



LOCHORNIE HOUSE
KELTY, KY4 OJW

Galbraith



LOCHORNIE HOUSE, KELTY, KY4 0JW

A lovely family house in a delightful rural setting

Kinross 5 miles ■ Edinburgh Airport 20 miles ■ Edinburgh 24 miles
Perth 25 miles ■ Glasgow 43 miles

About 3.5 acres (1.41Ha)

Offers Over £675,000

- Drawing room, kitchen/dining room, snug, 4 bedrooms (shared en-suite), utility room.
- Charming rear courtyard with extensive steading with potential for other uses. Stabling for three horses.
- Beautiful gardens and grounds, woodland, polytunnel, greenhouse and vegetable garden.
- 2 paddocks ideal for equestrian use. Excellent hacking on doorstep, outdoor/indoor school to hire within 5 mins.
- Wonderful accessible rural setting, ideal for the commuter.

Galbraith

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 **OnTheMarket**



SITUATION

Lochornie House is a wonderful family property which stands in a delightful, elevated south-facing setting to the south of Cleish. The property is ideally located for the commuter, with the main M90 motorway just a short drive to the east and providing rapid access south to Edinburgh and north to Perth. All services and amenities are on hand in the town of Dunfermline just six miles distant. Kinross to the north also offers a good mix of shops and facilities, with Saline and Cleish also close by. Surrounding Lochornie House is an area of outstanding countryside which is home to an array of wildlife and presents a fine choice for the outdoor enthusiast. Walking, cycling and horse riding are all readily available and there are several golf courses within comfortable driving distance. Shooting and fishing may be enjoyed locally.

There are several state primary and secondary schools in the area with private schooling available nearby at Dollar Academy and a number of schools in the Edinburgh area including Fettes College and Edinburgh Academy. Strathallan and Craigclowan are also all within comfortable distance. There are railway stations in Cowdenbeath, Inverkeithing and Dunfermline. Edinburgh airport is just twenty miles away and there are park and ride facilities at Halbeath (about 5 miles) and at Inverkeithing, both with services to Edinburgh, the airport and Glasgow.

DESCRIPTION

Thought to date originally from around 1880 and believed to have connections to the renowned Adam family, Lochornie House is a lovely family farmhouse offering delightful country living along with high levels of amenity whilst at the same time benefitting from excellent accessibility. The house is constructed on stone under slate roofs, and with courtyard and generous outbuildings (including stables) to the rear, the well-presented accommodation is arranged over two floors with the ground floor accommodation very much centred around the charming open plan kitchen with sitting room/snug off.





The well-proportioned drawing room benefits from an open fire and a bright southerly aspect over the front garden whilst off the kitchen is the cosy sitting room/snug with wood burner. The property has been significantly upgraded by the current owners including upgrading the windows with modern PVC double glazed sash and case and sealed units. The kitchen and utility room have also recently been upgraded along with the total redecorated and new floor coverings. The upstairs accommodation is situated off a broad landing and has been remodelled to create 4 bedrooms, a family bathroom along with a shared en suite shower room.

ACCOMMODATION

Ground Floor: Porch, hall, drawing room, kitchen/dining room, sitting room/snug, utility room, WC.

First Floor: 4 bedrooms, shared en suite shower room, bathroom.

GARDEN AND GROUNDS

Lochornie House is approached from the public road by an entrance which leads to a gravel parking area with areas of lawn either side to the front of the house. To the rear of the house is a lovely courtyard area with covered work area and kennel to the rear of the kitchen. The steading forms an L shape and is largely constructed of stone and offers extensive garaging and storage along with useful workshops/stables. The current owner has had plans drawn up to convert the part of the steading into a separate dwelling house, which would have access to the separate existing shared access to the courtyard. Please contact the selling agents for more information. The extensive well stocked garden at Lochornie is an absolute delight with a lovely mix of mature plants, trees and shrubs as well as manicured lawns, neat, gravelled driveway and areas of woodland. There is a productive vegetable and fruit garden.

GRAZING

There are two paddocks to the east of the house, which are enclosed by post and rail and wire fencing. Stabling and storage are available in the barn. Hacking is directly available in Blairadam Forest and arena's are available for hire at the local equestrian centre (5 mins).

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private	Freehold	Oil	Band F	F	Basic Speed	YES

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

There are two separately owned residential properties to the rear of Lochornie House, which has a right of access over parts of the rear courtyard.

