

WINDYRIDGE RUMBLING BRIDGE, KINROSS KY13 0QD

HARPER & STONE
ESTATE & LETTING AGENTS





WINDYRIDGE RUMBLING BRIDGE

KINROSS, KY13 0QD

PROPERTY FEATURES

- Beautifully positioned three bedroom bungalow dating from Circa 1956
- Nestled on the edge of the village of Rumbling Bridge
- Radiating character, the property extends to approximately 171 square meters
- Spacious, light filled and flexible accommodation arranged entirely on one level
- Superb kitchen, dining and family space with French doors to the raised deck
- Excellent laundry and boot room perfectly suited to countryside living
- Magnificent wrap around gardens filled with mature planting and charming seating areas
- Outstanding views over the surrounding countryside
- Gated driveway with parking for multiple vehicles, detached garage, log store and Alton greenhouse
- Prompt viewing strongly advised

Windyridge is a wonderfully spacious and welcoming three-bedroom bungalow, beautifully positioned within the charming village of Rumbling Bridge. Dating from circa 1956 this lovely family home offers bright, flexible accommodation arranged entirely on one level, with its thoughtfully designed living spaces making the very most of the enchanting wrap around gardens and magnificent surrounding countryside. Generous proportions, an abundance of natural light and an exceptional connection between indoors and out combine to create a home perfectly suited to both relaxed everyday living and effortless entertaining.

The Accommodation is Offered as Below:

Ground Floor: Hallway, Dining Room, Lounge, Kitchen/Diner/Family Room, Central Hallway, Laundry/Boot Room, Principal Bedroom with Ensuite Shower Room, 2 Further Bedrooms and a Bathroom.

The welcoming entrance hallway provides an inviting introduction to the property and opens into the flexible living accommodation. Positioned to the right is the principal bedroom, a beautifully proportioned and peaceful retreat with dual aspect windows allowing natural light to flow through the room while framing delightful garden views. A fitted wardrobe provides excellent storage, while the ensuite shower room is stylishly appointed with a generous walk in drench shower, vanity sink with storage and WC. A square archway leads from the hallway into the formal dining room, an elegant and versatile space ideal for family gatherings and special occasions. Double partially glazed doors open into the lounge, creating a lovely sense of flow between the reception rooms.

The lounge is a wonderfully tranquil and inviting space, enhanced by dual aspect windows, including an impressive full height picture window which perfectly showcases the beautiful gardens and countryside beyond. A multifuel stove forms an attractive focal point and adds warmth and atmosphere during the cooler months. A single door leads into the true heart of the home, the superb kitchen, dining and family space. The kitchen is both practical and aesthetically pleasing, fitted with an excellent selection of Shaker style wall and base units in a warm sandy tone, complemented by contrasting grey work surfaces. Integrated appliances include a five ring gas hob, electric oven, microwave, dishwasher and fridge. There is ample space for a dining table and chairs, while a breakfast bar provides a relaxed option for informal dining or morning coffee. French doors open directly onto the raised decked terrace, allowing the garden to become a natural extension of the interior and creating a wonderful setting for summer dining and entertaining. The open concept continues into the adjoining family room, another light filled and comfortable reception space with dual aspect windows and an LPG fire. Perfect for relaxed family time, reading or simply enjoying the ever changing garden outlook, this room also provides access back into the central hallway.

From here, the remaining accommodation continues to impress. Bedroom two is an exceptionally generous and airy room with a fitted







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wardrobe and an appealing outlook across the garden. Currently arranged as a sewing and craft room, it offers a peaceful place to while away the hours but could equally serve as a spacious double bedroom, home office or additional sitting room depending on individual requirements. Bedroom three is another well proportioned double room, complete with two fitted wardrobes providing plentiful storage. The family bathroom is conveniently positioned nearby and comprises a bath with over bath shower, pedestal wash hand basin, heated towel rail and WC.

Completing the internal accommodation is the excellent laundry and boot room, a wonderfully practical space containing all the essentials for countryside living. There is room for a full height freestanding fridge and freezer, together with generous countertop space, a double sink, plentiful storage and a traditional ceiling pulley. Direct access to the garden makes this an invaluable everyday entrance, particularly after gardening, walking or outdoor pursuits.

Externally, Windyridge is embraced by a truly breathtaking wrap around garden, beautifully established and bounded by a combination of mature hedging and fencing. The current owners have lovingly created a utopia of botanical perfection, with sweeping lawns surrounded by a remarkable abundance of mature trees, colourful flowering plants and beautifully considered shrubs, providing year round interest and an enchanting sense of tranquillity. Carefully positioned seating areas offer the choice of sunshine or shade throughout the day, while a paved patio and raised decked terrace provide idyllic places from which to admire the surrounding countryside. A charming arched trellis adorned with pretty roses adds a romantic focal point, while an Alton greenhouse will delight keen gardeners.

Windyridge is an exceptional home where beautifully proportioned, light filled interiors blend effortlessly with magnificent gardens and an idyllic countryside setting. Offering generous and remarkably flexible accommodation, together with an outstanding sense of peace, privacy and connection to the outdoors, this charming bungalow presents a rare opportunity to embrace a truly special lifestyle. Early viewing is strongly recommended to fully appreciate the impressive scale, enchanting surroundings and captivating outlook that make Windyridge such a memorable and distinctive home.

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.

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Council Tax Band G
EER Band D

Water: Mains
Sewage: Private Septic Tank
Heating: Oil

Rumbling Bridge is a picturesque village 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.

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.





