

CORNER COTTAGE POWMILL FK14 7NW

HARPER & STONE
ESTATE & LETTING AGENTS





CORNER COTTAGE

POWMILL, FK14 7NW

PROPERTY FEATURES

- 2 bedroom detached cottage Circa 1880
- Cosy lounge with wood-burning stove and exposed beams
- 2nd reception room with log burner
- Country style kitchen with Belfast sink and garden views
- Two double bedrooms with open outlooks
- Family bathroom on lower level
- Detached outbuildings and well-stocked gardens
- Plot extending to approximately 0.45 acres
- Previous outline planning permission granted for 4-bedroom dwelling
- Early viewing advised

Harper & Stone are delighted to present Corner Cottage, a charming 19th century detached property nestled in the heart of the scenic village of Powmill. Rich in character and situated on a generous plot, this delightful home offers a rare opportunity to enjoy peaceful country living with exceptional accessibility and lifestyle potential.

The Accommodation is Offered as Below:

Ground Floor: Porch/Study, Hall, Living/Dining Room, Sitting/Bedroom, Kitchen and Bathroom

First Floor: Two Attic Bedrooms

The ground floor unfolds with a warm and welcoming layout, thoughtfully arranged to maximise both space and charm. Two generously proportioned reception rooms offer flexible living, each imbued with character and timeless appeal. The main lounge radiates rustic elegance, boasting exposed timber beams, a wood-burning stove nestled within a stone fireplace, and an abundance of natural light that softly dances across the room. This serene setting invites you to unwind with a good book, entertain guests in comfort, or simply enjoy the tranquil ambience of country living. The second reception room offers a wealth of possibilities, equally suited to use as a formal dining room, a snug for relaxing with family, or a private study ideal for home working. Its adaptability ensures it can evolve alongside the needs of modern life. Adjacent the entrance vestibule is currently and cleverly utilised as a home office, ideal for remote working.

To the rear of the property lies a charming farmhouse style kitchen, blending practicality with traditional style. Country style wall and base units, a classic Belfast sink, and plentiful storage create a functional workspace, while a large picture window frames idyllic views over the rear garden, bringing the beauty of the outdoors into everyday life. It is a space that effortlessly balances utility with character.

To the rear of the property lies a charming farmhouse style kitchen, blending practicality with traditional style. Timber cabinetry, a classic Belfast sink, and plentiful storage create a functional workspace, while a bespoke wine cooler is thoughtfully set into the original stone wall, adding both elegance and character. There is provision for four freestanding appliances, allowing for a flexible and efficient layout to suit individual needs. A large picture window frames idyllic views over the rear garden, bringing the beauty of the outdoors into everyday life. It is a space that effortlessly balances utility with charm.

Upstairs, the home continues to impress with two well proportioned double bedrooms, each enjoying peaceful outlooks across mature gardens and open countryside. These restful spaces are carefully positioned to take full advantage of the natural surroundings, offering the perfect sanctuary for relaxation. The accommodation is completed by a centrally located family bathroom, which is both tastefully appointed and thoughtfully designed, delivering comfort and convenience in equal measure.

One of the most impressive features of Corner Cottage is its outstanding plot, extending to approximately 0.45 acres. Wrapping around the property, the



CORNER COTTAGE

grounds offer an exceptional sense of privacy and tranquillity, creating a peaceful retreat within a beautifully natural setting. The garden is a haven for horticultural enthusiasts, featuring sweeping lawns, mature trees and vibrant, well-stocked borders that burst with seasonal colour and texture.

A variety of outdoor features enhance both the charm and practicality of the garden. A picturesque pond provides a delightful focal point and attracts an abundance of local wildlife. A garage or workshop sits to one side, ideal for storage or hobbies. In addition, a second, larger outbuilding offers excellent scope for creative use, such as a studio or garden room. These additions complement the property's rural appeal and contribute to its overall versatility. Further elevating its appeal, the property benefits from exciting development potential. Outline planning permission was previously granted (now lapsed) for a four-bedroom dwelling within the grounds. This presents a rare opportunity for future expansion, whether as an extension to the existing home or the creation of a separate residence, subject to the appropriate consents.

Altogether, the garden and grounds of Corner Cottage provide a unique lifestyle opportunity, blending the serenity of rural living with the freedom to enhance and personalise the space to suit a variety of needs.

The sale will include all fitted floor coverings, light fittings, 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.

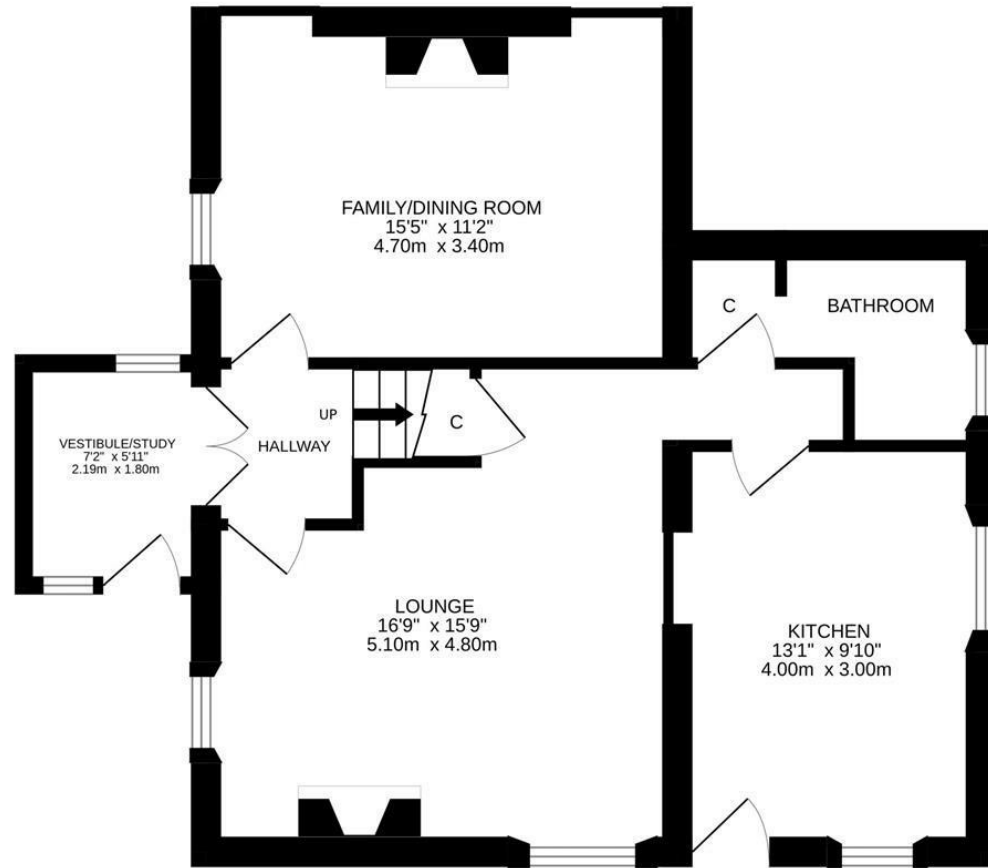
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Council Tax Band D
EER Band D
Water: Mains
Sewage: Septic Tank
Heating: Air Source

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.



GROUND FLOOR



1ST FLOOR

