The Old Farmhouse
13 Newton of Classlochie, Kinross



Andersons

Law Location Life

The Old Farmhouse | 13 | Newton of Classlochie | Kinross

An impressive and historic Country Farmhouse, reputed to be one of the oldest farmhouses in Kinross-shire, occupying a commanding position with breathtaking panoramic views across Loch Leven, Benarty Hill and the surrounding countryside. Offering an exceptional combination of rural tranquillity, substantial family accommodation and excellent accessibility, this characterful home presents a rare opportunity in a truly spectacular setting. A particular highlight is the property's direct access onto the Loch Leven Heritage Trail, placing miles of beautiful lochside walking and cycling literally on the doorstep. Despite its peaceful countryside setting, the property is within easy reach of Kinross and the M90 motorway, providing excellent connections to Perth, Dunfermline and Edinburgh. Families are particularly well catered for, with highly regarded local schooling and prestigious independent schools including Strathallan, Craigclowan, Glenlomond Collage and Dollar Academy within convenient travelling distance.

Arranged over three spacious levels, the accommodation comprises an entrance vestibule, reception hallway with feature staircase, sitting room, family room, formal dining room, generous dining kitchen with pantry, utility room, study and wc/cloakroom. The first floor provides a superb principal bedroom, two further bedrooms and family bathroom, while the second floor offers two additional double bedrooms and a wc room. While the property would benefit from some modernisation, it offers tremendous potential to create an exceptional family home while retaining the character and charm of this traditional farmhouse.

Externally, extensive gardens border open countryside and enjoy magnificent far-reaching views across Loch Leven towards Benarty Hill. The grounds provide a wonderful sense of space and privacy, with ample opportunity for outdoor entertaining and family enjoyment. A detached double garage and generous driveway provide excellent parking and storage. Combining history, substantial accommodation, spectacular views and the exceptionally rare benefit of direct access to the Loch Leven Heritage Trail, this outstanding farmhouse offers a unique countryside lifestyle within easy reach of excellent amenities and transport connections.











Accommodation

Entrance Vestibule
Entry is via the rear of the property into the entrance vestibule, which benefits from windows to both the rear and side, allowing plenty of natural light. A door provides access to the reception hallway.

Reception Hallway
A welcoming reception hallway featuring an attractive staircase leading to the upper level. There is open access to the inner hallway, together with doors leading to the sitting room, family room and a useful understair storage cupboard.

Sitting Room
A generous dual-aspect reception room featuring windows to both the front and rear. A feature fireplace creates an attractive focal point, complemented by a traditional shelved Edinburgh Press.

Family Room
A superb additional reception room featuring a fireplace, patio doors and impressive floor-to-ceiling windows overlooking the rear gardens and capturing beautiful views towards Benarty Hill. Double doors provide access to the formal dining room, creating an excellent flow for family living and entertaining.

Dining Room
An impressive formal dining room enjoying an abundance of natural light from floor-to-ceiling glazing. The room takes full advantage of the property's spectacular setting, with wonderful views across the surrounding countryside towards Benarty Hill. There is a door into the Dining Kitchen.

Dining Kitchen & Pantry
A spacious dining kitchen fitted with a range of base and wall-mounted storage units, complemented by worktops and a stainless steel sink with drainer. A central breakfast island provides additional storage and informal seating, while there is ample space for a dining table and chairs. Appliances include a range-style cooker with gas hob, fitted oven, extractor hood and integrated dishwasher, with space provided for an American-style fridge/freezer. A large side-facing window enjoys beautiful countryside views, complemented by further windows to the front. Doors provide access to the utility room and a useful pantry cupboard.

Utility Room
The practical utility room is fitted with additional storage units, worktops and a stainless steel sink with drainer, together with space for laundry appliances. There is a front-facing window, useful storage cupboard, hatch access to the attic space and open access to the inner hallway.

Inner Hallway
The inner hallway provides access to the study and WC/cloakroom, with open access returning to the main reception hallway. An external door opens onto the front patio area, where magnificent views towards Loch Leven can be enjoyed.

Study
A useful and versatile room, ideal as a home office, study or additional storage space.

WC/Cloakroom
Fitted with a WC and pedestal wash hand basin, together with a side-facing window.

First Floor Landing
The first floor landing benefits from a front-facing window and provides access to the principal bedroom, Bedrooms 2 and 5, and the family bathroom.

Principal Bedroom
A particularly generous principal bedroom enjoying dual-aspect windows to the rear and side, perfectly positioned to capture the beautiful views towards Benarty Hill and across the surrounding open countryside. The room further benefits from fitted wardrobes and two traditional Edinburgh Presses.

