. This expansive room has been cleverly zoned to accommodate formal entertaining: one area hosts a twelve-seater table, a central area provides seating, and to the west, a piano for music entertainment.







## Triple-aspect living room

The living room, entirely clad in painted wood panelling, benefits from windows facing three directions, affording charming vistas of the gardens and the courtyard. A prominent fireplace, fitted with a Vermont multi-fuel stove, provides a warm focal point. This inviting space, defined by its early Georgian ceiling, features an especially attractive bay window. Here, three floor-to ceiling bowed sash windows bathe the room in natural light.





*With charming vistas & a cosy fireplace*







# The *long gallery*

From the drawing room, a beautifully carved staircase ascends to the second floor, where the long gallery awaits. Presently used as a children's playroom, the astro turf carpet conceals a most handsome solid oak floor, consistent with the room's solid oak panelling. Particular mention must be made of the fresco on the vaulted ceiling, depicting the four corners of the world and the four seasons of the year. The long gallery enjoys multiple south-facing windows, each with a window seat, offering views of the gardens and fields beyond. The gallery also conceals two secret doors: one leading to an attic with a Velux window, and the other to a stone spiral staircase connecting all three floors.



# The *Billiard Room*



## *Artist's* studio

Through a grand, exquisitely carved double oak doorway, one enters the most impressive room, the billiard room. Presently serving as an artist's atelier and seating area, this remarkable room, with its traditional parquet flooring and triple-aspect windows, including a turret, is a delight. It is said that Lord Clyde, who commissioned the extension with Lorimer, preferred not to play billiards, but rather intended it as a music room. The current owners, however, have chosen to use it as an artist's studio and creative space.





The principal bedroom *exudes elegance*





# A king sized *retreat*

The principal bedroom exudes elegance, blending classic architectural details with modern décor. A grand bay window alcove, as well as another four windows, flood the room with natural light and offer tranquil views outside. The traditional, painted panelling, intricate moulding, and heritage sash windows (with shutters) add timeless charm. The spacious king-sized room comes with 100% thick knotted wool carpets, as well as a traditional fireplace and built-in shelving.







*Exquisite plasterwork ceilings, featuring decorative mouldings designed by Lorimer*

The Central and East Wing of Briglands offer five further double bedrooms, thoughtfully arranged across the first and second floors. Of particular note are the two second-floor bedrooms, each adorned with exquisite plasterwork ceilings, featuring decorative mouldings designed by Lorimer. These spacious rooms benefit from generous proportions, fully carpeted floors, original fireplaces, and captivating, far-reaching views across the surrounding countryside. The substantial first-floor bedroom, currently utilised as a children's suite, provides ample space for sleeping, play, and study areas, complemented by two sets of fitted double wardrobes as well as dual-aspect windows, and a handsome feature fireplace.



# *Sleeping quarters*



A secluded suite, set at the rear of the house with lovely woodland views and its own entrance, makes for a delightful guest suite. The area benefits from a small neighbouring kitchenette and a well-appointed, traditional, four-piece bathroom, currently used as the housekeeper's quarters.





# *Impressive* panelled boudoir & bathroom

The first floor is served by an impressive panelled boudoir and bathroom. This traditional room, featuring an ornate fireplace, includes two fitted double wardrobes, a dressing area, a bath, a water closet, and a hand wash basin set within a marble surround. The second floor hosts a further bathroom, showcasing a roll-top, claw-foot bath and a heritage WC suite, nestled within an alcove. This romantic bathroom provides an idyllic setting to enjoy picturesque woodland views whilst relaxing in the bath.

The ground floor offers a beautifully appointed, wood-panelled cloakroom with a distinguished WC suite, ideal for guests. A further WC, located off the rear hallway, currently serves the gardener.





# Working *from home*



Briglands offers seamless work-from-home spaces, featuring fibre BT internet and two rooms currently utilised as home offices. A testament to Lorimer's design, the ground floor library, formerly a smoking room, showcases a masterfully carved fireplace and an antique oil painting set within bespoke shelving, illuminated by double south-facing windows. The second office, situated on the upper floor, offers a substantial footprint. Distinguished by its pressed, vaulted ceiling and a feature stone fireplace, the double-aspect room commands far-reaching views and offers the flexibility to be used as a large additional bedroom or a teenager's den/games room or TV room.







