

TILLYRIE HOUSE TILLYRIE MAINS, KINROSS KY13 0RW

HARPER & STONE
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TILLYRIE HOUSE TILLYRIE MAINS

KINROSS, KY13 ORW

PROPERTY FEATURES

- Magnificent seven bedroom Victorian country home, originally circa 1841 and thoughtfully extended in 2021
- Approximately 434 square meters of flexible living space
- Exceptional handmade David Thompson kitchen, and bespoke David Thomson cabinetry throughout
- Stunning vaulted extension with informal dining and family snug, flooded with natural light via its vaulted ceiling
- Four beautifully appointed reception rooms including a characterful whisky bar and elegant triple aspect lounge
- Three luxurious bathrooms featuring Fired Earth suites and a showpiece principal ensuite bathroom
- Extensive grounds with South facing rear garden, and a patio to the side with a covered veranda for outdoor entertaining
- Stone arched outbuilding with gym, studio or office plus ample storage space
- Planning permission granted for a second dwelling within the separate annex building
- Prompt viewing is essential to see what this beautiful home has to offer

Tillyrie House is a truly exceptional country residence, an elegant Victorian home dating to circa 1841 and thoughtfully extended in 2021 to create a beautifully balanced blend of period character and contemporary design. Set within the tranquil hamlet of Tillyrie Mains, this remarkable family home offers seven bedrooms, four reception rooms and three luxurious bathrooms, arranged across three spacious levels. The result is a home of rare scale and quality, where craftsmanship, comfort and style are delivered in equal measure. Tillyrie translates to Hill of Kings, a fitting name for a home of such presence and distinction. Tillyrie is pronounced as Tilly Rye.

The Accommodation is Presented as Below:

Ground Floor: Entrance Vestibule, Hallway, Dining Room, Lounge, Sitting Room, Kitchen open to split level Living and Dining Room, Utility Room, Rear Vestibule and a Cloakroom.

First Floor: Landing, Principal Bedroom with Dressing Room and Ensuite Shower Room, four further Bedrooms and two Bathrooms.

Second Floor: Two Further Rooms with Restricted Head Height.

A welcoming entrance vestibule opens into the broad central hallway, laid with solid oak flooring and setting the tone for the refined interiors that follow. The heart of the home is the spectacular handmade kitchen by David Thompson Designs. Known for their impeccable craftsmanship and functional bespoke layouts, this kitchen is a triumph of design and practicality. It features a wide range of wall, base units and pan drawers in a warm muted tone, complemented by solid wooden worktops. A double Villeroy and Boch Belfast sink is paired with a secondary sink, and integrated appliances include a dishwasher and American style fridge freezer. A classic Aga with a distressed mirrored splashback sits opposite the central island, which provides informal seating and further storage. A large walk in pantry and flagged stone flooring complete this impressive space.

An open archway leads seamlessly into the remarkable 2021 extension, a breathtaking space where contemporary design and natural light combine to beautiful effect. The vaulted ceiling enhances the sense of scale, while the striking Buster and Punch Spider light creates an immediate focal point. Two sets of triple bifold doors blur the line between indoors and out, inviting sunlight to pour through the room and offering effortless access to the garden. This outstanding addition provides an informal dining area ideal for everyday living, together with a wonderfully comfortable snug where bespoke cabinetry discreetly conceals a widescreen television. It is a space made for relaxed family time, effortless entertaining and enjoying the very best of modern living.

The formal dining room provides a grand yet wonderfully welcoming setting for both intimate dinners and special occasions. A traditional black fireplace is framed by a crisp white surround, offering a striking focal point, and although the chimney is currently capped, it can easily be reinstated if desired. The room comfortably accommodates a ten seater dining table, while a large built in cupboard discreetly houses a wine cooler ensuring effortless entertaining. Serene views over the rear garden complete this elegant space, adding a sense of calm and connection to the outdoors. From here, a door leads through to the family lounge, an elegant triple aspect reception room bathed in natural light. A multi fuel burner provides a cosy focal point while







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bespoke David Thompson cabinetry delivers superb storage and display.

