EASTER COCKAIRNEY FARMHOUSE, CLEISH, KINROSS KY13 0LH

HARPER&STONE
ESTATE & LETTING AGENTS





EASTER COCKAIRNEY FARMHOUSE CLEISH

KINROSS, KY13 0LH

PROPERTY FEATURES

- Exceptional detached farmhouse dating from circa 1890
- Approximately 278 Square meters of flexible living over two floors
- Immaculately presented throughout
- Superb selection of formal and informal reception spaces
- Wonderful open plan kitchen, family and dining area
- Elevated formal lounge enjoying breathtaking countryside views
- Flexible accommodation with excellent guest or multigenerational potential
- Surrounding garden grounds with several thoughtfully positioned seating areas
- Double garage with electric roller door and ample private parking
- Prompt viewing advised



Harper & Stone are delighted to present to the market Easter Cockairney Farmhouse, an exceptional detached farmhouse dating from circa 1890 and enjoying an idyllic countryside setting on the outskirts of the charming village of Cleish. Positioned approximately two miles from Kinross and its excellent range of amenities, with the renowned Dollar Academy also just a short drive away, this remarkable family home offers the perfect balance of peaceful rural living and everyday convenience. Rich in character and warmth, the property provides wonderfully flexible accommodation across two levels, complemented by breath taking views, generous garden grounds, a double garage and ample parking.

The Accommodation is Presented as Below:
Ground Floor: Hallway, Kitchen, Dining/Sitting Room, Dining Room, Family Room, Conservatory, Utility Room, Three Bedrooms, one with Ensuite Shower Room and a Shower Room.
First Floor: Landing/Study, Formal Lounge, Upper Hallway, Bedroom with Dressing Room, Bedroom Two and a Jack and Jill Bathroom.

Entry is through a glazed front door into the welcoming hallway, where the character of this beautiful home is immediately apparent. Beneath the staircase, a charming reading nook creates an inviting place to pause with a book, while the rich tones and carefully considered finishes set the scene for the accommodation beyond. Positioned nearby is a beautifully appointed cloakroom, finished with half height panelling in a muted sage green and coordinating wallpaper. This stylish space offers a wash hand basin and WC, combining period inspired detail with practical everyday convenience.

Continuing through the hallway, the impressive formal dining room is an elegant and generously proportioned reception space. Comfortably accommodating a six to eight seater dining suite, it provides a wonderful setting for family celebrations, dinner parties and special occasions. The dining room flows into the splendid conservatory, where a dramatic vaulted ceiling enhances the wonderful sense of light and space. Generous glazing frames the surrounding countryside and allows the captivating rural vistas to become part of the room, creating a tranquil retreat in which to relax throughout the changing seasons. Direct access to the adjoining patio further strengthens the connection between the house and its beautiful outdoor setting.
Also situated on this level is bedroom five, a spacious and comfortable double room complemented by fitted storage. Its accessible position and generous proportions allow it to serve equally well as a guest bedroom, a private home office or additional reception space, depending upon individual requirements.

A short flight of four steps leads to the heart of the home, where the kitchen sits alongside the welcoming family and dining room to create a wonderfully sociable open living environment.
The traditional kitchen is fitted with an excellent selection of cream Shaker style wall and base units, complemented by wooden butcher block style work surfaces and characterful open press shelving. A Rangemaster cooker with ceramic hob takes centre stage, while integrated appliances include a dishwasher and microwave, with additional space provided for a freestanding fridge freezer. Alongside the kitchen, the family and dining room is a wonderfully warm and homely space, perfectly suited to the rhythm of everyday life. A log burning stove rests within a substantial stone surround, with








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EASTER COCKAIRNEY FARMHOUSE
CLEISH

an adjoining log store adding both character and practicality. French doors open directly to the garden, allowing family living and entertaining to extend effortlessly outdoors during the warmer months.

