



## **6 Glenferness, NAIRN IV12 5UP**



We are delighted to offer this fabulous & unique detached family home, which is gracefully nestled within its own picturesque garden grounds.

Splendid Living Accommodation, across two floors, blending charm and functionality, comprising; Ground Floor - Entrance Hallway, Lounge, Kitchen, Conservatory, Utility Room, Bathroom, Shower Room, Master Bedroom and Double Bedroom. 1<sup>st</sup> Floor Accommodation - Two Further Double Bedrooms.

Within the grounds there are two Garden Rooms, superb opportunity for home office of hobbies.

Further benefits include Oil Central Heating, Partial Secondary Glazing, Garage, Polytunnel and Large Garden Grounds.

### **Offers Over £275,000**

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Glenferness is a small semi-rural village.

Forres and Nairn are a 20 minutes drive. Both and Nairn and Forres are thriving towns, Nairn, is a seaside town with sandy beaches, and both have a good range of shops, a supermarkets and restaurants. The towns also have championship golf courses, a thriving community centre, a sports centre, tennis club, swimming pool, riding centre and cricket pitch. The harbour in Nairn is home to a small fishing fleet, marina and sailing club. Local farm shops stock an excellent selection of local and organic produce.

Cairngorm National Park, The Lecht and Cairngorm ski slopes and Spey Valley with its Whisky trail are all within easy driving distance.

Inverness Airport has regular daily flights to London and other UK destinations as well as the Western Isles.

The Aberdeen to Inverness railway line stops at Forres & Nairn.

EPC Rating E



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### **Entrance Hallway - 3'7" x 9'9"**

Entrance to the property is through a secure door with obscure glazed panels with hanging curtain. Hallway provides access to the Lounge, Master Bedroom and Bedroom 4. Carpet to the floor. Single pendant light fitting and smoke alarm to the ceiling. Double radiator. High level shelf. Consumer units.

### **Lounge - 17'1" narrowing to 11'0" x 13'11" narrowing to 6'5"**

Pine door with ornate glazed panel leads into to the Cosy Lounge, focal point of the room is a charming wood burning stove, complemented by an exposed stone inset, wooden beam and slate hearth. Carpet to the floor. Single pendant light fitting to the ceiling. Window to the front aspect with curtain pole and a quaint window seat. Double radiator and various power points. TV satellite dish and cabling. Alcove providing shelved storage and has a small cupboard providing storage space and lighting. Door leading to the Kitchen and Rear Hallway. Stairs leading to upper accommodation. Under stair storage space with single power point.





### **Kitchen - 8'1" x 6'4"**

Fully fitted Kitchen with a range of base units and wall mounted cupboards, with under unit lighting and display shelves. Roll top work surface with a hideaway addition work surface. Ceramic tiling to the walls. Integrated appliances include a NEFF 4 ring induction hob and a NEFF slide and hide electric oven. Composite sink, drainer and mixer tap. Space available for a slimline dishwasher and fridge. Various power points. Vinyl to the floor. Window looking to the Conservatory and Garden beyond. Stained wood linings.





**Rear Hallway - 4'4" x 10'0"**

The Rear Hallway gives access to the Bathroom, Shower Room and Conservatory. Wood flooring. Single pendant light fitting and single radiator. Various power points. Shoe storage. Windows looking to the Conservatory. Further shelved storage providing ample storage space. Recessed mat well.





### **Bathroom - 5'2" x 8'4"**

Beautiful Bathroom with 3-piece suite comprising of a low level WC, pedestal wash hand basin with mixer tap and free standing cast iron bath with shower attachment. Two recessed spotlights and extractor to the ceiling. Loft access. Tastefully decorated with ceramic tiling to the walls and floor. Windows to the side aspect with obscure glass. Wall mounted heated towel rail. Chrome accessories. Small cupboard giving access to the stop cocks. Wall mounted glazed shelf and wall mounted light.