## *The boot room & utility room*





# The *West Wing*

Bridging the central and east wings with the west wing of Briglands is a charming stone turreted staircase, facilitating access across all three floors.

The west wing, seamlessly integrated on both the ground and first floors, can also be closed off to offer privacy between this wing and the rest of the house. It comes with a sunny triple-aspect, open-plan living and dining room with a focal wood-burning stove and large French doors leading to a private, west-facing patio. Adjoining is a modern kitchen, retaining traditional parquet flooring and equipped with integrated appliances and modern units. The ground floor comprises a double bedroom and family bathroom.

Upstairs, a magnificent, oversized bedroom awaits with south and west-facing windows and a feature fireplace. A snug or office alcove, a further double bedroom with fitted wardrobes, supplemented by a Lorimer-designed bathroom with original fittings and a shower-over, complete west wing accommodation.

The sunny patio offers garden access and, through an arched wall gate, entry to the western part of the private driveway, which leads back to the main road via a second, shared drive.



# *Magnificent* Gardens and Grounds

Briglands is nestled within approximately 6.5 acres of glorious, established gardens and mature woodland.

Three courtyard gardens—two to the south and one to the west—seamlessly connect the house to its grounds. The principal courtyard, accessed through a grand stone archway, features stone steps, flanked by balustrades, that lead to the front lawn and meticulously clipped box hedging. The central courtyard, which is directly connected to the kitchen and dining area, provides a secluded spot to soak up the sun. At its centre stands a listed, Lorimer-designed fountain alongside a historic well. The courtyard is filled with fragrance and colour, with climbing roses and ivy among the many plantings. All three courtyards offer direct access to the gardens.

The gardens have been thoughtfully cultivated, comprising distinct areas, each showcasing a unique botanical character.







*The gardens have been thoughtfully cultivated, comprising distinct areas, each showcasing a unique botanical character.*



# The *Woodland*

A mature woodland to the north provides both privacy and shelter. This area yields sustainable wood fuel and offers an enchanting space for recreation. Bordering the woodland, Rhododendrons and Acers create vibrant displays throughout spring and autumn.



## *The Meadow* and Winter Garden

To the east lies a wild meadow and winter garden. In spring, a sea of daffodils carpets the landscape, intersected by winding pathways. Summer transforms this area into a wildflower meadow, attracting pollinators amidst a tapestry of colourful blooms. The meadow adjoins a neighbouring ancient orchard and transitions into an area populated with Azaleas, Betulas, and Rhododendrons.





# *Expansive Lawns & Walkways*

Directly south of the house, an expansive lawn, bordered by lime and broadleaf trees, is enclosed by a hedge and bisected by a pathway running east to west.



## *The Croquet Lawn*

Originally designed as a tennis court, the croquet lawn serves as a focal point for outdoor family activities. It features an open hut and stone benches, while Yew hedging borders a play area and frames mature Rhododendrons. Meandering walkways pass through established plantings of ornamental trees, shrubs, and blooms.



