



5/6 Forestry Houses, Ferness, IV12 5JG



We are delighted to offer this fabulous house which has the unique features of being one main house or two separate dwellings. The house is gracefully nestled within its own picturesque and large garden grounds with 4 horse paddocks.

Splendid Living Accommodation, across two properties, blending charm and functionality. The Moray Coast & Cairngorm National Park are within a 10 mile radius. Previously operated as an Air B&B.

The property forms two houses with no.5 offering a 3 Bedroom, 2 Bathroom, Lounge Diner and Kitchen. Whilst No.6 provides 4 Bedrooms, 2 Bathrooms, Lounge Diner, Kitchen, Utility and Shower room, Boot room plus Family Bathroom. A connecting door between both properties allows this home to be utilised as one.

The property benefits further from having large grounds with 2 large garages, workshops, 4 paddocks, stables, poly tunnels, greenhouses and enclosed gardens. Oil central heating, double glazing and solar panels.

An internal viewing is strongly recommended.

EPC Rating Band" E"

OFFERS OVER £450,000

Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296

No.5 Forestry Cottages

Entrance Porch to No.5 – 3'11" (1.18m) x 3'11" (1.18m) plus door access

Through a wood door with ornate glass panel insert leads into a vestibule with a pendant light fitting, smoke alarm, tiled flooring, single radiator and wall mounted coat hooks. Door to the kitchen.



Breakfasting Kitchen – 7'11" (2.4m) x 12'9" (3.88m) plus porch access

A range of wall mounted cupboards with base units and roll top worksurface which is complimented by ceramic tiled splash back to the wall. Single stainless-steel sink with chrome taps and drainer. Space for a double oven with electric hob and stainless-steel chimney style extractor hood. Further under counter space for a washing machine and free-standing space for a fridge/freezer. Tiled flooring, various power points, strip light fitting, heat detector and double radiator. uPVC obscure double-glazed window to the front aspect, further uPVC window with matching curtain pole and hanging curtains to the rear aspect. Space for a small table and chairs. Door to the lounge/diner.



Lounge/Diner – 11'6" (3.5m) x 16'11" (5.16m)

Good sized lounge with a pendant light fitting, smoke alarm, two single radiators, uPVC double glazed window to the front aspect and further timber double glazed window to the rear; both with curtain poles and hanging curtains. Tv point, various power points, carbon monoxide alarm and fireplace with tiled surround and recessed hearth. Ample space available for a table and chairs. Door to the rear hallway.



Rear Hallway

Pendant light fitting, smoke alarm, built-in cupboard for storage. Double power socket, tiled flooring. Doors lead to the Bedroom, W.C, walk-in shower room and upper staircase.

Bedroom 1 – 12'2" (3.71m) x 10'3" (3.12m)

Double bedroom with a pendant light fitting, radiator, carpet to the floor, 2 double power points, uPVC double glazed window with curtain pole and hanging curtains to the front aspect. Built-in double wardrobe provides part shelf and hanging storage.

