

Mill House, Brodie, By Forres, IV36 2TD



We are delighted to offer this lovely 3/4 bedroom traditional detached house situated on the outskirts of the village of Brodie

TRADITIONAL DETACHED HOUSE

3/4 BEDROOMS

SUMMER HOUSE & WORKSHOP/ STUDIO

SET IN 3/4 ACRES OF GARDEN AND GROUNDS

LARGE STEADING WITH BUSINESS/DEVELOPMENT POTENTIAL

COUNCIL TAX BAND E

EPC RATING F

Offers in the
Region of
£315,000

This lovely 3/4 bedroom traditional detached family house is located on the outskirts of the village of Brodie. Set in attractive grounds extending to approximately 3/4 acres with a stream on the north side boundary, and with a large original steading and other extensive out buildings.



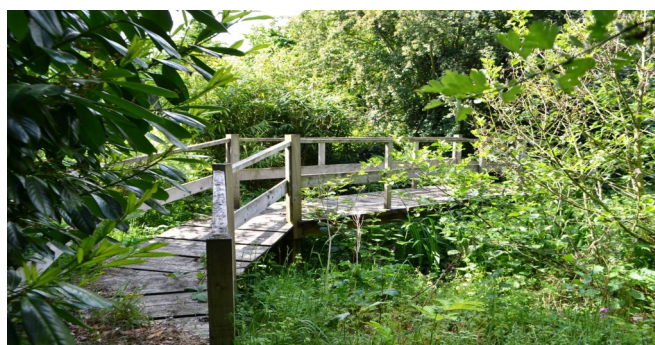
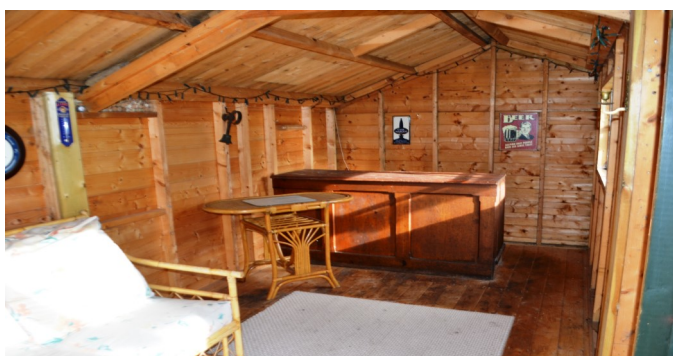
The extensive accommodation comprises:- lounge/dining room, breakfast room with Aga, family room, study, utility room, kitchen, shower room and lounge/double bedroom 4 with three further double bedrooms and a Jack and Jill en-suite bathroom. External buildings include a summer house, a workshop/studio, a large steading complex and a greenhouse.



Entering by the rear door the single storey section includes the utility room, kitchen with cooker power point to supplement the Aga and shower room. The continuing ground floor accommodation includes breakfast room with Aga, lounge/dining room, family room (which used to be the village Post Office and sweetie shop), the study (which was the shop store room), plus the second lounge/bedroom 4 off the main front hall entrance. The principal staircase leads from the main front hall to the upper floor with two double bedrooms with a Jack and Jill bathroom off the central bathroom. A second staircase from the breakfast room links to the third double bedroom and also to the Jack and Jill bathroom.

This is a delightful warm and versatile house retaining many original features in a most attractive setting. The summer house is a perfectly positioned sun trap and the workshop/studio is ready for immediate use with power sockets, telephone line and lighting. The large 100msq steading is an original building to the east side of the grounds, presently used as a garage hobby/work place. This building offers considerable potential for business opportunities, or potential conversion.





If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on 01309 673836

- Utility Room: 1.8m x 2.4m (6'0" x 8'00")
- Kitchen: 4.21m x 2.4m (13'9" x 8'00")
- Shower Room: 3.0m x 1.5m (9'8" x 5'00")
- Breakfast Room: 3.3m x 4.4m (10'11" x 14'05")
- Lounge/Dining Room: 3.9m x 4.4m (12'09" x 14'05")
- Family Room: 3.2m x 4.4m (10'5" x 14'5")
- Study: 2.4m x 2.3m (8'0" x 7'09")
- Lounge/Bedroom 4: 3.9m x 4.4m (12'09" x 14'05")
- Front Hall
- Bedroom 1: 3.9m x 4.4m (13'04" x 14'05")
- Bedroom 2: 3.9m x 4.4m (12'09" x 14'05")
- Jack & Jill Bathroom: 2.4m x 4.4m (7'10" x 14'05")
- Bedroom 3: 3.2m x 4.4m (10'05" x 14'05")

Addition

Interested parties are invited to make themselves aware of Transport Scotland's prospective for the forthcoming dualling of the A96 trunk road which presently passes adjacent to the southern boundary of Mill House. This prospective relating to the Hardmuir to Fochabers section may be seen online at: www.transport.gov.scot/media/43559/leaflet-december-2018-hardmuir-to-fochabers-a96-dualling.pdf. Copies of this prospective are also available on request.



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.