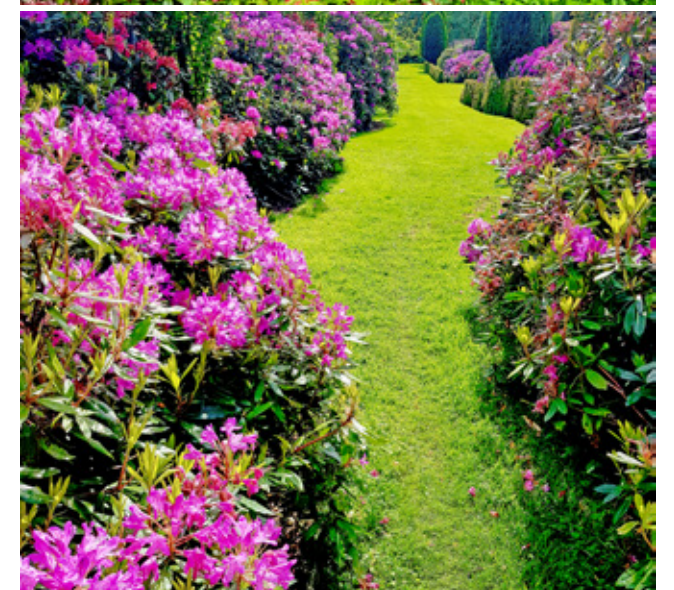
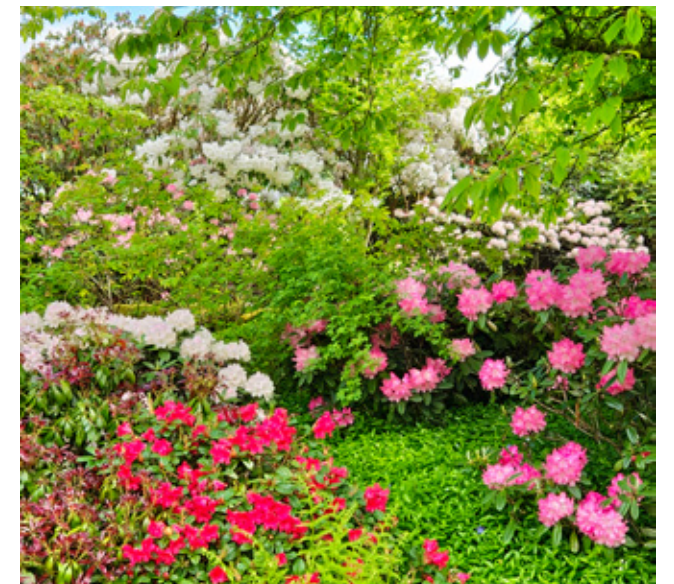


# The *Rose Garden*

## & *Rhododendron Walk*

In the southwest corner, a rose garden—accessed via stone steps and an old stone wall—showcases a variety of roses, peonies, and other flowering plants, providing fragrance and colour throughout the seasons. A paved pathway and seating area, shaded by a Laburnum, enhance this tranquil retreat.

The southern garden border is adorned with rows of established Rhododendrons, creating a vibrant spring display.





# Greenhouse and Outbuildings



A lawn, bordered by Yew hedging, leads from the rear of the house to a spacious Hartley Botanic greenhouse with cold frames, power, and water.

Traditional stone outbuildings include a workshop (housing the oil tank), a garage with a Velux window, two storage rooms, a coal cellar beneath the stairs, and a generous wood store.

## *Parking*

Briglands features a long private drive leading to a turning circle, with further access to a rear drive and paved area, offering ample parking space. Lapsed planning permission exists for a double garage adjacent to the greenhouse.



