

PITKEATHLY MAINS FARMHOUSE

Pitkeathly Mains, Bridge of Earn, Perthshire, PH2 9HL



Thorntons 
The right way to move

WELCOME TO PITKEATHLY MAINS FARMHOUSE

Generous detached farmhouse in Pitkeathly Mains, just two miles from Bridge of Earn, boasting a wonderfully unique home with four/five bedrooms, four/three reception areas, a breakfasting kitchen, and three bathrooms, plus extensive gardens and a field extending to just over three acres, a double garage, and a multi-car driveway.



GENERAL FEATURES

- Exceptional detached farmhouse in Pitkeathly Mains
- Spacious and flexible accommodation
- Well-presented, sympathetically modern interiors & tasteful décor
- Scenic open views from all windows

ACCOMMODATION FEATURES

- Entrance vestibule and welcoming hallway with built-in storage
- Large, dual-aspect living room with attractive fireplace
- Fantastic open-plan breakfasting kitchen and dining room
- Separate utility room with additional storage and workspace
- Bright, light-filled garden room with garden access
- Large, versatile sitting room/fifth double bedroom
- Four well-proportioned double bedrooms with built-in wardrobes
- One four-piece en-suite bathroom
- Separate ground-floor shower room & additional first-floor family bathroom
- Ceramic electric heating and double-glazed windows throughout

EXTERNAL FEATURES

- Generous gardens and field extending to just over three acres
- Two orchard areas, ponds and an area of wildflower meadow
- Two large patio areas for seating and summer barbecues
- Detached double garage with workshop and multi-car driveway

CONTENTS

06 FLOORPLAN

08 THE ENTRANCE

A practical entrance vestibule invites you into the home

10 RECEPTION ROOMS

Two generous and airy living areas

16 BREAKFASTING KITCHEN AND DINING ROOM

The perfect open-plan space for dinner parties

22 THE BEDROOMS

Versatile sleeping areas with built-in wardrobes

26 THE BATHROOMS

Three well-appointed, modern washrooms

28 GARDENS & PARKING

The house is perfectly complemented by vast grounds

30 THE AREA

Pitkeathly Mains Farmhouse boasts a tranquil, rural setting just two miles from Bridge of Earn



Thorntons
The right way to move
Pitkeathly Mains Farmhouse

PROPERTY NAME
Pitkeathly Mains Farmhouse

LOCATION
Perthshire, PH2 9HL

APPROXIMATE TOTAL AREA:
292.2 sq. metres (3145.3 sq. feet)

Ground Floor - First Floor - Externals -

The floorplan is for illustrative purposes. All sizes are approximate.



EXCEPTIONAL DETACHED

FARMHOUSE IN PITKEATHLY MAINS

This four/five-bedroom, three-bathroom detached farmhouse offers wonderfully spacious and flexible, family orientated accommodation over two floors, and it is set in just over three acres of gardens and a field, allowing the new owner to fully immerse themselves in the rural lifestyle. Situated in Pitkeathly Mains, the property is surrounded by the picturesque Perthshire countryside, with wonderful open views from all windows, and Bridge of Earn lies just over two miles away, where reliable everyday amenities can be found.

A practical entrance vestibule invites you into the home and leads through to an airy, welcoming hallway, where to home's attractive interiors are introduced, with neutral décor and a warm oak floor. The hall further benefits from two built-in storage cupboards.



TWO GENEROUS AND AIRY LIVING AREAS

FOR FAMILY LIFE AND ENTERTAINING

The house accommodates two generous and airy reception rooms: a living room and a sitting room. The living room occupies an impressive footprint which allows for endless configurations of lounge furniture, all arranged around a wall-set, Stovax Riva log-burning stove which creates an ideal focal point in the space, and a warm atmosphere during the colder months. The room is illuminated by dual-aspect windows, including a large bay window, which all capture natural light throughout the day and frame wonderful open views of the surrounding countryside.





The sitting room neighbours the living room and offers a versatile second reception area that could be used in a number of different ways to suit the new owner's needs. It is currently being used as a separate dining room, perfect for dining separately from the kitchen, and could lend itself to a children's playroom, a family/TV room, or a fifth bedroom, if ground-floor sleeping accommodation is required.