The dining area provides a relaxed alternative to the more formal dining room, ideal for everyday meals and informal gatherings. Bespoke display cabinetry offers valuable additional storage and incorporates an attractive serving hatch style feature, further enhancing the thoughtful design and individuality of the room. A substantial utility and boot room provides excellent supporting space, with fitted cupboards, a sink and provision for freestanding appliances. Direct access to the exterior makes this an invaluable practical entrance following country walks, gardening or outdoor pursuits.

From the inner hallway, two further bedrooms and a stylish shower room complete the ground floor accommodation. The Family Room is welcoming with potential to be utilised as a sixth bedroom, demonstrating the considerable versatility available within the home. Bedroom three is a generous double room featuring fitted wardrobes and the added luxury of a private ensuite shower room. Together with the nearby sitting room or bedroom three, this area offers exciting potential to form a private suite for guests, older children or multigenerational family living. Bedroom four is another comfortable and well proportioned room, benefiting from useful fitted storage concealed behind chic panelled doors. Completing this level is the beautifully presented family shower room. Half height teal brick style tiling brings warmth and freshness to the space, while the suite comprises a large walk in shower, a traditional style sink with useful cupboard storage, a classic radiator incorporating a heated towel rail and a WC.

Ascending to the first floor, the expansive landing and study area is far more than a simple passageway. With the atmosphere and proportions of an additional reception room, it provides a delightful place to work, read or relax. A rustic stone fireplace houses a log burning stove, creating an inviting focal point, while a desk has been thoughtfully positioned before the large picture window, offering an inspiring workspace from which to enjoy the breath taking scenery. The formal lounge is an exceptional reception room, deliberately positioned on the upper level to make the most of the remarkable outlook. Dual aspect windows allow natural light to flood the room while showcasing sweeping views across the picturesque surrounding countryside. Generously proportioned and beautifully inviting, this is a magnificent space for both relaxed family evenings and more formal entertaining.

The upper landing continues towards the principal bedroom and offers ample room to create a further workstation, reading corner or intimate sitting area. The principal suite is a charming and restful retreat, filled with natural light from three Velux windows. A generous walk in wardrobe and dressing room provides excellent storage, while direct access is available to the Jack and Jill bathroom shared with bedroom two. Bright, calm and beautifully appointed, the bathroom features a freestanding bath with handheld shower, a separate walk in shower, a pedestal wash hand basin and a WC. Its generous proportions and peaceful atmosphere create a luxurious space in which to unwind. Bedroom two completes the first floor accommodation. This attractive and well proportioned room features a characterful recessed window and fitted mirrored wardrobes, providing excellent storage while reflecting light throughout the space.

Externally, Easter Cockairney Farmhouse is surrounded by generous garden grounds, enclosed by a combination of fencing and traditional stone walls that complement the rural character of the property. Areas of well maintained lawn provide ample space for children, pets and outdoor enjoyment, while several thoughtfully positioned seating areas allow the magnificent countryside vistas to be appreciated throughout the day. A substantial patio beside the conservatory creates an ideal setting for outdoor dining, summer entertaining or simply relaxing in the peace and tranquillity of the surroundings. The sweeping driveway provides extensive private parking and leads to a detached double garage with an electric roller door, offering secure parking, storage and excellent practical space.

Easter Cockairney Farmhouse is a truly captivating country home, where period character, generous proportions and breath taking scenery come together to create an exceptional family lifestyle. Its wonderfully flexible accommodation offers space for every generation, while the thoughtful balance of formal and informal living areas makes the property equally suited to busy family life, quiet relaxation and memorable entertaining. Peacefully positioned yet within easy reach of Kinross, this remarkable farmhouse presents a rare opportunity to embrace the beauty of rural living without sacrificing convenience. Early viewing is highly recommended to fully appreciate the warmth, individuality and extraordinary setting of this very special home.

Please note that Planning Permission has been granted for part change of use and alterations to the house to form house plus short term let accommodation (August 2026).

