

## Feddan Farm Cottage, Brodie, IV36 2TD



We are delighted to present this charming four bedroom detached house, beautifully positioned in an idyllic semi-rural setting in the picturesque village of Brodie.

DETACHED HOUSE

FOUR BEDROOMS

FREEHOLD

IDYLLIC SEMI-RURAL LOCATION WITH STUNNING  
FARMLAND VIEWS

LARGE PRIVATELY ENCLOSED GARDENS

OIL CENTRAL HEATING

TIMBER DOUBLE GLAZING

DRIVEWAY

LARGE SHED

GARAGE

SUMMER HOUSE

COUNCIL TAX BAND D

EPC RATING D

Offers Over  
£340,000

This charming four bedroom detached house sits in a peaceful semi-rural location close to the picturesque village of Brodie and benefits from oil central heating and double glazing throughout.

Brodie provides an idyllic countryside atmosphere, with scenic woodland walks, horse riding routes and cycle tracks right on the doorstep. Nearby attractions include the iconic Macbeth's Hillock, believed to be the site of Macbeth's encounter with the witches in Shakespeare's play along with the historic Brodie Castle and the beautiful Culbin Forest. Just five miles away lies the Royal Burgh of Forres, boasting a vibrant High Street with a variety of independent shops, cafés, restaurants, a health centre, schools and a swimming pool.

The property boasts a spacious lounge centred around an attractive wood-burning stove, providing a warm and inviting focal point. There is plenty of space for a family dining table, making the room both comfortable and practical. The generous, country-style kitchen offers an excellent range of wall and base units, creating an ideal setting for everyday family life as well as relaxed entertaining.

There are four well-proportioned double bedrooms, including one with built-in wardrobes providing superb storage. The stylish family bathroom includes a three-piece suite and a large walk-in shower, while the principal bedroom enjoys the added benefit of its own en-suite shower room.

Outside, the home boasts privately enclosed front and rear gardens, perfect for relaxation or entertaining. A gravelled driveway provides convenient off-street parking, complimented by a garage, large shed, and a charming summer house.

Nicely presented and set in an enviable location, this delightful property would make a superb family home. Viewing is highly recommended to fully appreciate the space and quality on offer.

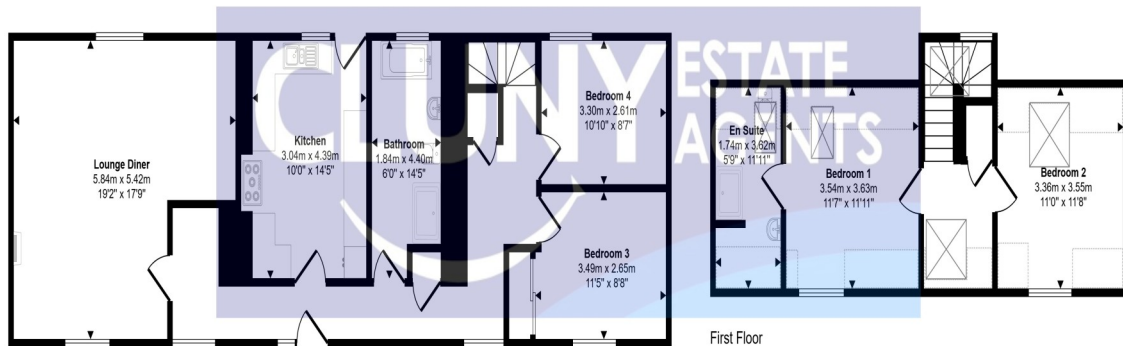




- Lounge/Diner: 5.84m x 5.42m (19'2" x 17'9")
- Kitchen: 3.04m x 4.39m (10'0" x 14'5")
- Bathroom: 1.84m x 4.40m (6'0" x 14'5")
- Bedroom 1: 3.54m x 3.63m (11'7" x 11'11")
- En-suite Shower Room: 1.74m x 3.62m (5'9" x 11'11")
- Bedroom 2: 3.36m x 3.55m (11'0" x 11'8")
- Bedroom 3: 3.49m x 2.65m (11'5" x 8'8")
- Bedroom 4: 3.30m x 2.61m (10'10" x 8'7")



Approx Gross Internal Area  
155 sq m / 1451 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Space 360.