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## Bramble Cottage, 41 Conicavel, Darnaway, by Forres, IV36 2TU



**Beautifully Renovated 3-Bedroom Traditional Stone Cottage beside Darnaway Forest, offering a rare blend of character, style and outdoor living. Stunning kitchen, sunroom with garden access and peaceful enclosed gardens—ideal for modern rural living.**

This beautifully renovated three bedroom Traditional Stone Cottage enjoys a superb position in the highly sought after hamlet of Conicavel, offering an idyllic semi-rural lifestyle in a peaceful and picturesque setting on

BEAUTIFULLY RENOVATED TRADITIONAL STONE BUILT DETACHED COTTAGE  
STUNNING KITCHEN WITH CENTRAL ISLAND & RANGEMASTER  
SUNROOM WITH GARDEN ACCESS & MULTI-FUEL STOVE  
CATEGORY B LISTED BUILDING  
THREE BEDROOMS  
FREEHOLD  
CHARACTER LOUNGE WITH UPGRADED STONE FIREPLACE  
DIRECT ACCESS TO DARNAWAY FOREST  
PRIVATELY ENCLOSED GARDENS WITH FRUIT TREES & EDIBLES  
OIL CENTRAL HEATING  
SECONDARY GLAZING & DOUBLE GLAZING  
GARAGE, DRIVEWAY & EXCELLENT STORAGE  
DEDICATED UTILITY/LAUNDRY AREA & SEPARATE PANTRY  
STARLINK BROADBAND & INCOMING FULL FIBRE CONNECTIVITY  
COUNCIL TAX BAND E  
EPC RATING D

Offers Over  
£340,000

A beautifully presented three-bedroom detached stone cottage set in the peaceful and highly sought-after hamlet of Conicavel, on the edge of the stunning Darnaway Forest. Combining timeless character with carefully considered modern upgrades, this is a rare opportunity to enjoy a tranquil semi-rural lifestyle with direct access to woodland walks, cycling routes, fishing, equestrian pursuits and nature right on your doorstep.

The property has been thoughtfully modernised throughout, creating a warm, inviting home that is ready to move straight into.

At the heart of the home is a stunning, spacious dining kitchen featuring a classic Belfast sink, electric Rangemaster cooker and a large central island—perfect for both everyday living and entertaining.

The kitchen flows seamlessly into a bright and airy sunroom, offering a superb additional living space with views over the garden and double French doors opening directly outside.

A multi-fuel Stovax stove allows for comfortable year-round use, making this a true extension of the home.

The generous lounge provides a cosy retreat, complete with a multi-fuel stove, beautiful parquet oak flooring and finished in Bauwerk lime wash paint, creating a calm and characterful living space. The fireplace has been thoughtfully upgraded, featuring a Caithness slate hearth, a hand-cut pink sandstone mantle crafted by a local stonemason to match the original cottage stone, and a lime-rendered chimney breast, creating a striking focal point that beautifully reflects the character and heritage of the home.

The ground floor also benefits from excellent practical storage, including a dedicated utility/laundry area and separate pantry, providing excellent additional storage and organisation, enhancing the day-to-day functionality of the home.

A newly installed, stylish contemporary bathroom completes the ground floor, featuring a freestanding bath, walk-in shower and electric underfloor heating finished to an exceptional standard.

Upstairs, the property offers a spacious principal bedroom, a further comfortable double bedroom, and a versatile third bedroom ideal as a nursery, guest room or home office, along with a convenient WC.

The cottage sits within privately enclosed gardens, filled with a wonderful variety of established planting, including fruit trees and edibles, creating a peaceful and productive outdoor space. A driveway and garage provide excellent parking and storage, complemented by a generous timber shed and additional log/wood storage.

Full fibre infrastructure has recently been installed in the area and is now available for connection, offering high-speed connectivity suitable for home working and streaming.

Perfectly positioned for outdoor enthusiasts, the property enjoys immediate access to Darnaway Forest while remaining within easy reach of Forres, the Moray Coast, Inverness Airport and the Cairngorms National Park.

A rare blend of character, comfort and lifestyle—early viewing is highly recommended.





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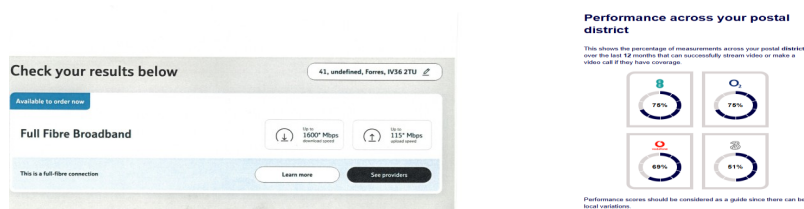
## GROUND FLOOR:-

Lounge:	5.0m x 4.73m	(16'5" x 15'6")
Kitchen/Diner:	5.05m x 4.10m	(16'7" x 13'5")
Sun Room:	4.14m x 3.60m	(13'7" x 11'10")
Bathroom:	2.04m x 3.02m	(6'8" x 9'11")

## UPPER FLOOR:-

Bedroom 1 (Primary):	3.27m x 4.56m	(10'9" x 15'0")
Bedroom 2:	3.29m x 3.25m	(10'10" x 10'8")
Bedroom 3/Study:	2.87m x 1.97m	(9'5" x 6'6")
WC:	1.90m x 1.63m	(6'3" x 5'4")
Garage:	3.8m x 3m	(19' 10')

## What3words://crawled.eyebrows.fluffed



The property currently uses Starlink although the seller has indicated that BT Openreach are installing the infrastructure for fibre in order for Full Fibre Broadband to be available within the next few months.



### 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.