### **Shower Room - 8'3" x 4'4"**

Shower Room with a wash hand basin within a vanity unit, large shower enclosure with overhead mains shower & shower curtain low level WC with concealed cistern. Two recessed spotlights and extractor to the ceiling. Ceramic tiling to the walls and floor. Painted wood linings to the wall. Wall mounted heated towel rail. Window to the rear aspect.



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## Conservatory

Fabulous Conservatory, enjoying the peaceful outlook over the Garden. Feature wall of exposed stone and wood linings. Ceramic tiling to the floor. Single pendant light fitting to the ceiling. Double radiator, BT and various power points. Windows overlooking the Garden with roller blinds. Double doors leading to outside space. Shading blinds to the ceiling.



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## Utility Room

Useful Utility Room with ample space for housing the washing machine, tumble drier, additional fridge & freezers. Light fitting to the ceiling. Ceramic tiling to the floor. Stainless steel sink, drainer and mixer tap. Roll top work surface. Various power points. Storage in abundance. Window to the side aspect. Wall mounted heating control. Clothes pulley. Secure door leading to the Wood Store.

## Wood Store

Wood Store with access via a wooden door with concrete floor and lighting.

## Master Bedroom - 13'6" x 10'8"

Spacious Master Bedroom with window to the front aspect. Single pendant light fitting to the ceiling, controlled by dimmer switch. Carpet to the floor. Double radiator and various power points. Built in storage providing hanging and shelved storage.





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### **Bedroom 4 - 7'11" x 9'4"**

Double Bedroom, currently utilised a study with a window looking through to the Conservatory. Oak wood flooring. Single pendant light fitting to the ceiling. Single radiator, BT point and various power points. Painted wooden panels to the walls. Shelving units. Fitted cupboard providing storage space.



### **Stairs and Landing**

Carpeted staircase leading to upper accommodation with handrail. The Landing provides access to two Bedrooms. to the rear aspect. Built in cupboard providing storage space.

### **Bedroom 2 - 16'5" x 9'5"**

Double Bedroom with dual aspect windows. Built in storage space and an alcove providing further storage. Carpet to the floor. Double radiator and various power points. Wood panelling to the walls.



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### **Bedroom 3 - 10'11" x 11'0"**

Double Bedroom with window to the front and skylight to the rear. Double radiator and various power points. Carpet to the floor. Painted wood linings. Ample storage space.



### **Garden Room 1 - 14'10" x 10'6"**

Solid door leading to the Garden Room, currently known as the Woolery, which is perfect for various options, home office or hobbies. Window overlooking woodland with roller blind. Further window looking onto the Garden, with roller blind. Wood effect laminate to the floor. Lighting to the ceiling. Various power points. Wall mounted electric consumer unit. Various power points.



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## **Garden Room 2 - 11'2" x 6'5" & 9'6" x 6'6"**

Through a secure door you enter a timber frame, versatile space with windows overlooking the garden. Roller blinds and Velux window. Wood effect laminate flooring. Ample space for a desk or breakfasting table.

A door gives access to the converted stone-built former pig sty with wood effect laminate flooring, Velux window and pot-bellied stove.

A dwarf door gives access through to the Woolery



## **Driveway and Garage**

Off street parking for several cars, and room for caravan storage. Timber Garage, fronted with double doors and has power and light.

## **Garden Grounds**

Fantastic Garden grounds, a true sanctuary, with a large section laid to lawn with mature established trees and a fabulous selection of fruit trees and metal, soft fruit cage. The whole enclosed by part hedge, fence and post boundaries. Polytunnel and raised beds for home growing.

Paved patio seating area for delightful outdoor dining.

There are areas, with hedges defining areas of wilderness where they have cleverly created serene, quiet & tranquil spots, for taking in the nature and two ornamental ponds. An area to the side of the property where there is a drying area with clothesline and the oil fired boiler is also situated within this space.

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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.

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

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