

MUTEHILL POWMILL FK14 7NP

HARPER & STONE  
ESTATE & LETTING AGENTS





# MUTEHILL

POWMILL, FK14 7NP

## PROPERTY FEATURES

- Exceptional 6-bedroom detached rural family home
- Set within approximately 15 acres of land with panoramic countryside views
- Situated in a peaceful, elevated position between the Cleish and Ochil Hills
- Four reception rooms plus a north facing sunroom
- Recently installed state of the art kitchen
- Equestrian facilities including 5 stables, tack room and feed store
- Two double garages and electric gated entrance
- Prime location close to Dollar Academy and Kinross High School
- Home Report value £1,050,000
- Early viewing is highly recommended

Nestled in the picturesque village of Powmill, Mutehill offers a splendid opportunity for those seeking a spacious family home with ample amenities. This impressive house boasts six generously sized bedrooms, providing plenty of room for family and guests alike. With four well-appointed reception rooms, there is an abundance of space for relaxation, entertaining, or simply enjoying the tranquillity of your surroundings. Harper & Stone are delighted to offer Mutehill to the open market, an expansive and highly impressive family residence set within a stunning rural position. Offering approximately 15 acres of grounds, this unique home combines refined country living with substantial internal accommodation, well-appointed equestrian facilities, and sweeping views across the Cleish Hills. Although the original house on the site, believed to have been constructed in 1696, no longer stands, Mutehill has undergone an exceptional transformation. The current owners have carried out an extensive, sensitive renovation and extension, resulting in a striking and substantial family home that blends timeless character with modern comfort.

The Accommodation is presented as below:

Ground Floor - Entrance Hall, Main Living Room, Lounge, Family Room, Office, Rear Sunroom, 2 Cloakrooms, Dining Kitchen, Utility Room and Plant Room.

First Floor – Upper Landing, Two Bedrooms with En-Suite Facilities, Two Bedrooms with Jack and Jill Bathroom, Two Further Bedrooms and Bathroom.

The ground floor is accessed via a welcoming entrance hall, which offers a natural flow into the primary reception spaces. To the left lies the sitting room, a grand yet inviting space with bay window projection. Double doors open to the Family/Games Room creating a wonderful space for entertaining and relaxed family living. To the right is the Dining Room again with a bay window proffering beautiful views of the hills and beyond.

Each of the formal lounge, sitting room and dining room provides a serene space to unwind or connect with company, all benefiting from an abundance of light and far-reaching rural outlooks. The sunroom to the rear offers a peaceful retreat, ideal for unwinding and relaxing. Adjacent to the sunroom is the office which has been fitted with bespoke Neville Johnson furniture.







# MUTEHILL

The heart of the home is the open-plan kitchen and living area, recently renovated to a high specification. Boasting a sleek, contemporary design with premium integrated appliances, the kitchen offers a seamless cooking and entertaining experience. Fitted with German cabinetry in stone grey, it is both stylish and highly functional. Dekton worktops and upstands add durability and sophistication, while Silestone sinks enhance the overall finish. A suite of top of the range integrated appliances includes an induction hob, electric oven, steam combination microwave, dishwasher, Quooker tap and garbage disposal unit. The American style fridge freezer fits its space perfectly and is included in the sale. A large center island provides both further workspace and seating for an informal dining along with a wine cooler. Completing the ground floor living is the Laundry Utility Room which also give access to the Plant Room which houses the boiler and heat pump.

Heading upstairs to the first floor is the Upper Landing leading to six spacious double bedrooms arranged in two wings, all of which enjoy picturesque views. The Principal bedroom benefits from a generous ensuite bathroom. Bedroom 2 also hosts an ensuite bathroom, with bedrooms 3 and 4 having a Jack and Jill option. Bedrooms 5 and 6 both have built in storage facilities. Completing the first floor accommodation is the Family Bathroom. An added advantage is a walk in storage closet on the landing.

Externally the grounds include five well appointed stables with tack room, feed store and a tractor shelter, catering for equestrian or smallholding use. There are 2 double

garages which offer excellent vehicle storage or workshop potential. Garage 1 can comfortably accommodate 2-3 vehicles, with the 2nd garage being an ideal storage unit.

The gardens immediately surrounding the house are well established and thoughtfully landscaped. Beyond lie open paddocks and pastureland extending to approximately 15 acres, offering peace, privacy and panoramic vistas of the surrounding hills and farmland. The electric gated entrance and private driveway offer ample off road parking and security.

Mutehill is perfectly suited to family life, equestrian interests, and those seeking tranquility without sacrificing convenience. Once seen, Mutehill will leave a lasting impression, it has been and will continue to be a happy family home. Don't miss out on the opportunity to make this home your own and create lasting memories in this beautiful property.

The sale will include all fitted floor coverings, light fittings, window coverings, and integrated appliances where applicable. 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 B

Water: Mains

Sewage: Septic Tank

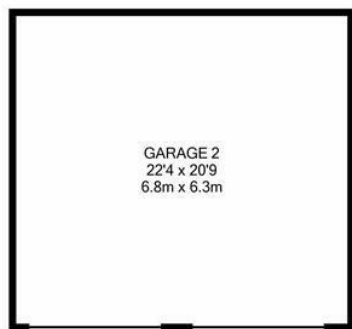
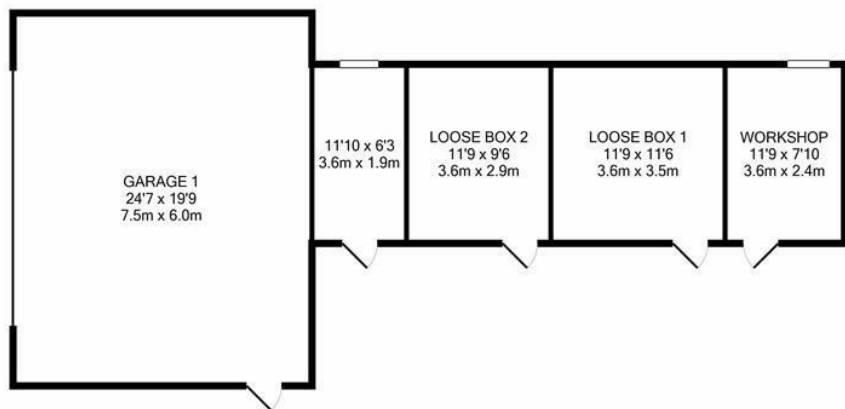
Heating: GS heat pump with NIBE boiler - Oil