Bedroom 2
A well-proportioned double bedroom featuring a useful shelved recess and rear-facing window enjoying attractive views towards Benarty Hill.

Bedroom 5/Study
A versatile fifth bedroom, equally well suited as an additional home office or study, with a rear-facing window enjoying stunning countryside views.

Family Bathroom
The family bathroom features partially tiled walls and is fitted with a corner shower enclosure incorporating a Mira Advance shower, separate bath with shower attachment, WC and wash hand basin with vanity storage. Further features include a heated towel radiator and a front-facing window enjoying wonderful views across Loch Leven.

Second Floor Landing
The second floor landing features a fitted storage cupboard and provides access to Bedrooms 3 and 4 and a separate WC.

Bedroom 3
A generous double bedroom featuring a fitted wardrobe, rear-facing skylight and front-facing windows showcasing breathtaking, far-reaching views across Loch Leven.

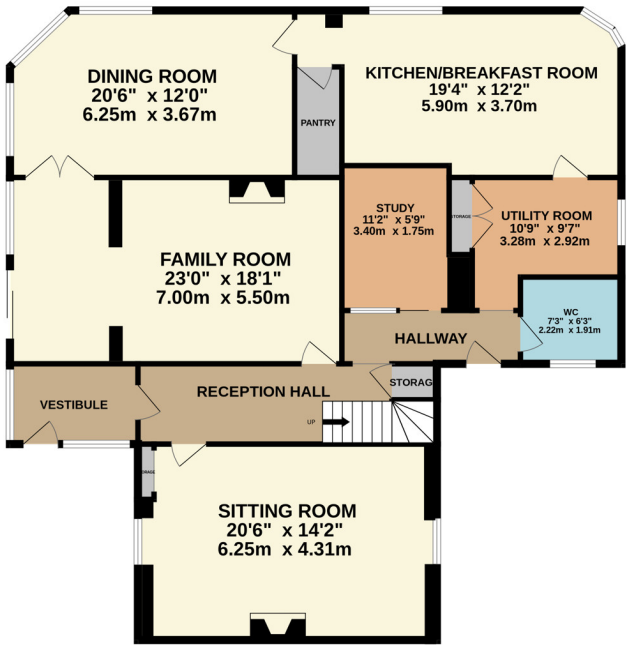
Bedroom 4
A further spacious double bedroom with a fitted wardrobe and additional storage cupboard. Front-facing windows provide spectacular views across Loch Leven, complemented by a rear-facing skylight.

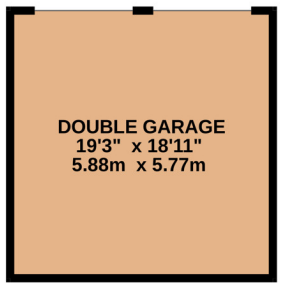
WC
The second-floor WC is fitted with a WC and pedestal wash hand basin. A rear-facing window enjoys delightful views towards Benarty Hill.

Gardens
The property occupies generous gardens which take full advantage of its exceptional countryside setting. The substantial rear garden is predominantly laid to lawn with a patio area and enjoys wonderful open views towards Benarty Hill. A separate garden area to the side provides further outdoor space and enjoys uninterrupted views across the surrounding countryside. To the front, a large patio area provides an exceptional setting for outdoor dining, entertaining or simply relaxing while taking in the magnificent outlook towards Loch Leven.

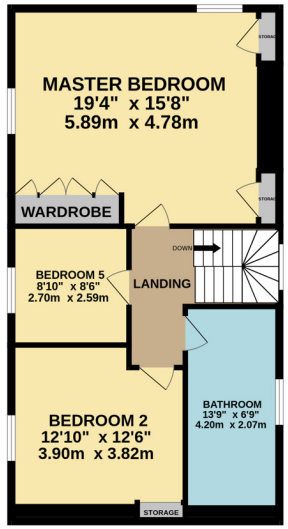
Double Garage & Driveway
A substantial detached double garage benefits from two electric doors, power and lighting, providing excellent secure parking, storage or workshop space. A generous driveway extending to the front and side of the property provides ample off-street parking for several vehicles.