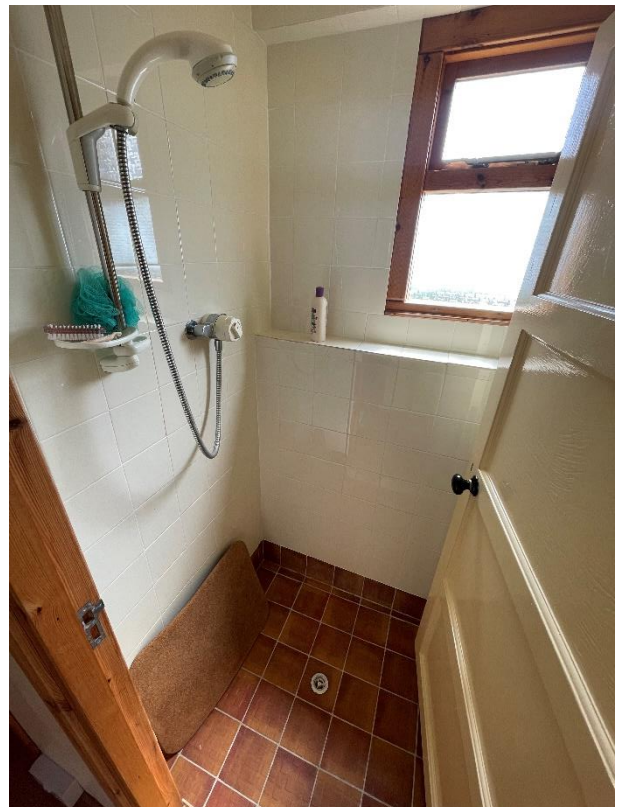


W.C – 2'8" (m) x 4'7" (2.56m)

Low level w.c, wall mounted wash hand basin with chrome taps and tiled splashback. Mid height wood linings, single radiator, pendant light fitting and tiled flooring. Small uPVC double glazed window overlooks the rear aspect.

Walk-in Shower room – 2'11" (0.87m) x 3'5" (1.03m)

Full wet room with tiled flooring and walls, mains operated mira shower, shower curtain, 2 ceiling light fittings, obscure uPVC double glazed window to the rear aspect.



Staircase & Landing

Carpeted staircase with a wooden handrail leads to the 1st floor half landing. Double glazed uPVC window with curtain pole and hanging curtains overlooks the rear aspect, double radiator, power point and door to no.6. Further staircase to the top landing.

The landing has a pendant light fitting, smoke alarm, fitted carpet to the floor, loft access, single power point and built-in storage cupboard with shelving for storage. Doors lead to the bedrooms and bathroom.



Bedroom 2 – 10'4" (3.15m) x 10'0" (3.05m)

Double bedroom with a pendant light fitting, single radiator, various double power points, carpet to the floor, wall mounted shelving and built-in desk. Fitted wardrobes provide part shelf and hanging storage. uPVC double glazed window with curtain pole and hanging curtains to the front aspect.



Bedroom 3- 12'4" (3.76m) x 11'5" (3.47m)

Double bedroom with a pendant light fitting, single radiator, various double power points, carpet to the floor, wall mounted shelving and built-in desk. 2 fitted wardrobes provide part shelf and hanging storage. Further cupboard houses the hot water tank. uPVC double glazed windows with curtain pole and hanging curtains to the front and side aspect.



Bathroom – 7'6" (2.28m) x 5'1" (1.54m)

Low level W.C, pedestal wash hand basin with chrome taps, wall mounted mirror, bath with chrome taps and partial mid height tiling around the walls. Pendant light fitting, radiator, cork tile flooring, obscure uPVC double glazed window to the side aspect.



No.6 Forestry Cottages

Boot Room - 3'4" (1.01m) x 9'0" (2.74m)

Entrance through a stable door. Stone floor. Two windows to the front aspect. Further stable door leading to the Vestibule.

Vestibule - 7'9" (2.35m) x 2'10" (0.85m)

Vestibule with double aspect windows, one to the side and one to the front aspect. Wall mounted light fitting. Smoke alarm to the ceiling. Wall mounted coat hooks. Ceramic tiling to the floor. Wood linings. Door leading to the Utility Room.

Utility - 8'3" (2.51m) x 7'3" (2.2m) and Shower Room - 7'2" (2.18m) x 7'4" (2.23m)

Single pendant light fitting and smoke alarm to the ceiling. Wood linings. Window to the side aspect with curtain pole and hanging curtains. Ceramic tiling to the floor. Base units and wall mounted cupboard. Roll top work surface. Space for a fridge. Single radiator and various power points. Wall mounted coat hooks. Door leading to the Shower Room – corner shower enclosure with overhead mains shower and wet wall finish. Space available for a washing machine and tumble drier. Single pendant light fitting to the ceiling. Ceramic tiling to the walls and floor. Wall mounted xpelair. Wall mounted cupboards and base units with two stainless steel sinks and drainer. Window to the side aspect with pine curtain pole & hanging curtains. Single radiator. Low level WC. Pine accessories.