Powmill is a lovely village with a village shop, milk bar and antiques shop. Further amenities are accessible in Dollar and towards Kinross, where most major supermarkets, leisure facilities and day to day essentials can be found. Schooling is available nearby at Fossoway Primary and Kinross High, as well as Dollar Academy for those wishing to educate in the private sector. Powmill is also ideal for commuters with motorway access nearby to both Perth, Edinburgh and Glasgow.

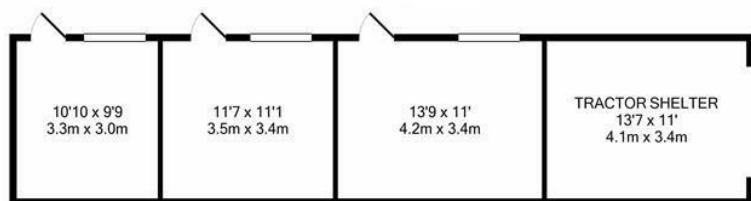
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification 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.



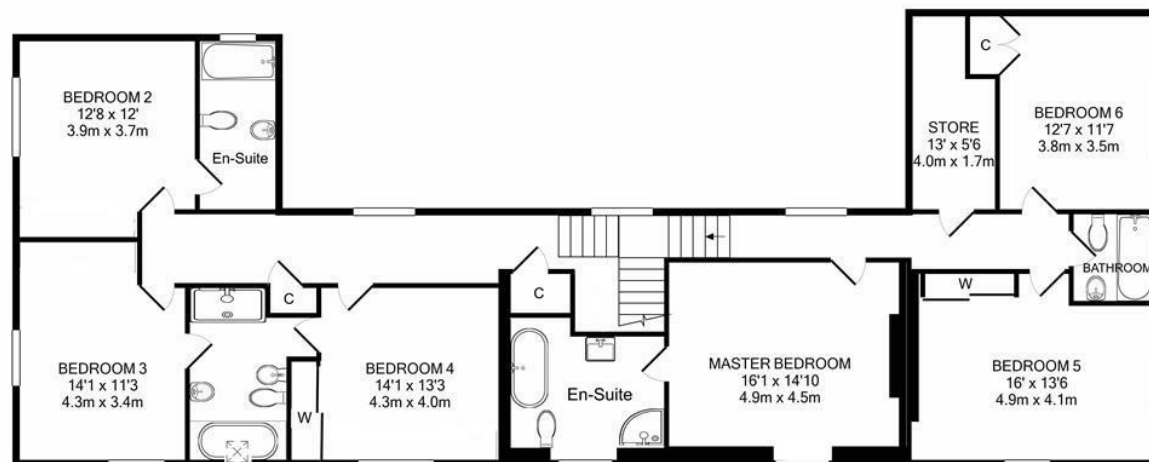




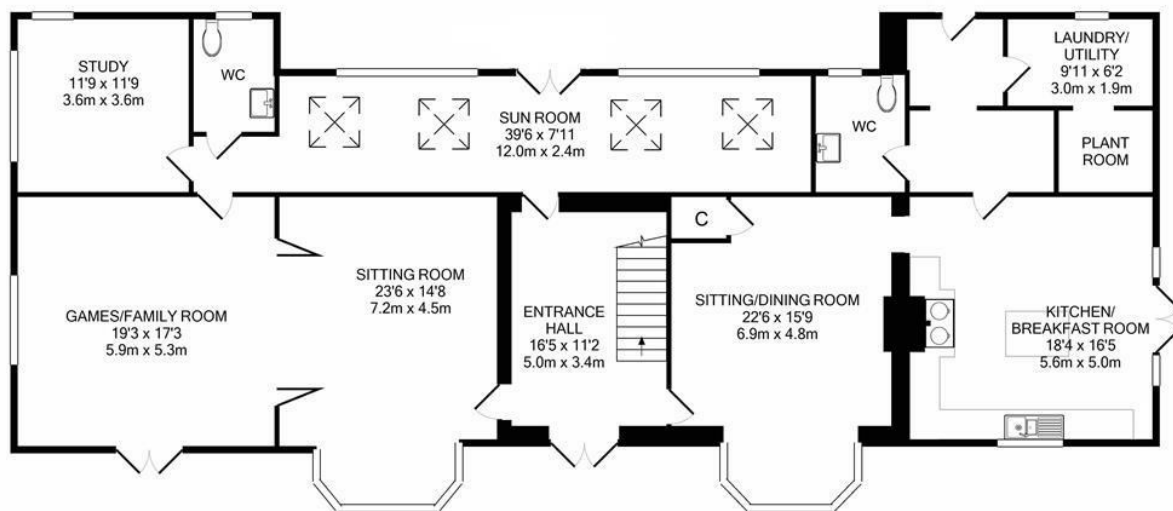
GARAGES & OUTBUILDINGS



STABLES



1ST FLOOR



GROUND FLOOR