Returning to the hallway, the charming bar sits to the left of the front door, full of character and timeless appeal. Beautifully crafted from reclaimed whisky barrels and finished with a solid copper top, it is complemented by the soft glow of a Tiffany lamp. A Chesneys wood burning stove rests within a traditional surround, creating a wonderfully inviting atmosphere. This is a relaxed and sociable space that truly comes into its own on a winter's evening, perfect for gathering with family and friends to enjoy a wee dram and good conversation.

A large utility room provides excellent additional storage, sink unit, space for two free standing appliances and a walk in cupboard housing the boiler and hot water tank. Completing the ground floor is a stylish cloakroom finished with half height panelling, vanity sink and WC.

Heading up to the first floor, the guest bedroom is a beautifully proportioned double room, featuring a large, recessed picture window and a slim dark grey fireplace that adds a touch of quiet elegance. Decorated in soft, calming tones, it offers a wonderfully restful atmosphere where a blissful night's sleep feels assured. The stylish guest bathroom continues the sense of refinement, finished with classic white Metro tiling and a beautifully appointed Fired Earth suite. It includes a freestanding roll top bath, an over bath shower, a pedestal sink, a heated towel rail and a WC, all thoughtfully arranged to create a serene and luxurious space.

To the front of the house, two substantial double bedrooms enjoy dual aspect windows, one benefiting from double mirrored wardrobes. Between them sits a smart Fired Earth three piece bathroom. A further double bedroom, currently used as a games room, features dual aspect windows and a fireplace offering versatility for family needs.

The principal suite is an impressive sanctuary. The bedroom itself enjoys a working log burner set within a white surround and dark plinth. The adjacent ensuite bathroom is the epitome of luxury, with a magnificent freestanding roll top bath as its centrepiece. A generous walk in rainfall shower

and double sinks set upon a classic washstand reinforce the sense of indulgence, while the Kensington high level WC adds a refined period touch. Every element of this room has been carefully selected to balance elegance with indulgence. Adjacent to the principal bedroom is a beautifully appointed dressing room, thoughtfully designed with bespoke fitted wardrobes and an elegant dressing table, creating a refined and tranquil space for everyday preparation and unwinding.

At the top of the house, two generous attic rooms provide superb adaptable space, whether for sleeping, working or simply escaping to a quiet corner. Their height affords truly spectacular views over Loch Leven, making this floor a particularly special part of the home.

Externally Tillyrie House sits within extensive garden grounds to the front, sides and rear, surrounded by mature hedging and traditional stone walls which provide privacy and timeless character. To the rear, a broad patio with a covered veranda offers an exceptional outdoor entertaining space. The south facing rear garden is laid to lawn with steps leading up to the front door and an abundance of mature trees and shrubs which create a wonderful display of colour throughout the seasons.

To the front of the property is a dedicated children's play area along with a charming stone arched outbuilding that currently houses a gym and a home studio or office. The two open archways provide excellent storage and can comfortably accommodate two vehicles. Importantly, this separate annex also benefits from planning permission for a second dwelling, offering superb future potential.

Throughout Tillyrie House, the quality of the finish is evident in every detail. Many of the windows have been thoughtfully replaced with double glazing, including handcrafted Billy Jonman sash and case units where appropriate, ensuring modern comfort while preserving period elegance. All bathrooms are appointed with luxurious Fired Earth fittings, while Buster and Punch light fixtures feature prominently, adding contemporary flair. Premium touches such as Villeroy and Boch sanitaryware and the characterful Timorous Beastie wallpaper further elevate the interior, showcasing the exceptional level of care and investment that has gone into creating this truly outstanding home.

The vendors have taken great care in furnishing Tillyrie House to complement its character and style, and they are amenable to certain items being purchased by separate negotiation. In particular, the dining room suite and matching cabinets may be available, offering prospective buyers the opportunity to retain pieces that sit beautifully within the home's elegant aesthetic.

Tillyrie House is a rare and remarkable property, an outstanding country home where period grace meets modern living with complete harmony. From its handcrafted kitchen and breath taking vaulted extension to its welcoming reception rooms and luxurious bedroom suites, every detail has been thoughtfully considered to create a family home of exceptional beauty, comfort and functionality. Offering generous accommodation, superb craftsmanship and timeless character in an idyllic setting, Tillyrie House represents country living at its very finest.