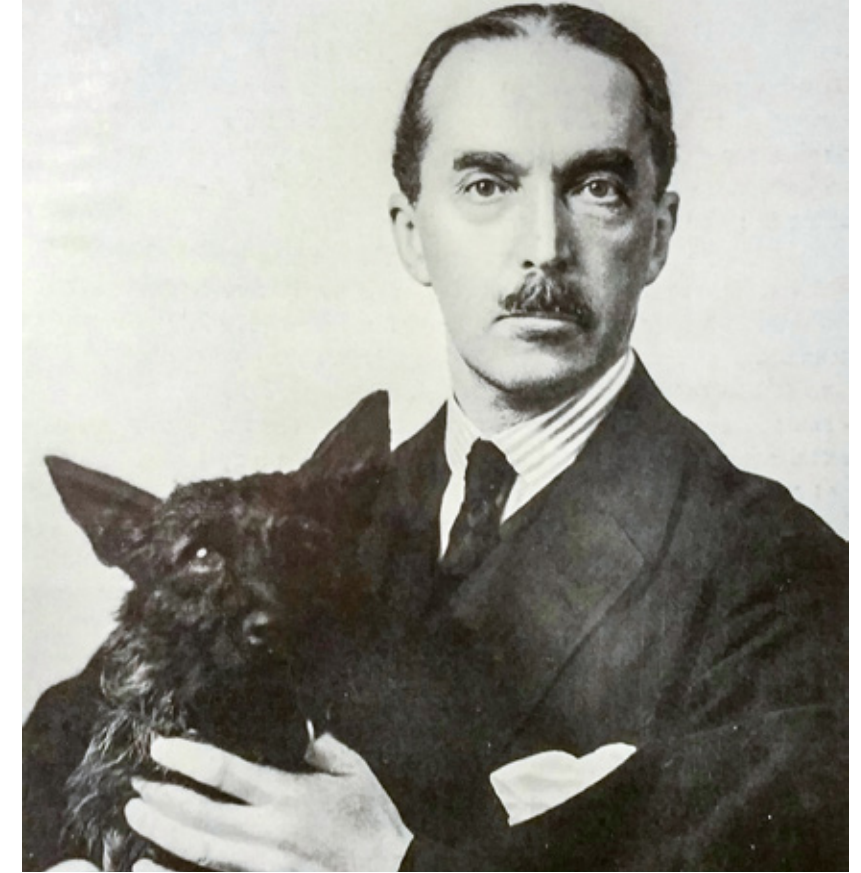


C  
BRIGLANDS  
HOUSE



# The iconic architect: *Sir Robert Lorimer*

Sir Robert Lorimer, KBE (1864-1929), was a highly influential Scottish architect and designer of the late 19th and early 20th centuries. He is particularly renowned for his contributions to the Arts and Crafts movement and his sensitive restoration and design of Scottish country houses and castles. His notable works include the War Memorial at Edinburgh Castle, Thistle Chapel at St Giles' Cathedral, and a long list of some of the most notable country mansions in Scotland.