DIRECTIONS

From Edinburgh follow the M90 north over the Forth Road Bridge for seven miles, leaving the motorway at junction 4. Head west on the B914 for approximately 1.5 miles before turning right at a small sign to Cleish. Follow the road north for a further 1 mile and Lochornie is then on the right-hand side.

POST CODE

KY4 0JW

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: plunge.lizards.dumpling

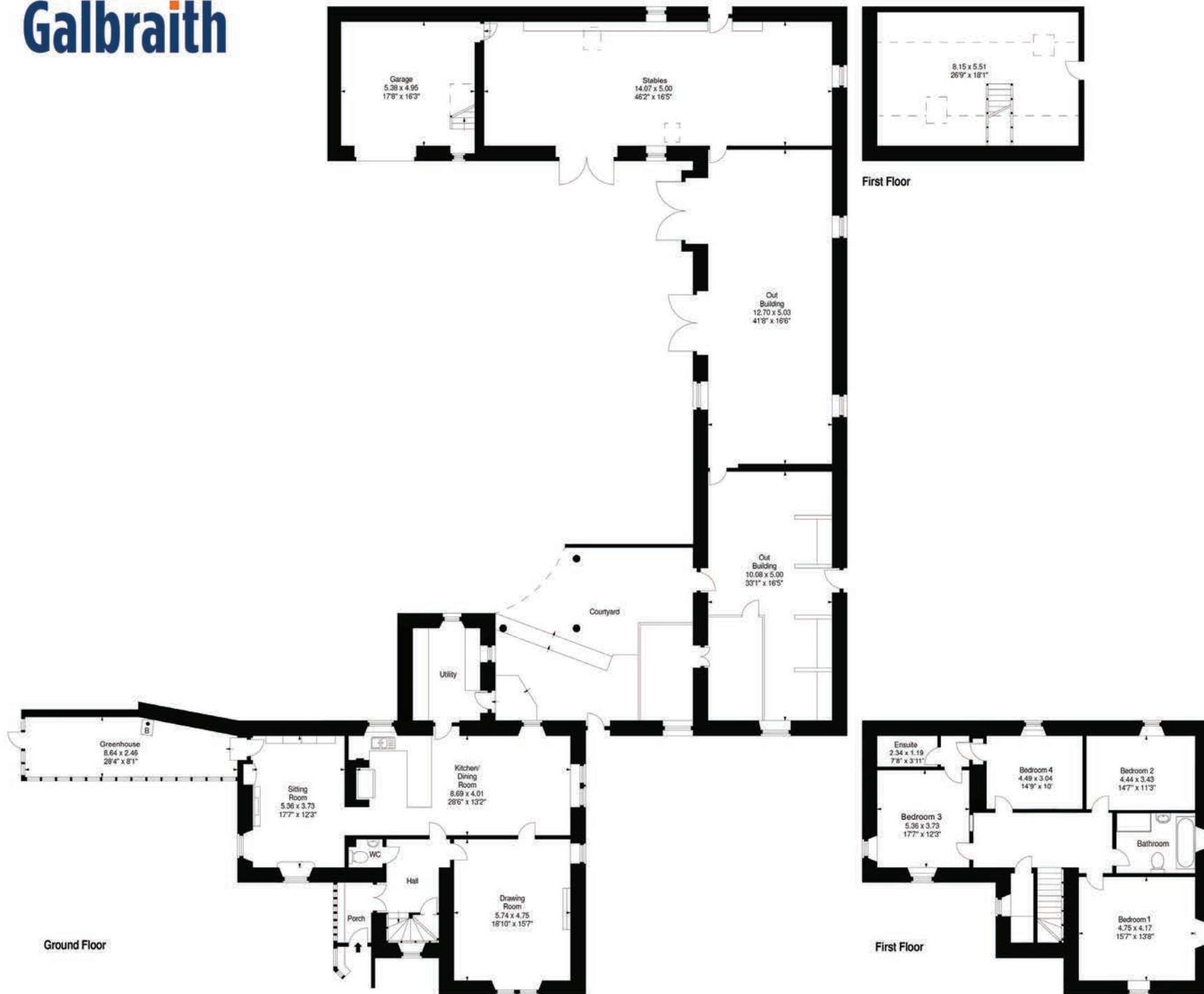
FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.











VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in August 2024.





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