

# Doocot Steading, Cleish, Kinross



Strutt  
& Parker

Land and property. Since 1885.

A wonderful steading conversion offering flexible accommodation with 5 acre paddock.

Dooocot Steading is an impressive and characterful period home, offering versatile living space including a substantial detached garage. This former steading has been thoughtfully converted to retain its unique historical identity, most notably the original stone nesting holes from its time as a dovecote, alongside exposed timber beams, vaulted ceilings and bespoke stained glass.

The accommodation is thoughtfully arranged across two levels, designed to capture natural light and the surrounding vistas. The ground floor features a spacious living room with a focal wood-burning stove and direct garden access via French doors, complemented by a large room and a well-appointed kitchen. Two well-proportioned bedrooms, two bathrooms and a large utility/store also occupy this level, providing flexible living arrangements well suited to guests or multi-generational living.

On the first floor, the primary living space is found in a magnificent sitting room, defined by a striking floor-to-ceiling stone fireplace and a vaulted ceiling with exposed rafters. This space flows into a formal dining room, creating an ideal environment for entertaining. The upper level also houses a secondary kitchen/breakfast room and two further double bedrooms, including the principal suite with en suite facilities. Throughout the home, skylights and large windows frame the rolling countryside and create a bright, airy atmosphere.

The building can be used as a large family home or can be split to form a main home with separate cottage.

The property is set within generous grounds. A gravel driveway provides ample parking and leads to a detached stone-built garage/workshop. The gardens feature a stone-paved terrace, ideal for outdoor dining, alongside lawns. Adjoining the house is a large paddock.

- 2,919 sq ft (271 sq m)
- 4 reception rooms
- 4 bedrooms
- 3 bathrooms
- Garage/workshop
- Garden
- Large paddock
- Freehold | Rural

Offers over £625,000



In total the grounds extend to approximately 5 acres.

**Location**  
Dooocot Steading occupies a peaceful rural position in Kinross-shire . The nearby towns of Kinross and Milnathort provide a range of everyday amenities including shops, cafés, restaurants and leisure facilities, while Dunfermline, Perth and Edinburgh offer more extensive shopping, cultural and recreational facilities. The area is well served by schooling, with highly regarded independent options including Dollar Academy, Strathallan School and Glenalmond College, together with respected state provision such as Kinross High School. Cleish (1 mile) has a small state Primary School.

Transport connections are excellent, with the M90 providing swift access to Edinburgh and Perth, while Inverkeithing and Dunfermline railway stations offer regular services to Edinburgh and destinations across central Scotland. Edinburgh Airport is also readily accessible.

Postcode: KY13

**General**  
Local Authority: Perth & Kinross Council  
Services: Electricity mains, water mains, heating oil fired, drainage septic tank  
Council Tax: Band E  
EPC Rating: E

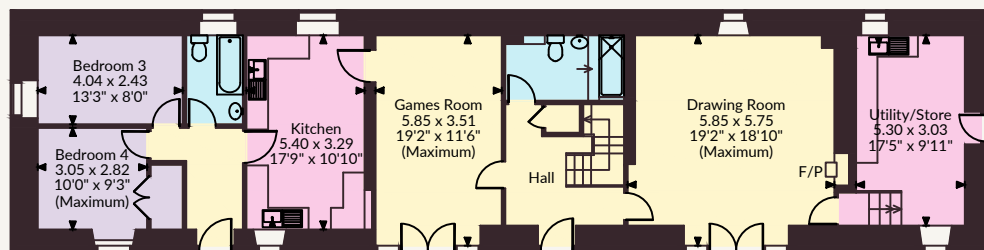
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Dooct Steading, Cleish, Kinross

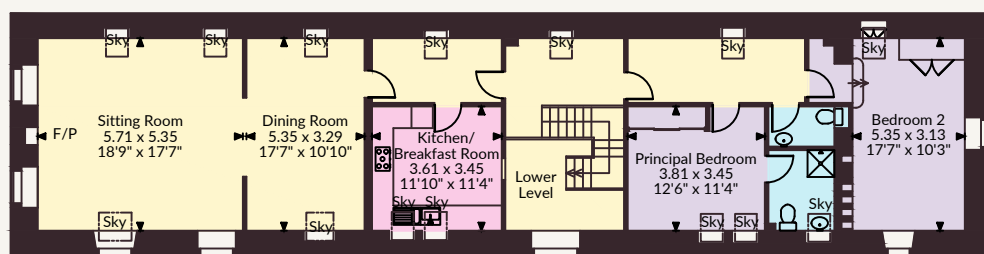
Main House internal area 2,919 sq ft (271 sq m)

Garage/Workshop internal area 495 sq ft (46 sq m)

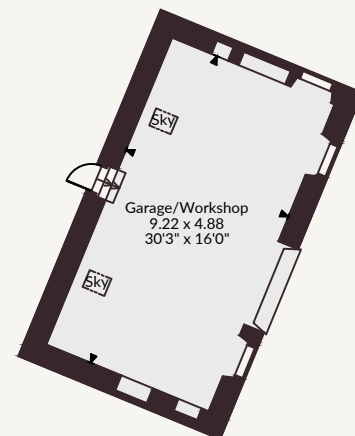
Total internal area 3,414 sq ft (317 sq m)



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehoush. Unauthorised reproduction prohibited. Drawing ref. dig/8703710/TRL

## Strutt & Parker Perth

5 St John Street, Perth, PH1 5SP

01738 567892 | perth@struttandparker.com



@struttandparker struttandparker.com

**Strutt  
& Parker**

Land and property. Since 1885.

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken September 2026. Particulars prepared September 2026.