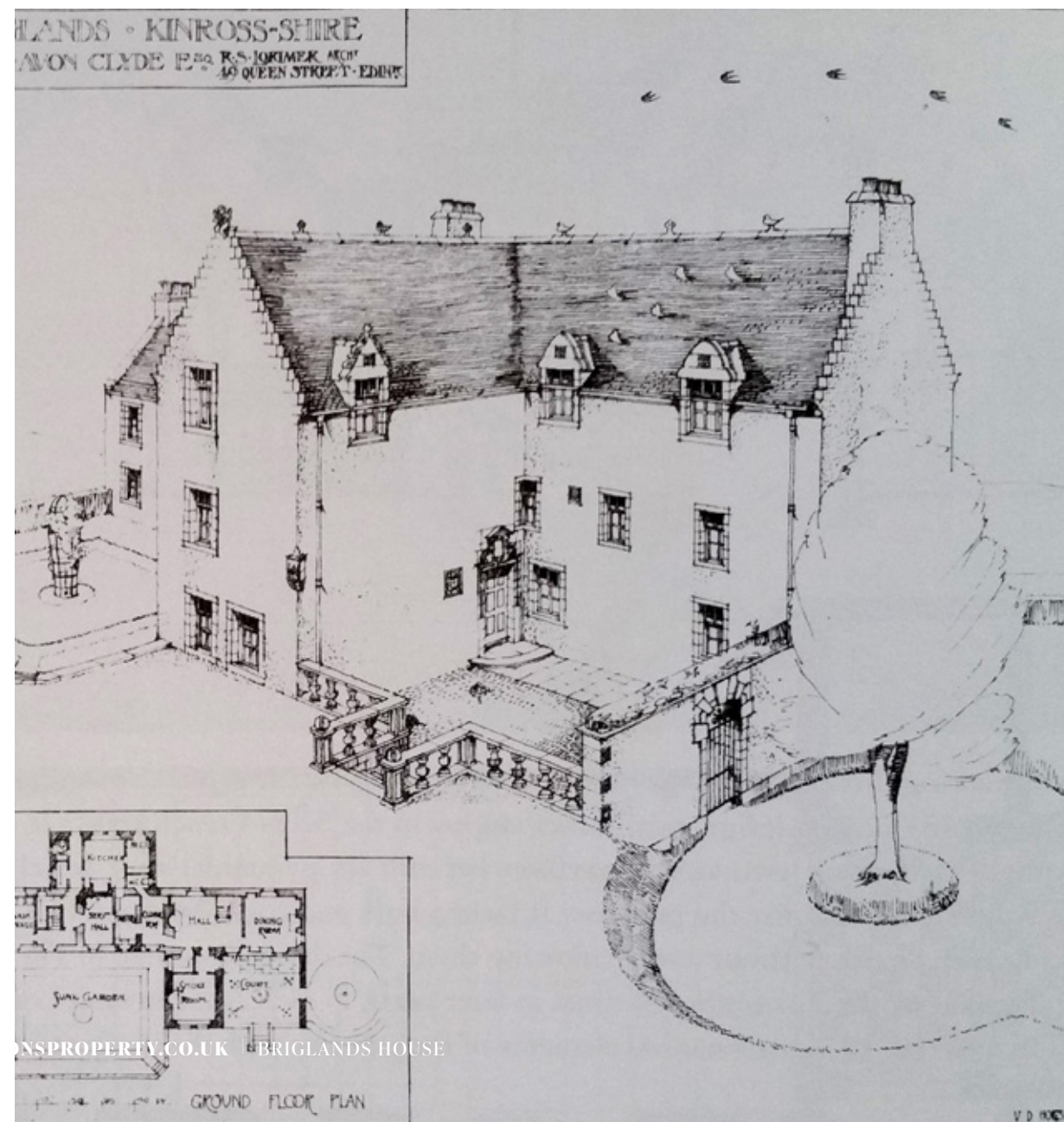
## *Lorimer* and Briglands

Originally an eighteenth-century Georgian house, Briglands was remodelled by Lorimer for the Scottish politician and judge, Lord James Avon Clyde. It was with his team of specialist artisans that Lorimer set about redesigning Briglands in two stages: the first phase, in 1897-98, saw the addition of a new southern wing and a kitchen wing to the north. In the second stage in 1907-08, Lorimer added a full-height bow at the back of the original house, a circular stair-tower, and an L-plan west wing. This leg of the renovation also saw the conversion of the old attic into a stunning oak-panelled long gallery, fashioned in Neo-Jacobean style with ornate plaster relief decorations, which leads to a bright and spacious billiard room (currently used as an art room) with a barrel-vaulted ceiling.

Both inside and out, Briglands attests to Lorimer's eye for bijou architectural details. Internally, one finds typical Lorimer flourishes such as the reliefs of birds and vines in the intricate coved plaster ceilings and the Ionic oak door surround to the entrance to the billiard room, capped with a pediment carved with birds and foliage. Externally, the house boasts features such as the roll-and-hollow moulded surround with coat of arms over the main entrance, or the diagonally set, lion-surmounted stone sundial that projects from the east wing's south-east corner.

The mature gardens, lovingly maintained by the present owners, still correspond to Lorimer's original design.

*Lorimer's drawing after first phase of development in 1898*





# *The Briglands* Community

Briglands House lies at the heart of the historic Briglands Estate, which today includes a handful of discreetly-positioned residences. The estate, which has seen the sympathetic conversion of former outbuildings and a handful of modern additions, ensures privacy and a tranquil, family-friendly environment amidst rural elegance.

Notably, Briglands was featured on Channel 4's "Grand Designs" during the development of The Bothy, a testament to the estate's architectural significance and meticulous conversion and restoration of listed buildings.





## Briglands House *enjoys a tranquil setting in picturesque Rumbling Bridge, amidst the breathtaking scenery of Kinross-shire*

Briglands House enjoys a tranquil setting in picturesque Rumbling Bridge, amidst the breathtaking scenery of Kinross-shire, offering a sanctuary of peace and privacy. Its strategic location ensures effortless access to some of Scotland's best amenities and cities. The attractive town of Kinross, with its award-winning amenities nestled on the shores of Loch Leven, can be reached in a 10 minute drive.

