

Stewart Place House,
South Road
Garmouth
IV32 7LX



Offers Over £340,000

Occupying a prominent position in the popular village of Garmouth, is Stewart Place House – a charming and well-maintained 'C' Listed Detached Georgian villa dating back to approximately 1700. The substantial corner plot is located near the centre of the village and extends to approximately 1/3 of an acre.

Features

- 6/7-bedroom Grade C listed detached Georgian villa
- Includes a self-contained 1-bed granny annex
- Two detached double garages (including a vehicle inspection pit)
- Substantial plot in the sought-after village of Garmouth

Occupying a prominent position in the popular village of Garmouth, is Stewart Place House – a charming and well-maintained 'C' Listed Detached Georgian villa dating back to approximately 1700. The substantial corner plot is located near the centre of the village and extends to approximately 1/3 of an acre.

This family home offers flexible living accommodation with scope for new owners to make further enhancements to suit their own needs and lifestyle.

The granny annex is currently laid out as an open plan lounge/kitchenette, with separate bedroom and en suite shower room. This area would benefit from being updated cosmetically and would lend itself to multi-generational living. Alternatively, the partition walls could be removed to create a generous dining kitchen/family room, with access to the rear garden and patio area. Similarly, the plumbing could be extended to the bedroom above to create a wonderful master bedroom with en suite.

Ground floor accommodation comprises:

Main Hallway

2 built-in storage cupboards, carpeted staircase with under stairs storage cupboard leading to 1st floor landing.

Lounge – 17'3" (5.26) max into bay window x 15'3" (4.64)

Ceiling light fitting, double glazed bay window to the front, double radiator, fireplace surround with recessed multi-fuel stove, alcove storage and fitted carpet.

Dining Room – 17'2" (5.23) max into bay window x 13'4" (4.06) plus recess

Recessed lighting, 4 wall mounted light fittings, double glazed bay window to the front, single radiator, fireplace surround with slate hearth and recessed multi-fuel stove, fitted carpet.

Breakfast Kitchen – 14'1" (4.29) plus door recess x 9'7" (2.91) plus door recess and window recess

LED strip light ceiling fitting, double glazed window to the front and a double glazed window to the side, double radiator, modern fitted units, 1.5 bowl sink with drainer unit and mixer tap, electric hob, double electric oven, integrated microwave and plumbing for dishwasher.

Utility Room – 6'9" (2.04) x 5'6" (1.67)

Ceiling light fitting, double glazed frosted door providing access to the rear garden, fitted cupboards and rolltop work surface, space to accommodate a washing machine, tumble dryer and an American style fridge/freezer, tiled flooring.

Storeroom – 10'3" (3.12) x 6'5" (1.94) max plus door recess

Ceiling light fitting, concrete floor, door leading to downstairs W.C.

W.C. Cloakroom – 5'1" (1.54) x 5'6" (1.67)

Ceiling light fitting, double glazed frosted window to the side, electric panel heater, pedestal wash basin and W.C., tiled flooring.

Study/Bedroom 7 – 14'6" (4.42) x 11'4" (3.45) plus recess and cupboard space

3 ceiling light fittings, double glazed sash style window to the front, double radiator, fireplace surround fitted with a multi-fuel stove, built-in shelved storage cupboard, fitted carpet.

Second Hallway

Carpeted staircase with under stairs storage leading to bedrooms 4&5.

Self-contained granny annex (accessed internally via the main hallway, but can also be accessed externally via its own entrance door from the rear garden).

Accommodation comprises:

Lounge / Kitchenette – 15'8" (4.77) x 8' (2.44) plus window recess and hallway area

3 pendant light fittings, double glazed window to the rear, double radiator, part panelled door with double glazed window provides access to the garden, fitted base units to one end of the room, single sink with drainer unit and mixer tap, integrated electric hob, fitted carpet.

