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## The Willows and Willow Barn Rafford, Forres IV36 2RR



This spectacular 4-6 bedroom detached house and triple garage with luxury two bedroom holiday accommodation, stands in approximately 4 acres of garden and includes a lochan and orchard

**SPECTACULAR DETACHED PROPERTY  
FOUR TO SIX BEDROOMS  
INTEGRATED SOUND SYSTEM  
APPROX 4 ACRES OF GARDEN  
INCLUDING LOCHAN AND ORCHARD  
TRIPLE GARAGE AND TWO  
DETACHED TIMBER GARAGES  
TWO BEDROOM HOLIDAY APARTMENT  
UPVC DOUBLE GLAZING  
UNDERFLOOR AIR SOURCE HEATING  
EPC RATING C  
COUNCIL TAX BAND G  
VIEWING HIGHLY RECOMMENDED**

Offers Over  
**£795,000**

E709

This spectacular four to six bedroom detached house and triple garage with two bedroom luxury holiday accommodation above, stands in approximately four acres of garden ground, which incorporates an orchard and a lochan stocked with rainbow trout. Completed in 2010, this unique property is both spacious and luxurious and features underfloor air source heating, full uPVC double glazing, an integrated sound system and a three room guest suite with separate bathroom.

The extensive garden grounds also provide two timber garages, along with the triple garage, workshop, store room and integrated dog kennels with internal and external runs and a large polytunnel (32' x 10') for the avid gardener.

Willowbarn is a luxurious two bedroom apartment above the garage block, which boasts a 4-star rating and Trip Advisor certificate of excellence (see [www.willowbarnrafford.com](http://www.willowbarnrafford.com)).

A viewing is highly recommended.

Viewings can be booked via Cluny Estate Agents 01343 548505 or the owner on 07740 683769 or 01309 674739.







**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**







• Kitchen/Diner/Family	10.14m x 7.06m	33'3" x 23'1"	• Master Bedroom	5.14m x 4.24m	16'9" x 13'11"
• Pantry/Utility	4.0m x 3.09m	13'2" x 10'1"	• Dressing Room	5.00m x 2.71m	16'5" x 8'10"
• Lounge	6.96m x 5.86m	22'10" x 19'2"	• En Suite	2.84m x 2.81m	9'4" x 9'3"
• Hallway	6.90m x 5.30m	22'8" x 17'5"	• Bathroom	3.53m x 2.99m	11'7" x 9'10"
• Bathroom	3.05m x 2.97m	10'0" x 9'9"	• Bedroom 2	5.70m x 4.14m	18'8" x 13'7"
• Study	1.84m x 1.84m	6'0" x 6'0"	• Bedroom 3	5.17m x 3.97m	17'0" x 13'0"
• Bedroom 4	4.99m x 3.87m	16'5" x 12'8"	• Bed 4/Study	5.54m x 3.31m	18'2" x 10'10"
• Guest Suite	3.83m x 2.80m	12'7" x 9'2"	• Bed 5/Dressing Rm	3.83m x 3.08m	12'7" x 10'1"
• En Suite	3.83m x 2.87m	12'7" x 9'5"			



#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.

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