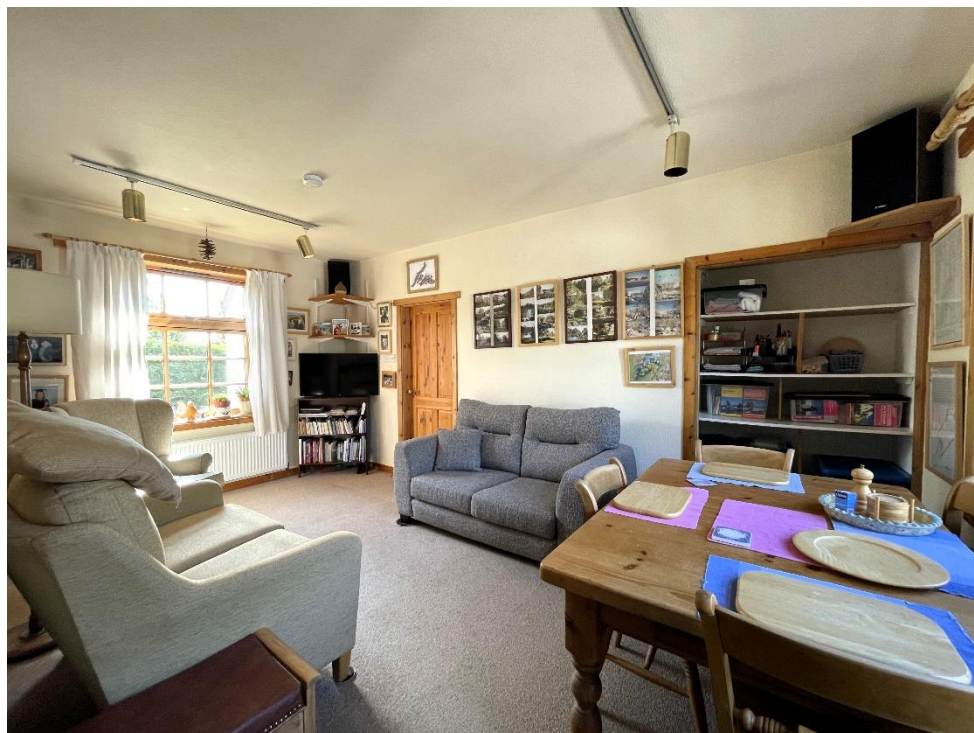
Kitchen - 8'2" (2.49m) x 17'2" (5.23m)

Fully fitted Kitchen with a range of base units and wall mounted cupboards with under unit lighting. Work surface complimented by ceramic tiling to the walls. Stainless steel sink and drainer. Heat sensor. Window to the rear aspect with pine curtain pole. Small ceramic tiled work surface. Space available for a free-standing cooker. Overhead extractor. Bosky solid fuel range interconnected with Myson Oil boiler. BT point and various power points. Window to the front aspect with obscure glass and hanging curtain. Single radiator. Ceramic tiling to the floor. Wall mounted carbon monoxide detector. Door leading to Lounge Diner.



Lounge Diner - 11'6" (3.5m) x 17'1" (5.2m)

Nicely presented Lounge with double aspect windows, one to the front and one overlooking the Garden to the rear, both with curtain poles. Four light fittings and smoke alarm to the ceiling. Carpet to the floor. Double radiator. Shelved alcove providing storage space. Pine shelving. Ample space available for a dining table and chairs. TV point and various power points. Door leading to the Hallway.





Inner Hallway - & Vestibule - 4'8" (1.41m) x 6'6" (1.97m)

Double external wooden doors leading from the Garden to the Vestibule, with hanging curtains. Window to the side aspect. Low level cupboards.

Inner Hallway with carpet to the floor. Single pendant light fitting. Single radiator. Ample storage space. Access to Bedroom. Stairs leading to upper accommodation.