Bedroom – 8'1" (2.46) x 8'2" (2.49) max

Pendant light fitting, single glazed high level internal window allowing natural light in from the lounge/kitchen area, built-in storage cupboard, fitted carpet.

En-Suite Shower Room – 8' (2.44) max into cubicle x 3'11" (1.19)

Pendant light fitting, single glazed high level internal window allowing natural light in from the lounge/kitchen area, pedestal wash basin and W.C., shower cubicle with shower curtain and rail, vinyl flooring.

First floor accommodation comprises:

Landing with single glazed skylight and fitted carpet.

Principal Master Bedroom – 16'10 (5.13) plus window recess x 16'1" (4.90)

Corniced ceiling with pendant light fitting and loft access hatch, double glazed windows to the rear and side, double radiator, built-in shelved storage cupboard, fireplace surround, fitted carpet.

Guest Master Bedroom with en suite Dressing/Nursery Room – 13'7" (4.13) max into door recess x 13'5" (4.08)

3 wall mounted light fittings, double glazed window to the front, double radiator, fitted wardrobe space, fitted carpet.

En suite Dressing/Nursery Room – 14' (4.27) max x 9'4" (2.84) plus door recess

Pendant light fitting, 2 double glazed sash style windows to the side and a further double glazed window to the rear, loft access hatch, fitted carpet.

Bedroom Three – 9'10" (2.99) x 9'9" (2.96)

Ceiling light fitting, loft access hatch, double glazed window to the front, single radiator, fitted carpet.

Bathroom – 15'10" (4.82) max into cubicle x 6'1" (1.84)

Modern 4-piece bathroom suite, recessed ceiling lighting, 2 double glazed windows to the rear, loft access hatch, double radiator, double shower cubicle with mains shower and tiled walls within, double ended bath with mixer tap, bespoke vanity unit with oak surface and large basin, press flush W.C., recessed shelf space, tiled flooring.

Bedroom Four – 14'5" (4.39) x 12'8" (3.86)

Wall mounted light fitting, double glazed window to the front, double radiator, fireplace surround, fitted carpet.

Bedroom Five – 14'11" (4.55) x 12'3" (3.73)

Wall mounted light fitting, loft access hatch, double radiator, 2 double glazed windows to the side, fireplace surround, exposed wooden floorboards.

Outside:

The grounds are neatly sectioned into different garden areas. To the front of the property is a generous, south facing, private walled garden, with well-stocked borders and large patio area ideal for entertaining. To the west of the front garden is a private enclosed courtyard providing parking for several vehicles and serving the two detached double garages and carport. To the east of the front garden is an area leading off the kitchen and comprising of the oil tank, space for bins, wood store and gated side entrance onto The Wyndies.

The rear garden has a large lawned area, vegetable garden with raised beds and established asparagus and strawberry beds, as well as mature fruit trees and a Greenhouse. There is a further patio area leading off the granny annex and ideal for entertaining on summer evenings.

The two detached double garages could offer the potential for further accommodation (subject to the necessary planning permissions) for use as Air BNB holiday lets, for example.

Detached Double Garage 1 – 27'7" (8.40) x 15'6" (4.72)

2 up and over doors to the front, side entry door, vehicle inspection pit, strip light fittings, power points, loft storage space via an external hatch in the west gable-end.

Detached Double Garage 2 – 28' (8.53) x 17'8" (5.38)

An up and over door to the front, side entry door, strip light fittings, 2 single glazed windows to the rear, power points, loft storage space fitted with a loft ladder.

Location: The historic village of Garmouth lies approximately 1-mile inland from the Moray Firth and ½-mile to the West of the River Spey. Stewart Place House is in the elevated section of the village and on the edge of the conservation area.

The area boasts many attributes. It is surrounded by woodlands, nature reserves and open countryside. A nature-lovers paradise, the area is known for its Osprey colony, Dolphin pods and Seal herds, as well as Deer and Pine Martins. The village also boasts an 18-hole Links Golf Course and renowned fishing and kayaking on the River Spey. The Northern Lights are also often visible from the village and coast during winter months.