GROUND FLOOR

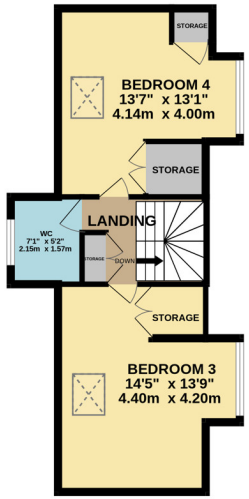




1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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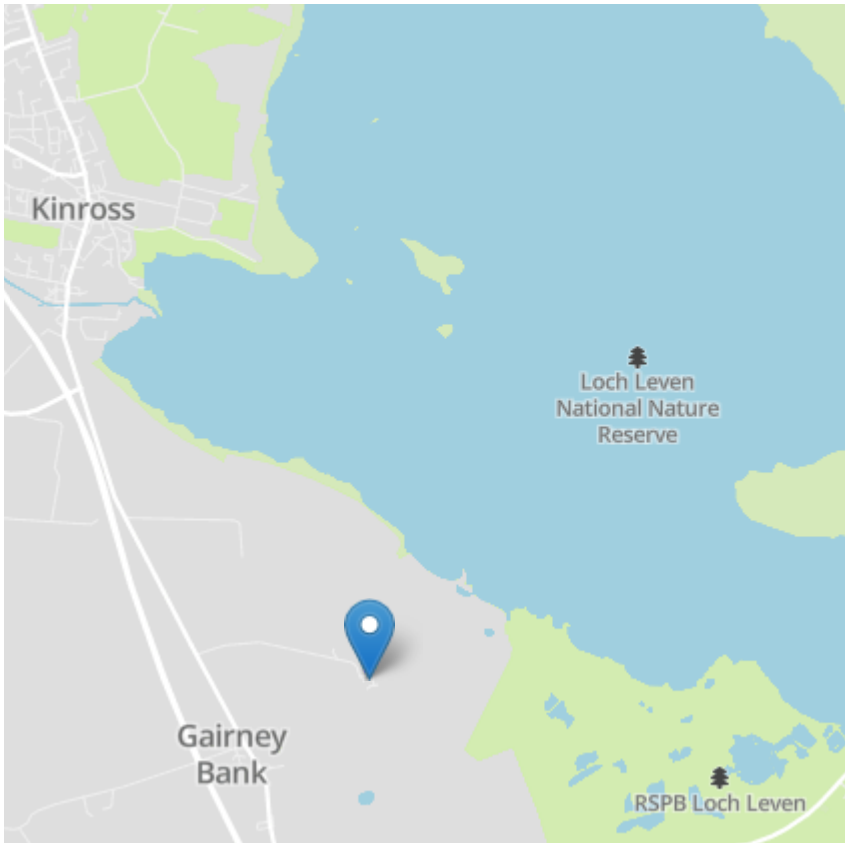


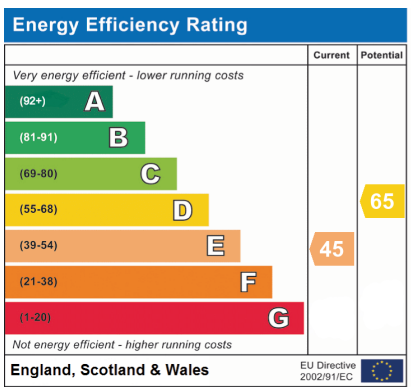


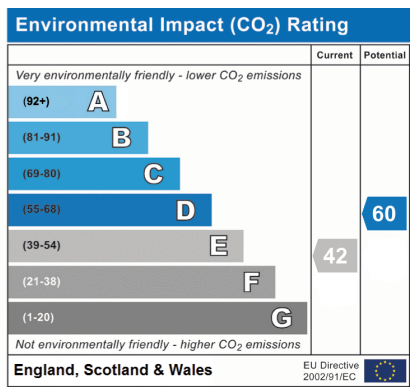
NEWTON OF CLASSLOCHIE, KINROSS - A BETTER PLACE TO LIVE

The highly sought after town of Kinross offers a good range of shops, restaurants, cafes, coffee shops and other facilities. The nearby M90 provides swift access to Perth, Edinburgh and most of Central Scotland, whilst there is a 'Park and Ride' service to Edinburgh, with bus links to other major towns and cities. Frequently topping 'Best Places to Live' surveys the area is a popular commuter location given its central geographical position. Kinross -shire has, however, much more to offer. The schools throughout the area are all extremely highly rated. Kinross High School and Community Campus is widely recognised as one of the best comprehensive schools in the country and a host of highly rated public schools are within easy travelling distance, including Dollar, Glenlomond Collage, Strathallan and Craigclowan, with many running bus services. Add to the mix a wide range of outdoor pursuits, with the stunning Loch Leven Heritage Trail, sports clubs and other organisations and it quickly becomes clear why this is a popular location for the young and not so young alike.









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Notes of Interest and Offers

All offers for this property should be submitted in Scottish legal terms to our Property Department. If you are interested in this property you are advised to "note interest" with Andersons via your solicitor.

Andersons LLP is a limited liability partnership (No. 300983) having their registered office at 40 High Street, Kinross KY13 8AN

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