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.

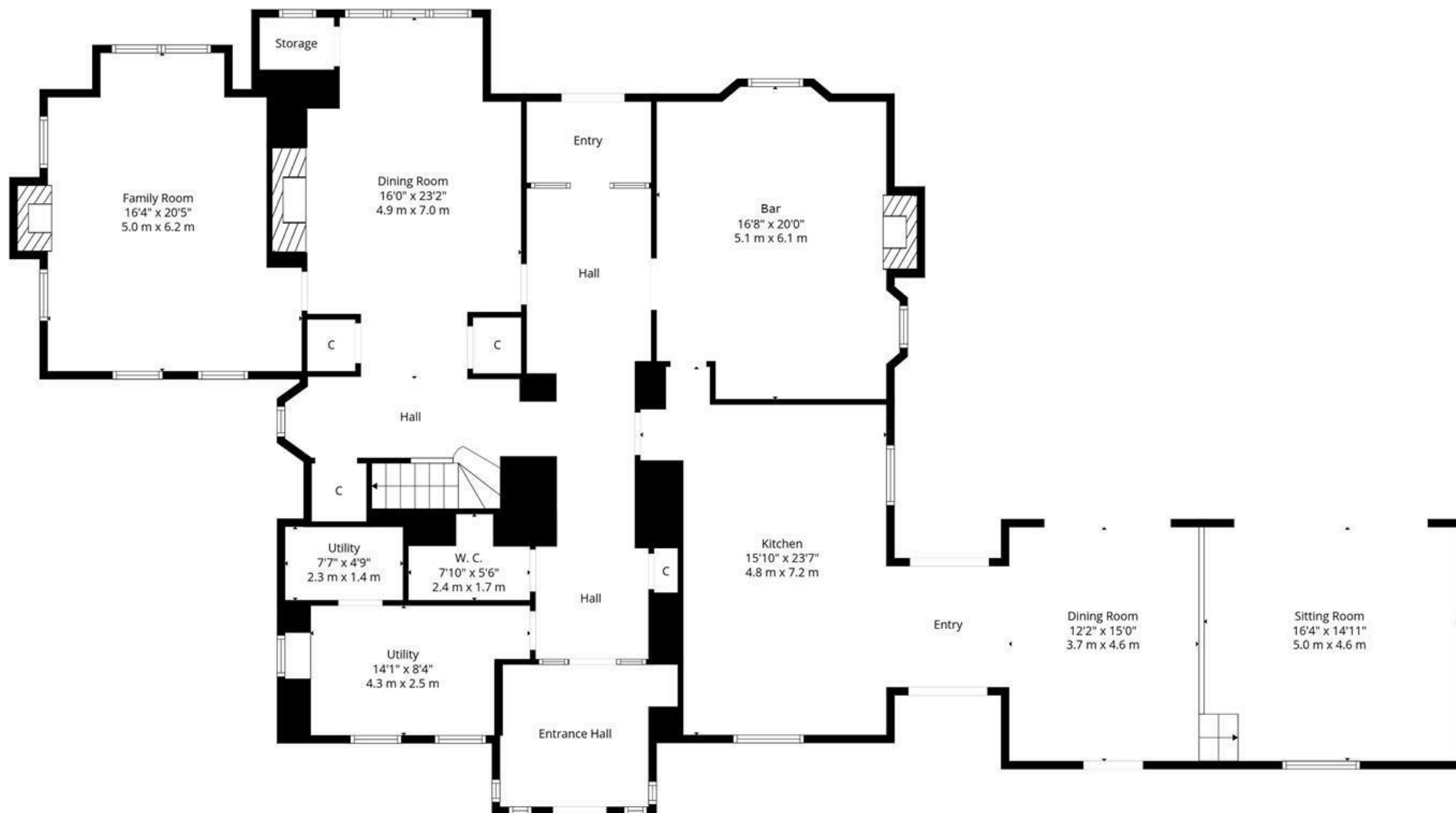
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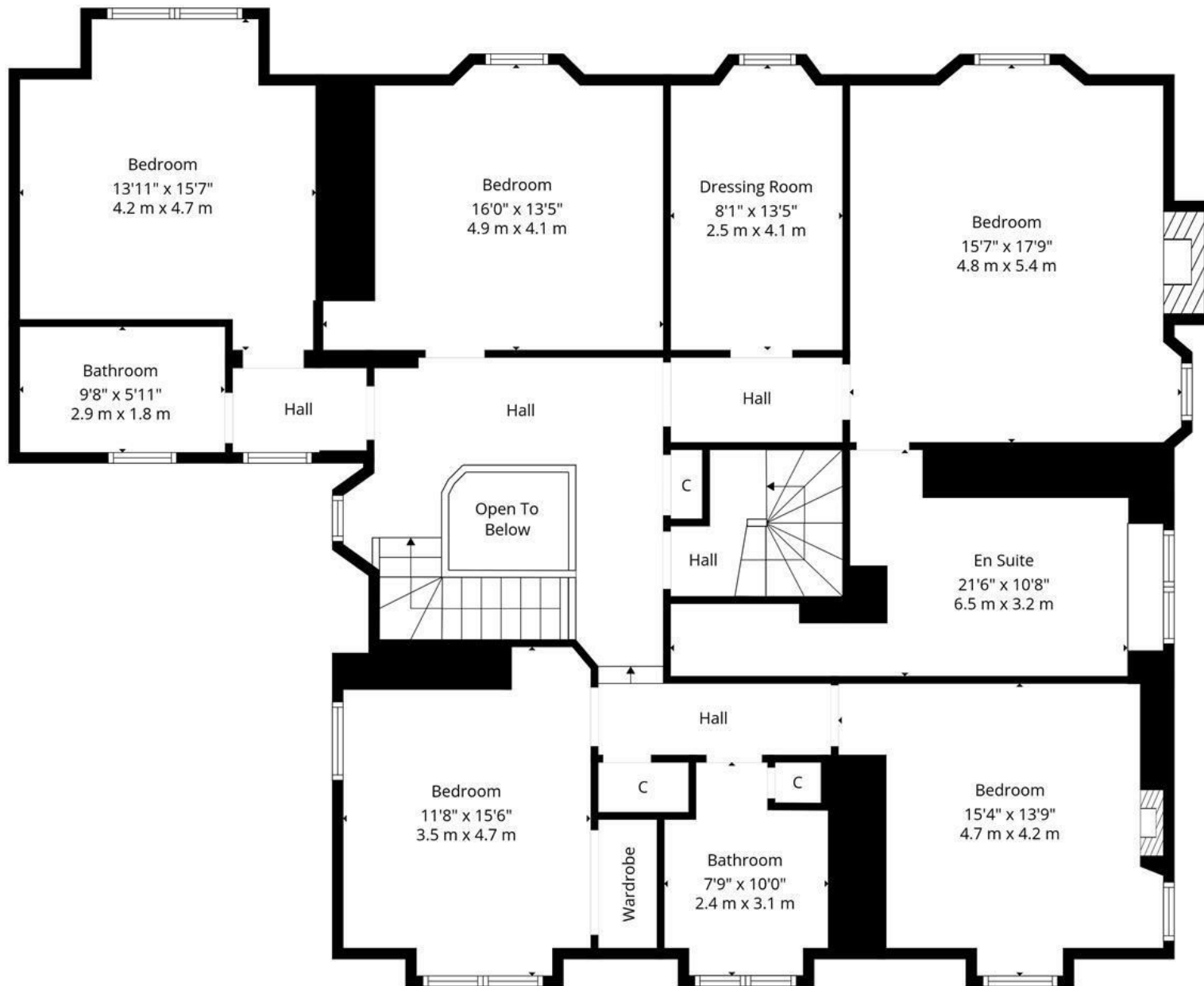
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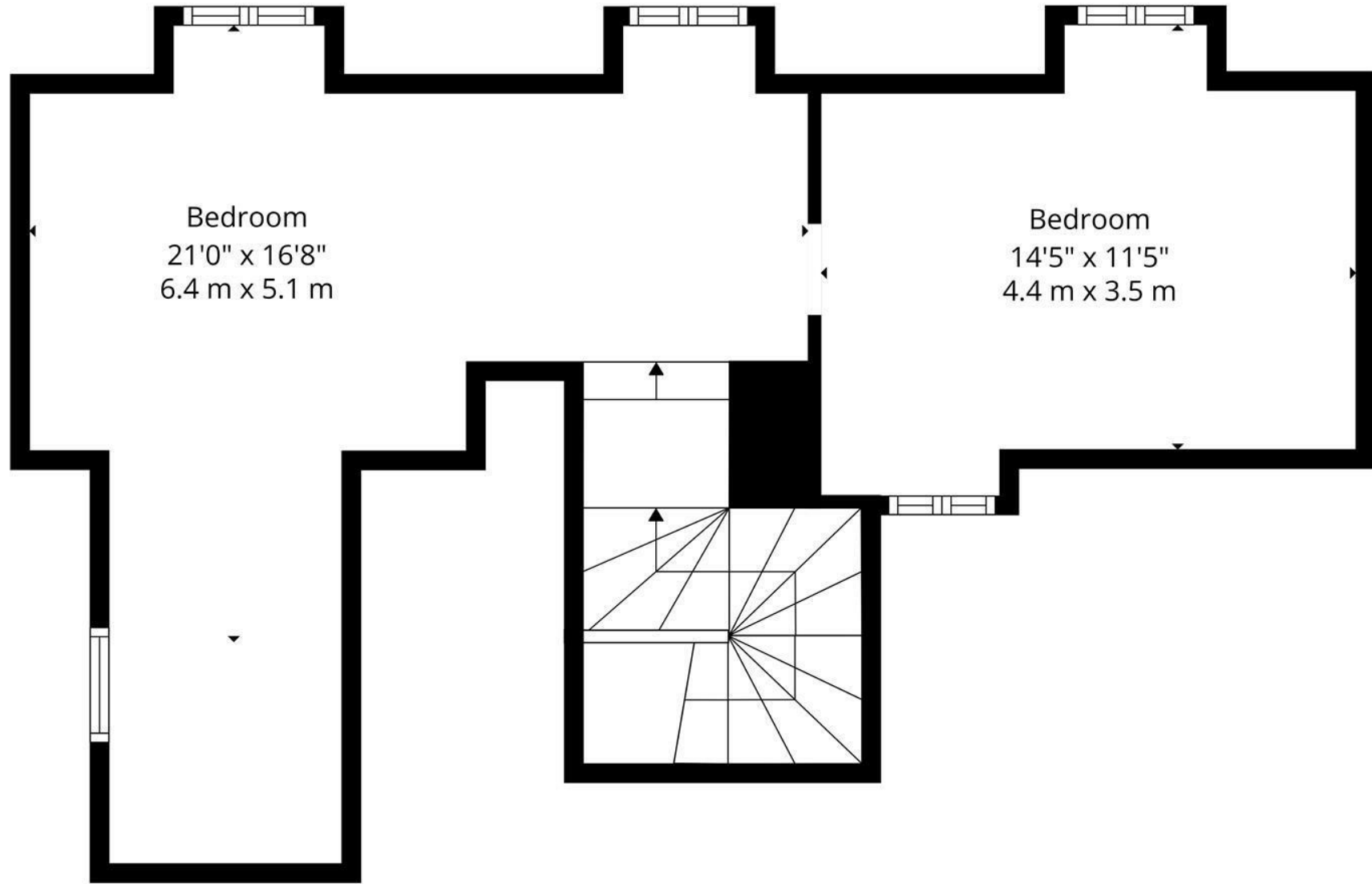
Milnathort is a small town in the parish of Orwell in the county of Kinross-shire Scotland and since 1996, the local council area of Perth and Kinross. The smaller neighbour of nearby Kinross, Milnathort has a population of around 2,000 people. It is situated amidst countryside at the foot of the Ochil Hills and near the north shore of Loch Leven. From 1977 it became more easily accessible due to the development of the M90 motorway. The name comes from the Gaelic maol coirthe meaning "bare hill











Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.