Garmouth has a bar and restaurant at the Golf Club, as well as a barista coffee shop. Village shops and primary schools are located nearby at Mosstodloch (2.5 miles) and Fochabers (4 miles) with secondary schooling available at Fochabers (Miln's High School) and Elgin (Elgin Academy). Private education is available at Gordonstoun.

A96, 2.5 miles

Elgin Train Station, 9 miles

Keith Train Station, 12 miles

Inverness Airport, 40 miles

Aberdeen Airport, 55 miles

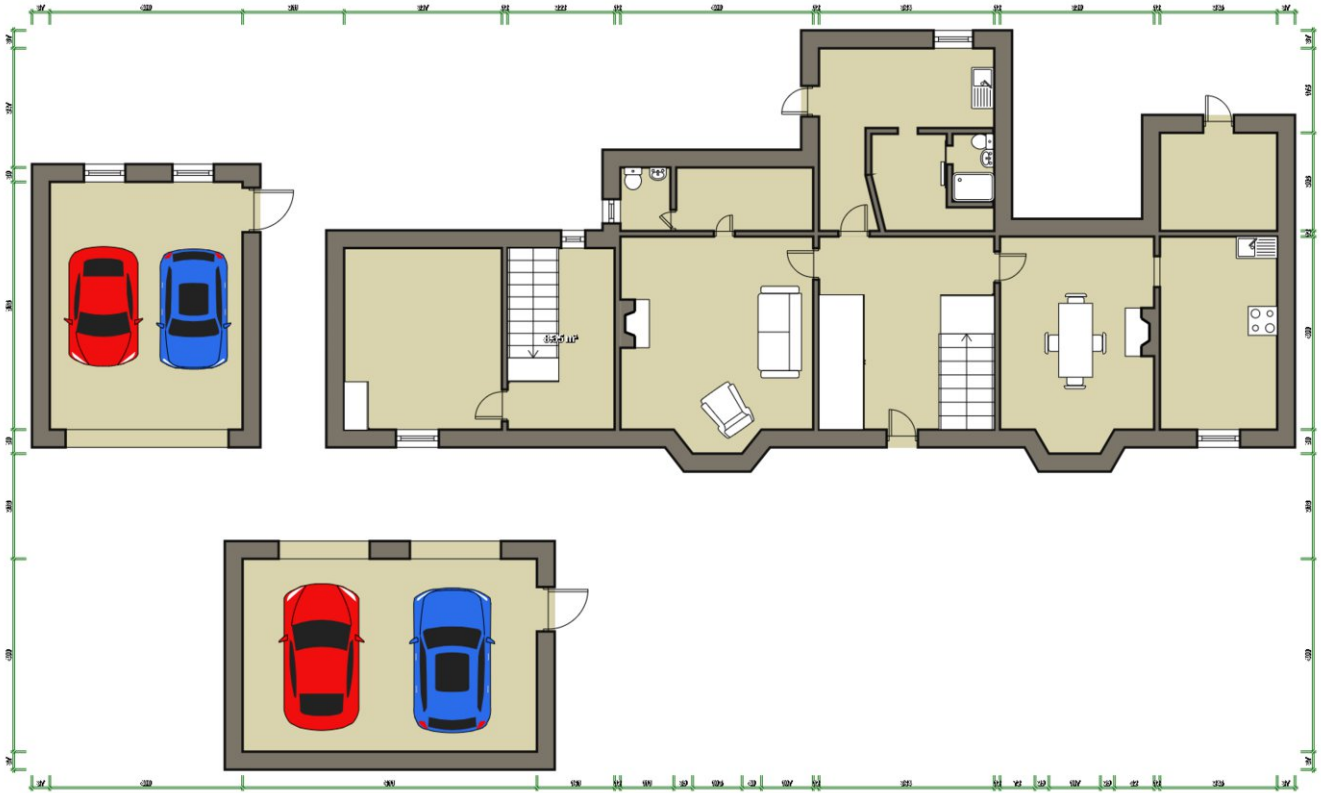
Note 1

All light fittings, curtains & fitted blinds & floor coverings are to remain.

