

91 High Street, Forres, IV36 1AA



01309 673836



forres@clunys.co.uk



www.clunys.co.uk

Phorp Cottage, Dunphail, IV36 2QR



Nestled in the picturesque countryside of Dunphail, this delightful three-bedroom detached house combines traditional character with comfortable modern living.

Surrounded by beautiful semi-rural scenery, the property offers spacious accommodation, a welcoming atmosphere, and a peaceful setting, making it an ideal family home, holiday retreat, or countryside escape. Enjoy the tranquillity of rural living while remaining within easy reach of local amenities and outdoor pursuits.

DETACHED HOUSE
THREE BEDROOMS
FREEHOLD
IMMACULATELY PRESENTED
WELL ESTABLISHED PRIVATELY ENCLOSED LARGE GARDENS
OIL CENTRAL HEATING
TIMBER SINGLE GLAZING
STONE SHED
GREENHOUSE
TIMBER GARAGE
DRIVEWAY
COUNCIL TAX BAND D
EPC RATING E

Offers Over
£300,000

This beautifully presented three-bedroom detached house, set in an idyllic semi-rural location in Dunphail, seamlessly blends timeless character with contemporary style.

Showcasing a wealth of original features throughout, this charming home offers generously proportioned accommodation, thoughtfully designed for modern family living. With its warm and inviting atmosphere, picturesque setting, and beautifully maintained interior, this is a rare opportunity to enjoy the perfect balance of rural tranquillity and everyday comfort.

This generously proportioned home is further enhanced by timber single-glazed windows and oil-fired central heating.

The property offers a bright and spacious lounge, with an attractive open fireplace creating a welcoming focal point. French doors lead directly to the garden, flooding the room with natural light while enjoying lovely views over the surrounding grounds.

The contemporary high-specification kitchen/diner is beautifully appointed with a comprehensive range of sleek wall and base units and benefits from integrated appliances including a double oven, hob, cooker hood, microwave, and dishwasher, perfectly combining style and practicality.

There are three generously sized bedrooms, two of which feature built-in wardrobes, providing excellent storage. A stylish family bathroom comprises a modern three-piece suite together with a separate walk-in shower cubicle, offering both comfort and versatility.

Externally, the property occupies a substantial plot with private, fully enclosed wrap-around gardens. Predominantly laid to lawn and complemented by a variety of established shrubs and bushes, the grounds create a peaceful and picturesque outdoor setting. Further benefits include a stone-built shed, greenhouse, and timber garage. Offering spacious and versatile accommodation throughout, this charming home presents an excellent opportunity for those seeking comfort, character, and the benefits of semi-rural living.

Early viewing is highly recommended to fully appreciate the bright, attractive décor and all that this delightful property has to offer.

The ride on lawn mower is included in the sale





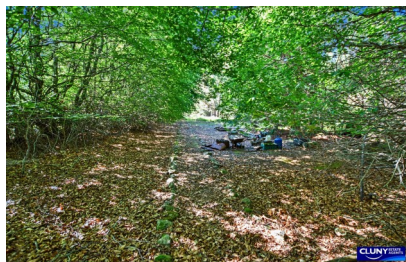
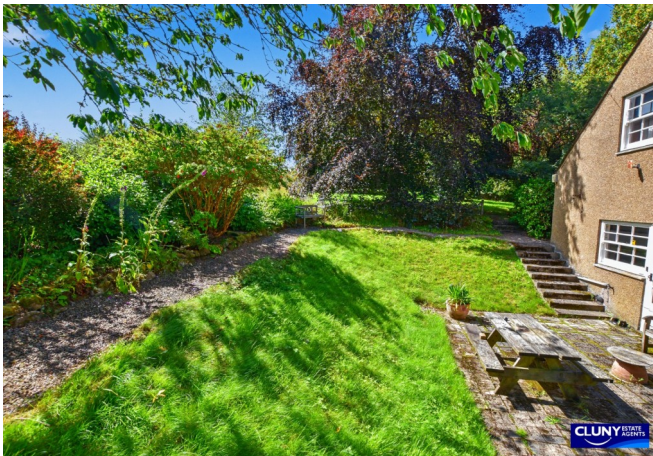








Kitchen/Diner: 4.41m x 5.48m (14'6" x 18'0")
 Lounge: 3.16m x 5.10m (10'4" x 16'9")
 Bedroom One: 2.49m x 4.83m (8'2" x 15'10")
 Bedroom Two: 2.17m x 3.65m (7'1" x 12'0")
 Bedroom Three: 4.42m x 4.27m (14'6" x 14'0")
 Bathroom: 2.29m x 3.55m (7'6" x 11'8")
 Shed: 3.09m x 6.04m (10'2" x 19'10")



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 guide-