

407 Field of Dreams, The Park, Findhorn, IV36 3TA



This is a rare opportunity to purchase a truly unique property situated within the tranquil setting of The Park Eco-Village and located close to the popular coastal village of Findhorn .

END TERRACED ECO-HOUSE

TWO DOUBLE BEDROOMS

EXCELLENT CONDITION

QUIET LOCATION

BRIGHT & SPACIOUS ROOMS

SEMI-OPEN PLAN

SHARED BIO MASS BOILER HEATING & HOT WATER SYSTEM

SOLAR PANEL HOT WATER SYSTEM

LARGE STORAGE SHED

COUNCIL TAX BAND D

EPC RATING C

F112

Offers Over
£290,000



This delightful property is located within the Findhorn Foundation Community close to beaches, dunes and forest. The Park offers cultural venues and cafes, including the Phoenix Café, La Boheme, The Universal Hall, The Moray Art Centre and Phoenix Shop which stocks a selection of fresh organic produce and health foods. The nearby village of Findhorn provides outdoor activities including sailing and water sports as well as having a picturesque coastline with beautiful beaches and stunning views of the Moray Firth and mountains beyond.



The property benefits from double glazing, solid pine flooring throughout with Marmoleum floors in the Bathroom and Shower Room, a biomass boiler heating system shared with the two adjacent houses. The good sized accommodation comprises: Entrance Hallway, Lounge, Kitchen, Bathroom, Two Double Bedrooms, Shower Room, Landing/Studio Area and Study. Outside there are gardens to three sides and a large weatherboard clad storage shed.

The front door opens to a spacious hallway which leads to all of the ground floor accommodation. The lounge is generously proportioned with much natural light from the four picture windows and two skylight windows and there is a wood burning stove creating a focal point for the room. Off the lounge is a modern fitted kitchen with floor and wall mounted units with maple wood doors together with integrated oven, hob and cooker hood.

The door from the kitchen leads to a decked area and the window to the rear provides a lovely view of the back garden. There is also a good sized double bedroom located on the ground floor together with a family bathroom with cedar wood panelling over the bath and a three piece suite in white with shower over the bath.



The upper floor is reached via a beautifully designed pine staircase which leads to a bright and spacious landing/studio with skylight and bespoke “porthole” window. On this floor there is a shower room with walk in shower cubicle, tiled white surround and under sink storage cupboard and a large airing cupboard housing the hot water tank and heating and solar panel controls. The master bedroom is another good sized room with windows to two aspects allowing in plenty of natural light which creates a lovely ambience. Off the master bedroom is a separate study with a porthole window to the front which is a lovely feature to the room.



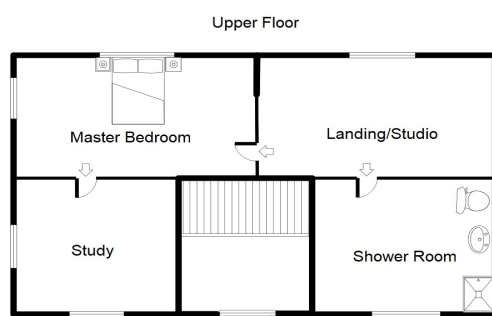
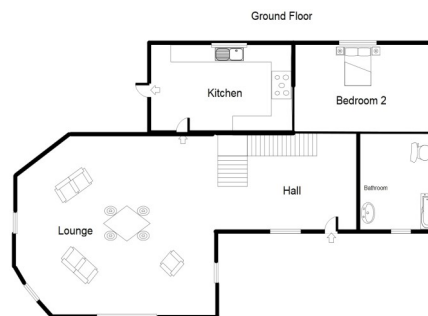
Outside, the gardens on three sides are laid to lawn with trees, shrubs and flower beds together with decking for entertaining and relaxing. The back garden has terraced beds with dry stone retaining walls. There is also a boiler/laundry room to the rear which houses the biomass boiler shared by the three houses in the terrace and also the washing machine and drying racks.

This delightful property is located in an enviable tranquil location.

An internal viewing is highly recommended.

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

- Lounge: 4.88m x 4.51m (16' x 14'9")
- Kitchen: 3.63m x 2.53m (11'11" x 8'3")
- Bedroom 2: 3.62m x 2.52m (11'10" x 8'3")
- Bathroom: 2.53m x 1.54m (8'3" x 5'0")
- Landing/Studio: 3.61m x 2.52m (11'10" x 8'3")
- Master Bedroom: 2.53m x 3.64m (8'3" x 11'11")
- Study: 2.56m x 2.01m (8'5" x 6'7")
- Shower Room: 2.63m x 1.46m (8'7" x 4'9")



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller or the agent.

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.