The esteemed Dollar Academy, less than ten minutes away, provides some of the best private education in the country, catering for both primary and secondary education. The world-renowned Gleneagles resort, less than a 20-minute drive, offers unparalleled leisure and sporting facilities. A championship golf club, it comes with three championship golf courses and is the only venue in Europe to have hosted both the Ryder and Solheim Cups.





# Rumbling Bridge & Kinross-shire

Furthermore, the vibrant cities of Perth, Stirling, and Dunfermline are all within a convenient 25-minute drive. Edinburgh International Airport, a mere 35 minutes away, and the city of Edinburgh, a 45-minute drive, provide seamless connectivity for both national and international travel. Briglands House truly offers the perfect balance of idyllic country living and urban convenience.

For recreation, the area is renowned for horse-riding, flying, fly-fishing, and golfing. Kinross Polo Club, as well as various stables and riding schools, are all found within a few minutes' drive from Briglands House.

Balado Airfield situated just down the road, caters for light aircraft with three runways and seven hangars. The immediate surrounding area is well-known for fly-fishing, watersports and golfing. Apart from Gleneagles, Perth & Kinross county comes with another 28 golf courses, with 3 of them found within a 10-minute drive from the house.

Loch Leven



Kinross Trout Fishery



Gleneagles



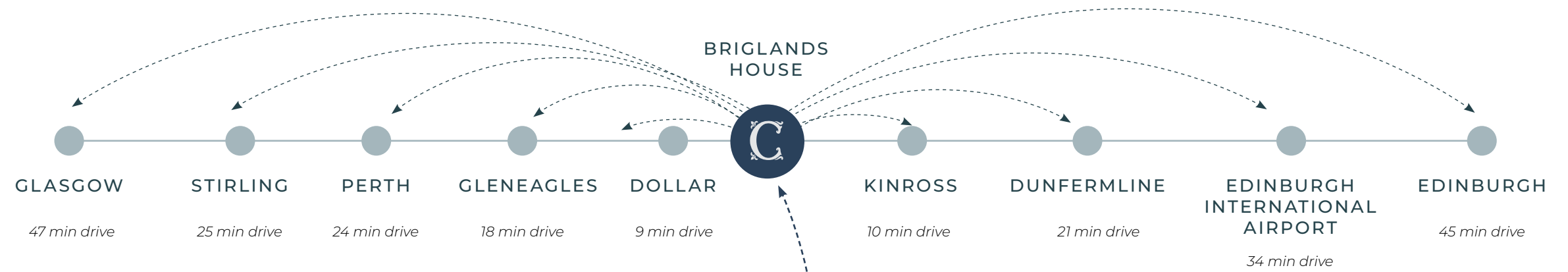
Kinross Polo Club



Dollar Academy

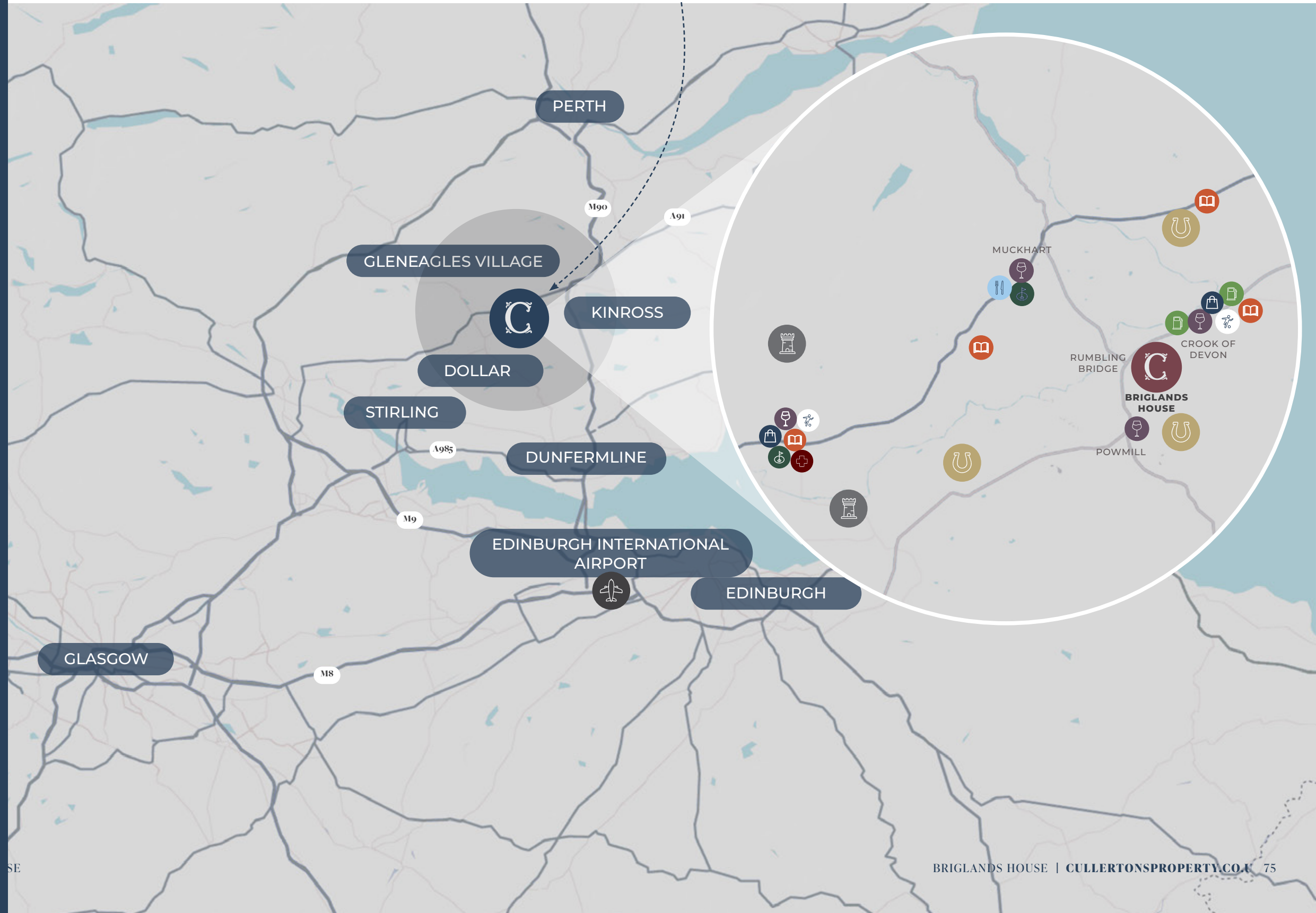






## MAP KEY

-  **EDUCATION**  
Fossoway Nursery & Primary  
Muckhart Primary  
Fossoplay Outdoor Nursery  
Dollar Academy
-  **SHOPS**  
Fossoway Store  
Day-Today Powmill Store  
Dollar - various shops on Bridge Street
-  **PUB/CAFÉ/RESTAURANT**  
The Inn (Crook of Devon)  
The Inn at Muckhart  
Monas of Muckhart  
Powmill Milk Bar
-  **VILLAGE HALLS**  
Crook of Devon Village Hall  
Coronation Hall Muckhart
-  **SPORTS CLUBS**  
Fossoway Tennis Club  
Dollar Bowling Club  
Dollar Squash Club
-  **GOLF COURSES**  
Muckhart Golf Club  
Dollar Golf Course
-  **HORSE RIDING & STABLES**  
Blackthorn Stables  
Fossoway Stables  
R&R Sports Horses  
Horse Riding with Confidence
-  **GARAGE & FUEL**  
Hepburn Motors  
Shell Service Station
-  **MEDICAL**  
Dollar Health Centre
-  **HISTORIC/CASTLES**  
Castle Campbell  
Dollarbeg Castle  
Tullibole Castle







## MARK CULLERTON

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ESTATE AGENCY  
OF THE YEAR

2021-2022



ESTATE AGENCY  
OF THE YEAR

2021-2022

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