The sale will include all fitted floor coverings, light fittings, 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.

What3Words Navigation: ///curry.defended.butterfly

Council Tax Band G
EER Band D

Water: Mains
Sewage: Septic Tank
Heating: Oil

Kinross is a highly regarded and picturesque town situated beside the beautiful shores of Loch Leven, offering an appealing balance of countryside living and excellent connectivity. Ideally positioned beside the M90 motorway, the town provides convenient access to Edinburgh, Perth, Dunfermline, Stirling and the wider central belt, making it an excellent choice for commuters. Kinross benefits from well regarded local schooling, including Kinross Primary School and Kinross High School, together with a comprehensive range of everyday amenities. These include supermarkets, independent shops,







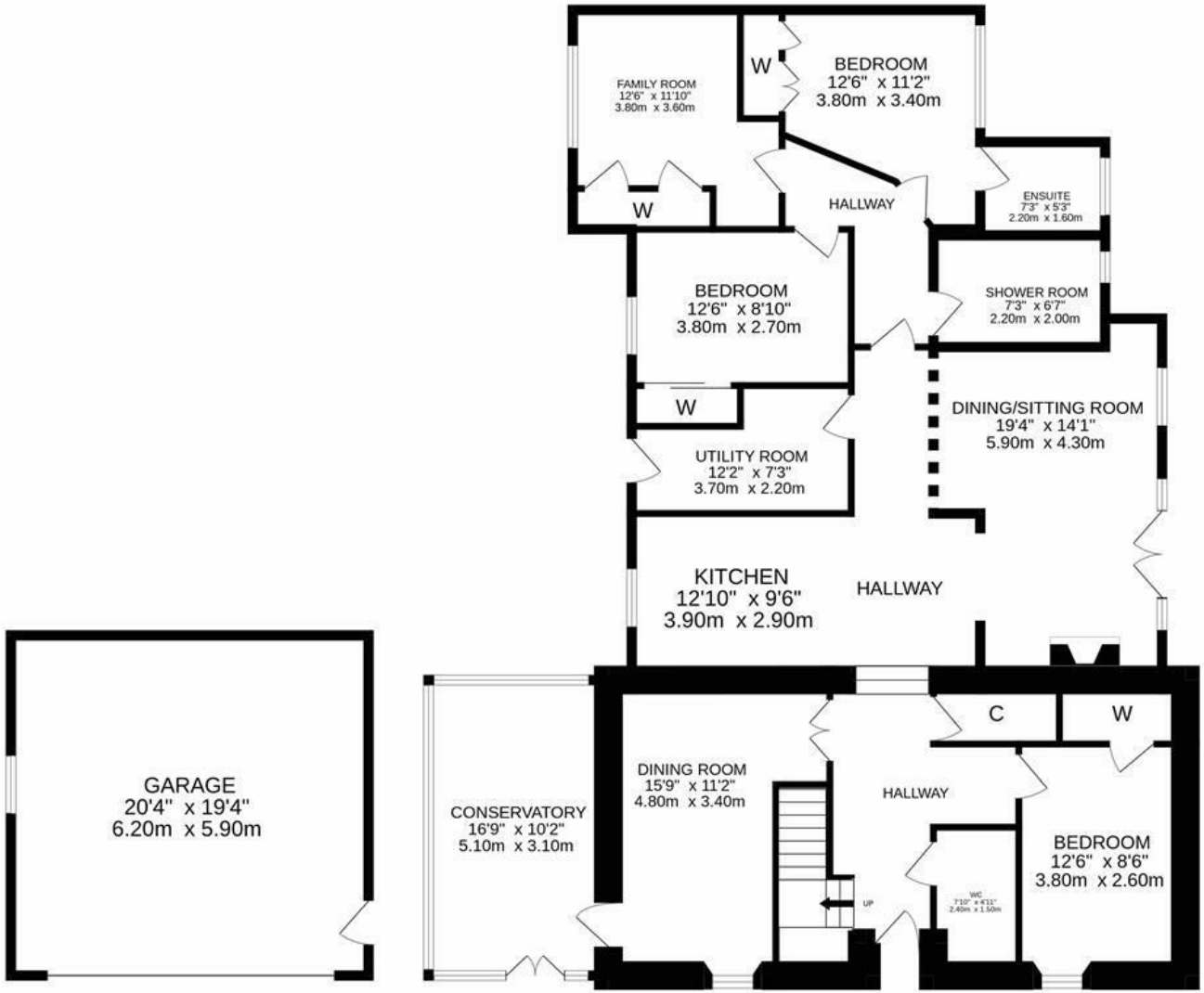




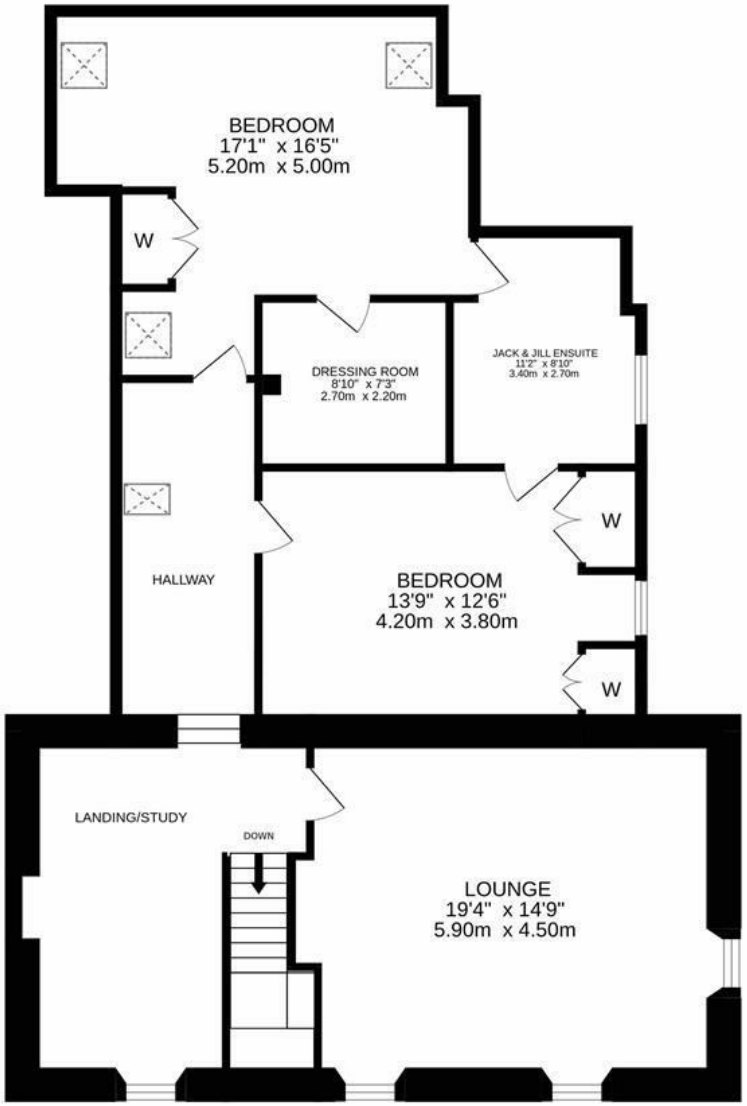




GROUND FLOOR



1ST FLOOR


BEDROOM
17'1" x 16'5"
5.20m x 5.00m
W
DRESSING ROOM
8'10" x 7'3"
2.70m x 2.20m
JACK & JILL ENSUITE
11'2" x 8'10"
3.40m x 2.70m
W
HALLWAY
BEDROOM
13'9" x 12'6"
4.20m x 3.80m
W
LANDING/STUDY
DOWN
LOUNGE
19'4" x 14'9"
5.90m x 4.50m