BREAKFASTING KITCHEN

AND DINING ROOM



THE PERFECT OPEN-PLAN SPACE FOR DINNER PARTIES

The open-plan breakfasting kitchen and dining room is sure to appeal to those who love to host dinner parties, with an exceptionally generous space that can comfortably accommodate a large dining table and chairs for multiple diners, alongside additional furniture. The kitchen offers room for a breakfast bar or a small bistro table and chairs, perfect for morning coffee, busy weekday breakfasts, and socialising while cooking. It comes very well-appointed with a selection of timeless, cream-coloured wall and base

cabinets, ample black granite and wood worktops, with an Etherium Strata worktop on the island, and splashback panels and tiling. Neatly integrated appliances comprise an oven, a microwave, an induction hob, an extractor fan, and a dishwasher, whilst provision is made for a freestanding fridge/freezer. The kitchen is supplemented by a utility room across the hall, housing additional modern cabinetry and wood worktops, and space for laundry appliances.





TRANQUIL SLEEPING AREAS



WITH BUILT-IN WARDROBES

The home's four double bedrooms all continue the attractive presentation of the preceding accommodation with tasteful décor, with the principal enjoying wood flooring, whilst the remaining three are carpeted for optimum comfort underfoot. All four bedrooms boast good-sized built-in wardrobes, with the principal boasting two and further benefitting from a four-piece en-suite bathroom. The smallest bedroom is currently being utilised as a hobby room and would be ideal as a home office for those who work or study from home.





THE PRINCIPAL BEDROOM BOASTS A GOOD-SIZED BUILT-IN WARDROBE & BENEFITS FROM A FOUR-PIECE EN-SUITE BATHROOM



THREE WELL-APPOINTED

MODERN WASHROOMS

The principal bedroom's four-piece en-suite bathroom comprises a bathtub with a shower attachment, a large corner shower enclosure with a rainfall showerhead, a basin set into vanity storage, and a WC. The separate family bathroom, which can also be found on the first floor, comes complete with a bathtub with an overhead shower and a glazed screen, a wall-mounted basin, a WC, a bidet, and a vanity cupboard. Finally, a shower room on the ground-floor completes the washrooms on offer and comprises a three-piece suite. All three washrooms also feature towel radiators. The home is kept warm by a ceramic electric system and the windows are double-glazed throughout.



GARDEN AND PARKING

Externally, the house is perfectly complemented by generous grounds, extending to approximately three acres, including a field – ideal for those with horses - two orchard areas, ponds, and an area of wildflower meadow. The gardens immediately surrounding the house comprise a spacious, well-kept lawn with a lovely leafy border, and two large patio areas for outdoor seating and summer barbecues. Excellent private parking is provided by a double garage (with an attached workshop) and a multi-car driveway.



Extras: All fitted floor coverings, window blinds, light fittings, and integrated kitchen appliances will be included in the sale.

BRIDGE OF EARN

Pitkeathly Mains Farmhouse boasts a tranquil, rural setting just two miles from Bridge of Earn, a small Perthshire town on the southern banks of the River Earn, some four miles south of Perth and forty miles north of Edinburgh. Historically, the town (and its medieval sandstone bridge) was an important landmark on the journey between the two, but today the town is bypassed by the M90. Bridge of Earn is served by an excellent range of local amenities, which include a small supermarket with a Post Office and an ATM, a pharmacy, a hairdresser, a beauty salon, and a garage. For eating and drinking, the town supports a local bakery serving traditional homemade produce to sit-in or take-away, a charming bistro and two village inns, plus a choice of restaurants and takeaways. Bridge of Earn places great emphasis on

sport and fitness with a Community Sports Hub and a fantastic range of facilities. In addition to public parks, green spaces and children's play areas, the town boasts a football ground, an all-weather pitch for tennis, hockey and football, as well as a thriving bowling club. The Perthshire Hockey Club also trains on the all-weather pitches at Kilgraston School, which is one of the top independent schools in the country and is nestled on the edge of the town. Other highly regarded independent schooling options, in addition to Kilgraston School, include Strathallan and Craigclowan. State schooling is also available locally in the Bridge of Earn, followed by secondary schooling in Perth. The town enjoys fantastic road links owing to its close proximity to the M90, as well as regular bus services into Perth and Kinross.





Thorntons

The right way to move

► Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutheea@thorntons-law.co.uk

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeesea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinburghea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

MONTROSE

55 High Street, Montrose, DD10 8LR
01674 673444
montroseea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.