



Corner Cottage & Building Plot , Powmill, FK14 7NW
Offers Over £300,000







Home Report for House & Garden Ground - £260,000, Additional Building Plot - £70,000. Asking price reflects both

Corner Cottage special and characterful 19th century cottage nestled on the outskirts of the popular rural village of Powmill with superb views over the countryside. The property sits on an enviable plot of 0.45 of an acre with scope to develop/extend and has outline planning in the grounds for the erection of a single storey dwelling house. This adorable cottage is set in an idyllic setting and offers flexible accommodation over 2 levels. Access is gained by the front into a large porch which the current owners utilise as an office space. The property has 2 main living areas, the cosy lounge that boasts a magnificent wood burning stove set within a large fire surround, and a family/dining room with wooden beams and a wood burner offering a very rustic feel to the room. The traditional kitchen offers an abundance of storage with floor and wall units and space for appliances. A family bathroom completes the ground floor accommodation. On the upper floor there are 2 good sized double bedrooms. Externally the property benefits from having ample parking leading to the garage and outbuildings. The large plot which can be either accessed from the front or side tracks to the rear of the property offers an abundance of opportunities providing scope for development or large garden/paddock. Viewing is highly recommended to fully appreciate all this property has to offer.





VIEWINGS

Viewings are strictly by appointment through Morgans.

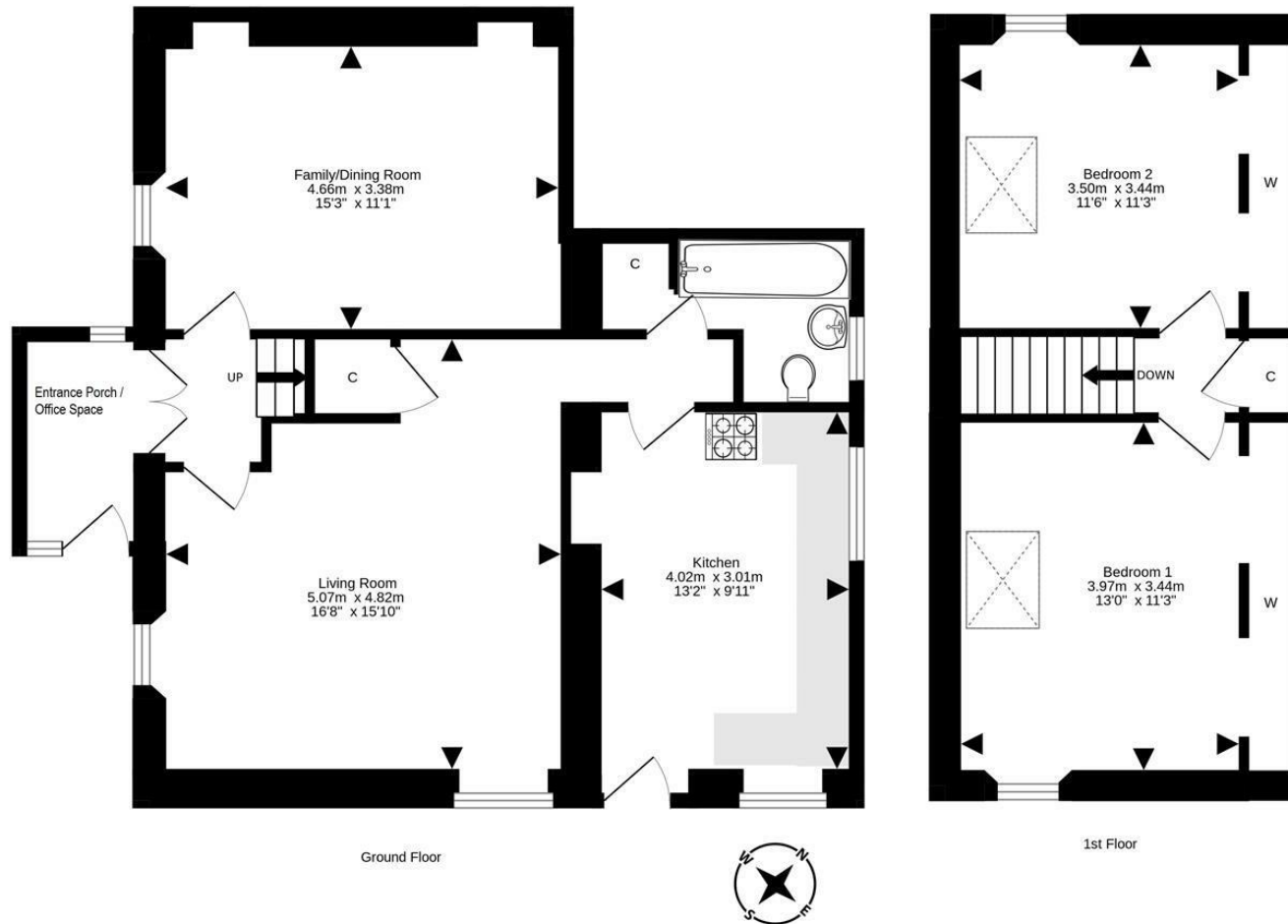
EXTRAS INCLUDED IN THE SALE

All fitted floor coverings and light fittings will be included in the sale.

MORGANS PROPERTY PACKAGE

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a **FREE PRE-SALE VALUATION**, estimate and market appraisal without cost or obligation, please contact us.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.