

ROCKCLIFFE HOUSE, RUMBLING BRIDGE KY13 0PT

HARPER & STONE
ESTATE & LETTING AGENTS





ROCKCLIFFE HOUSE

RUMBLING BRIDGE, PERTH & KINROSS KY13 0PT

PROPERTY FEATURES

- Exceptional 6 bedroom semi detached Edwardian family home dating circa 1905
- 3 bathrooms, additional cloakroom and three versatile reception rooms
- Approximately 318 square meters of flexible living space
- Beautiful original features including cornicing, ceiling roses and high ceilings
- Stunning open plan living/dining space with bifold doors opening to the garden
- Stylish shaker kitchen with slate underfloor heating and walk in pantry
- Beautifully presented throughout in classic warm tones
- Outstanding recently installed family bathroom with freestanding claw foot bath
- Landscaped tiered gardens with decking, vegetable beds and seating areas
- Ample parking, integral garage and substantial detached garage/workshop

Harper & Stone are delighted to bring to the market Rockcliffe House, an exceptional six bedroom semi detached Edwardian family home dating circa 1905, occupying a peaceful countryside setting with breath taking panoramic views across the surrounding hills. Combining timeless Edwardian charm with the comforts of modern family living, this impressive, semi detached home is rich in original character features including high ceilings, decorative cornicing, ceiling roses, wood burning stove and beautifully proportioned rooms throughout. Thoughtfully arranged over three spacious levels, Rockcliffe House offers an appealing balance of elegant period detail and versatile contemporary living space, making it an ideal forever family home in a truly idyllic setting.

The Accommodation is Presented as Below:

Ground Floor: Entrance Vestibule, Hallway, Lounge/Diner, Family Room, Inner Hall, Kitchen, Utility/Boot Room, Study, Pantry and Cloakroom.

First Floor: Principal Bedroom with Ensuite Shower Room, Two further Bedrooms and a Bathroom.

Second Floor: Three Bedrooms, Bathroom and Store.

Entry to the property is through a solid wood front door into a practical vestibule, ideal for coats and shoe storage. An inner door opens into the welcoming lower hallway where the original terrazzo flooring immediately sets the tone for the quality and character found throughout the home. The thoughtful wrap around layout creates an effortless flow between the living spaces on this level.

Positioned to the front of the property, the family room is a wonderfully cosy yet spacious retreat. A large bay window perfectly frames the far reaching countryside views whilst flooding the room with natural light. Decorative cornicing, an attractive fireplace and generous proportions combine to create an elegant and inviting space for relaxing evenings.

Returning to the hallway, directly opposite the entrance lies the magnificent open plan living and dining area. Beautifully presented with solid wood flooring and neutral décor, this expansive space is perfectly suited to modern family life and entertaining alike. The dining area comfortably accommodates larger gatherings, whilst the living space enjoys a focal wood burning stove and impressive bifold doors opening directly onto the rear decking and garden beyond. The uninterrupted views across the surrounding hills create a truly spectacular backdrop to everyday living.

The kitchen continues to impress with slate flooring benefitting from underfloor heating and an excellent selection of white shaker style wall and base units complemented by warm wooden work surfaces. Integrated appliances include a dishwasher alongside a statement Belling Range Cooker, whilst the freestanding fridge freezer is also included within the sale. A substantial walk in pantry provides exceptional additional storage. Located off the kitchen, the utility/boot room is both practical and attractive, benefitting from a skylight, additional work surface space, room for two freestanding appliances and direct access outside. An additional inner hall currently serves as a comfortable dog sleeping area. Completing the ground floor accommodation is a generous home office, ideal for remote working, alongside a beautifully finished cloakroom comprising vanity storage, WC and tasteful neutral tiling.







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Ascending to the first floor, the principal bedroom is a particularly impressive space enjoying dual aspect windows and stunning countryside views. The stylish ensuite shower room features a large walk in shower, vanity sink with storage, recessed shelving and WC. Bedrooms two and three are generous double rooms, each beautifully positioned to enjoy tranquil rural outlooks. Serving this floor is the recently installed family bathroom, undoubtedly one of the home's standout features. Finished to an exceptional standard, the space showcases elegant half height panelling in a chic French navy tone paired beautifully with Victorian inspired tiled flooring. A freestanding claw foot roll top bath takes centre stage, complemented by a large walk in shower finished in classic white brick style tiling. A substantial double vanity unit with twin vessel basins, WC and heated towel rail complete this luxurious and calming space.

The second floor provides three further versatile double bedrooms, all benefitting from charming coombe ceilings and magnificent elevated views across the surrounding landscape. One of these rooms is currently utilised as a study, demonstrating the flexibility of the accommodation depending on individual requirements. A third bathroom services this level and includes a bath with over bath shower, double vanity unit with storage and WC. A substantial linen/storage cupboard provides excellent additional practicality on the landing.

Externally, Rockcliffe House enjoys extensive outdoor space designed to maximise both privacy and the outstanding countryside setting. A generous driveway to the front and side of the property provides ample off street parking and access to the integral single garage. In addition, a substantial detached garage/workshop offers excellent storage or hobby space. The beautifully landscaped rear gardens are arranged over tiered levels, thoughtfully designed to capture the exceptional open views. A balanced mix of lawned sections, planted beds, pathways and seating areas create a wonderful outdoor environment for both families and keen gardeners alike. The lower tier offers an ideal space for growing vegetables and currently features a chicken coop alongside a charming stone built storage area. Immediately outside the bifold doors, a generous decked seating area provides the perfect setting for outdoor entertaining and summer dining while enjoying the peaceful surroundings.

Rockcliffe House represents a rare opportunity to acquire an exceptional Edwardian residence that effortlessly combines period grandeur with the comfort and functionality required for contemporary family living. Rich in character and beautifully enhanced by thoughtful modern upgrades, this impressive home offers an abundance of flexible living accommodation perfectly suited to growing families, multi generational living or those seeking a tranquil countryside lifestyle without compromise. There are numerous and varying local walks accessible from Rockcliffe House. From the elegant original features and beautifully proportioned interiors to the breath taking panoramic views and idyllic landscaped gardens, every aspect of Rockcliffe House has been carefully considered to create a warm, inviting and highly versatile home. Enjoying a peaceful rural setting whilst offering outstanding entertaining spaces both inside and out, this truly remarkable property promises a lifestyle that is both luxurious and wonderfully connected to its stunning natural surroundings.

The sale will include all fitted floor coverings, window coverings, and integrated appliances where applicable. Certain light fittings are not included in the sale, please speak to Harper & Stone regarding this matter. Any other items are to be by separate negotiation with the seller.

Viewings are strictly by appointment only via Harper & Stone.

Council Tax Band G
EER Band E
Water: Mains
Sewage: Septic Tank
Heating: LPG

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. Some of the nearby towns

include Milnathort, Kinross, Dollar and the city of Perth. The small town of Milnathort to the northeast offers many amenities whereas Kinross offers a more extensive range of facilities. The renowned Gleneagles Estate is a 15 minute drive away.

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.