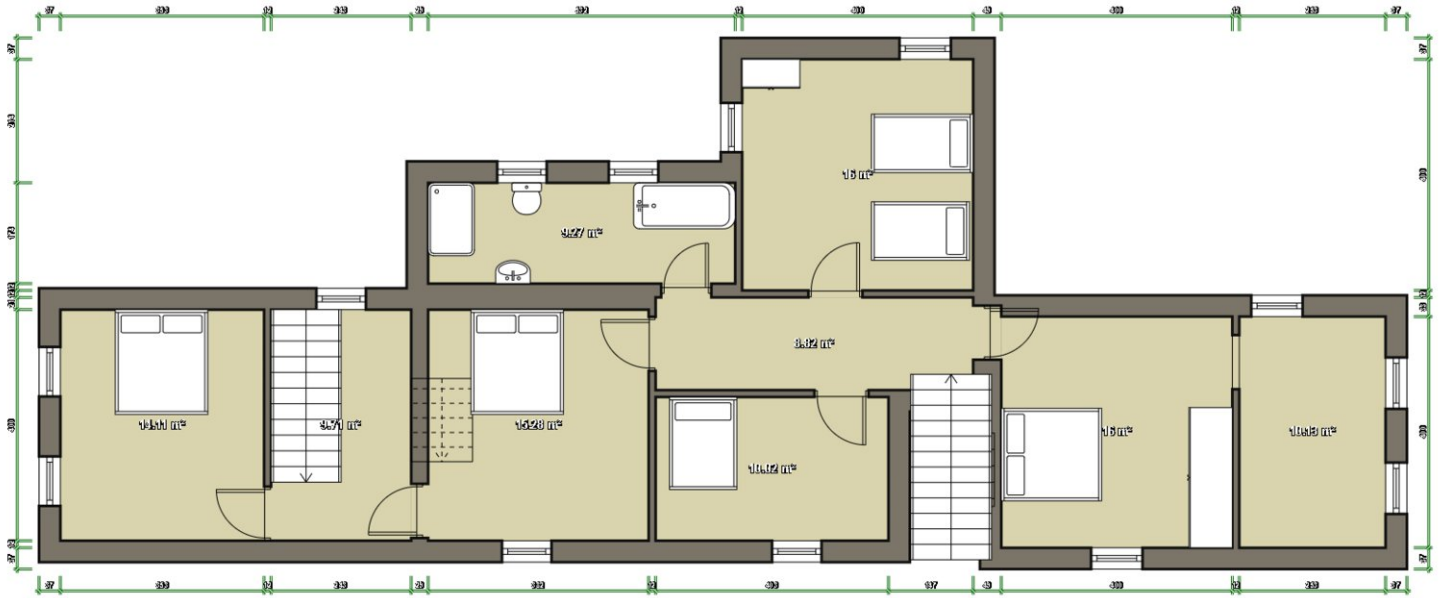
Directions:

On entering Garmouth village travelling from Mosstodloch on the B9015, follow the road over the bridge and to the right. Stewart Place House will be situated on your left-hand side on the corner of South Road and The Wyndies opposite the old Garmouth Hotel and Speyside Coffee Shop.

Floorplan



Floor Plans are not drawn to scale. Any measurements, areas, openings and orientation are approximate. No information can be relied upon for any purpose other than offering the potential buyer a layout of the rooms within the property, nor do they form any Agreement or Contract. Parties must rely on their own viewing and we hold no Liability for any error or omission.















Energy Performance Rate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			66
(39-54) E		36	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			

Council Tax Band

Currently E

Important Notice

These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice.

All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars

Further particulars may be obtained from the selling agents with whom offers should be lodged.

Entry

By mutual agreement

Offers

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.