Bedroom 4 - 10'4" (3.15m) x 13'9" (4.18m)

Double Bedroom which is currently being utilised as a music room! Window to the front aspect with hanging curtains. Two, 2 bulb light fittings to the ceiling. Wall mounted bookshelves. Situated in the corner is a multi-fuel burner. Wall mounted carbon monoxide detector. Double radiator. Various power points.



Stairs and Landing

Carpeted staircase leading to upper accommodation. Mid landing gives access to no5 and has window to the rear aspect. Further stairs leading to the landing which gives access to the Bedrooms and Inner Hallway, which then leads to a further Bedroom and Family Bathroom. Loft access. Pine linings.

Bedroom 1 - 10'9" (3.27m) x 10'6" (3.2m)

Double Bedroom with window to the rear aspect. Single pendant light fitting to the ceiling. Carpet to the floor. Various power points. Wooden shelving. Built in cupboard with hanging and shelved storage. Double radiator.



Bedroom 2 - 11'11" (3.62m) x 11'8" (3.55m)

Double Bedroom with window to the front aspect with curtain pole and hanging curtains. Two double wardrobes providing hanging and shelved storage. Carpet to the floor. Single pendant light fitting to the ceiling. Various power points. Single radiator. Corner wash hand basin with ceramic tiled splash back.



Inner Hallway

Two single pendant light fittings to the ceiling. Carpet to the floor. Two double radiators. Bookshelves'. Window to the rear aspect with pine curtain pole. Access to a further Bedroom and Family Bathroom.

Bedroom 3 - 16'10" (5.13m) x 8'10" (2.69m)

Double Bedroom with double aspect window, one to the side aspect and further window to the rear aspect, both with pine curtain poles and hanging curtains. Two recessed spotlights to the ceiling and two wall mounted light fittings. Cork effect flooring. Double wardrobe offering hanging and shelved storage. Further fitted wardrobe providing ample storage space. Single radiator.



Family Bathroom - 6'11" (2.1m) x 8'6" (2.59m)

Low level WC, bath, bidet and wash hand basin within a unit providing storage space. Ceramic tiling to the walls. Wall mounted cupboard with under unit lighting. Pine accessories. Window to the side aspect with pine curtain pole and hanging curtains. Cork effect flooring.



Garden

The rear of the property is mainly laid to lawn combining the two gardens with a privacy hedge, established trees and shrubs. Rotary dryer. Outside tap. The garden is enclosed within a retainer wall and fence boundary.

The front gardens are split between paddocks, allotments and mature planting. A lovely area to lawn which is retained within a hedge and gate boundary provides a tranquil seating area to enjoy all day sunshine. Pergola outside the garage with paving stones leads to a drying area. Pebble pathway then continues down to the poly tunnels. Raised walls secure the pond. Two greenhouses. Further timber storage sheds at the middle part of the garden and an area to lawn with established fruit trees. Chicken Coup/Hen house. Large farm gates provides' access into the 1st paddock. Then further gates lead to the stables and further 3 paddocks. A variety of mature trees form a canopy over the large garden. Septic tank behind the stables at the far corner. Oil tank at the side of no.5.



Garage 1 – 17'8" (5.38m) x 14'5" (4.39m)

Large, oversized garage located outside no.6 paved area in front with up and over door. Window to the front, concrete floor with breeze block walls and profile sheet roof. Pendant light fittings, power and access to the workshop. Door to the rear garden. Lean to on the side of the garage for further storage.

Workshop- 6'2" (1.87m) x 14'5" (4.39m) Area to workstation, pendant light fitting, power point and workbench. Open arch to separate store area (12'3" x 11'3") with 3 windows which overlook the garden. Further power points, light fittings and service door the garden.

Garage 2 – 11'8" (3.55m) x 23'10" (7.26m)

Large timber garage with timber fronted door. Concrete floor with profile sheet roofing. Two pendant light fittings. Power. Service door to one side and window to car port. Side concrete base forms the car port.







Note 1 – All fitted floor coverings, integrated appliances, cooker, light fittings and curtain poles are included in the sale.

Council Tax Band “E”

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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.

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

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