

WESTER MOSS KINROSS KY13 0QE

HARPER & STONE
ESTATE & LETTING AGENTS





WESTER MOSS

KINROSS, KY13 0QE

PROPERTY FEATURES

- Elegant stone built detached home extending to approximately 397 square meters
- The original cottage is Circa 1850 and extended thereafter
- Five bedrooms and three luxurious bathrooms, including a striking principal suite with an ensuite bathroom
- Formal lounge with feature log burning stove
- Self-contained annexe, ideal for guests, extended family or home office use
- Superb equestrian facilities, including three stables, tack room, hay store and fenced paddocks
- Large floodlit enclosed menage
- Approximately ten acres of land, offering a mix of landscaped gardens, grazing and mature woodland
- Outdoor entertaining spaces, including covered seating, raised deck, and south-facing lawns
- Prompt viewing strongly advised

Set amidst rolling Perthshire countryside on the outskirts of Kinross, Wester Moss is an exceptional detached stone-built family home exuding timeless charm and sophistication. Designed to blend rural tranquillity with luxurious modern living, this substantial residence extends to approximately 397 square metres and is set within 10 acres of beautifully maintained grounds, complete with stables, paddocks and breath taking open views.

A private, tree lined avenue provides an elegant approach to the property, whose striking façade and refined interiors create an immediate sense of grandeur. The flexible layout, extending across two wings, offers an ideal balance of formal and informal living, perfect for multi-generational families or those seeking versatile accommodation.

The Accommodation is Presented as Below:

Ground Floor: Entrance Vestibule, Reception Hall, Lounge, Bedroom with Ensuite Bathroom, one further Bedroom with Office/Study, Hallway and En-Suite Bathroom, Dining Room/Sitting Room, Kitchen/Diner, Utility Room and Cloakroom.

First Floor: First Floor (accessed off the Lounge) Landing, two Bedrooms and Shower Room.

First Floor: (accessed off the Reception Hall) Landing, Bedroom and a Shower Room.

Upon entering Wester Moss, you are welcomed by an impressive and spacious Vestibule leading into a magnificent Entrance Hall/Snug. To the left is a formal Lounge, an elegant and light filled space with French doors opening to the outside space. A feature log burner forms the focal point of the room and creates a cosy atmosphere on chilly winter evenings.

At the heart of the home lies the open plan Dining Kitchen, beautifully designed to combine form and function. A wealth of bespoke cabinetry and premium work surfaces surrounds an integrated suite of appliances, centred around a generous dining area. Vaulted ceilings enhance the sense of space, making it perfect for entertaining or family gatherings.

Adjacent to the kitchen is a delightful Morning/Family Room, flooded with natural light through panoramic windows and French







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doors framing uninterrupted countryside views. This functional space also offers a formal Dining area an ideal second dining option. The Utility Room is large and offers welcome added storage, a sink and access to the large covered patio to the rear. The Principal Bedroom suite is a triumph of contemporary luxury, with an adjoining and a beautifully appointed Ensuite Bathroom featuring a bath, walk-in corner shower, vanity sink, and WC. A useful Cloakroom completes the accommodation at this side of the house.

A self-contained annexe, accessed from the main hallway, offers superb versatility, complete with its own lounge featuring bespoke office furniture, a double bedroom, and a stylish bathroom, making it ideal for guests, extended family, or professional use.

A wide carved oak staircase ascends to an upper landing, a striking architectural feature that spans the full length of the hallway and creates a tranquil reading or sitting area. The upper floor accommodates two further Double Bedrooms, both with magnificent views, and a contemporary shower room. A fourth bedroom with ensuite shower sits above the entrance hall, ideally positioned as a guest suite.

Externally the beautifully landscaped grounds extend to approximately 10 acres, fully enclosed by stone walls and fencing, and thoughtfully divided into five summer grazing paddocks with field shelter. There are three stone built stables, a tack room

and hay store, providing first class equestrian amenities alongside access to exceptional local hacking routes. Extending the equestrian theme, the property boasts a superbly appointed floodlit enclosed menage, providing an ideal environment for schooling, training, or exercising horses year-round.

To the front, a gated driveway leads to a generous parking area. The south facing gardens are exquisitely maintained, with manicured lawns, mature trees and shrubs, and vibrant year round planting. Outdoor living is enhanced by multiple entertaining spaces including a covered patio, raised timber deck, outdoor games area with AstroTurf, and a floodlit enclosed arena. Sustainability has also been prioritised, with 14 solar panels supported by 20kWh battery storage, delivering efficiency and environmental benefit.

The sale will include all fitted floor coverings, light fittings, window coverings, and integrated appliances where applicable. Any other items are to be by separate negotiation with the seller.

Viewings are strictly by appointment only via Harper & Stone.

Council Tax Band F
EER Band D

Water: Mains
Sewage: Private Drainage System
Heating: Oil

Rumbling Bridge is a picturesque hamlet situated in the county of Kinross-shire enjoying a quiet and peaceful setting immediately south of the River Devon. Primary schooling is available locally at Fossoway Primary and Muckhart Primary Schools. Secondary schooling can be sought at Kinross High School or one of the independent schools in the vicinity. Edinburgh and Glasgow airports are within an hour's drive and the M90 connects to the national motorway network. from Gleneagles and 30 minutes' drive from Edinburgh International Airport.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.







