

## Harmony, 410 Field of Dreams, The Park, Findhorn, IV36 3TA



This is a rare opportunity to purchase a truly beautiful property, built with reclaimed stone and local timber, situated within the tranquil setting of The Park Eco-Village and located close to the popular coastal village of Findhorn .

**DETACHED ECO-HOUSE**

**FIVE DOUBLE BEDROOMS (2 ENSUITE)**

**EXCELLENT CONDITION**

**DINING KITCHEN**

**VAST LOUNGE/STUDIO/VENUE**

**SHED AND WOOD STORE**

**MIXED SOLAR/LPG CENTRAL HEATING**

**SOLAR HOT WATER SYSTEM**

**COUNCIL TAX BAND F**

**EPC RATING D**

**F140**

Offers Over  
£420,000

The property benefits from double glazing, passive solar gain, solar hot water system, underfloor heating, multi-fuel stove and thermal insulation. The extremely bright accommodation comprises: Entrance Vestibule, Hallway, Dining Kitchen, Utility Room, Family Bathroom, Five Double Bedrooms (2 ensuite), WC, Lounge/Studio/Venue, Residents Parking, Shed, Woodstore and established enclosed Garden.



The front door opens to a vestibule which leads on to the hallway offering access to all of the downstairs accommodation. The dining kitchen is a large, bright room with two fully glazed walls. It is fitted with a marble worktop and high quality wall and base units including fitted dishwasher, double oven, gas hob, extractor hood, fridge and freezer. The utility room has an external door and houses the combi boiler. There are three double bedrooms located on the ground, one with an ensuite shower room and one currently used as a sitting room with patio doors leading to the decked area of the garden. The family bathroom completes the ground floor accommodation.



The upper floor is reached via a beautifully designed pine staircase which leads to a bright and spacious glass fronted landing. The spectacular 46m<sup>2</sup> lounge is extensively glazed on two sides and has a 6m high cathedral ceiling with massive exposed timber beams. This is an incredibly versatile room that could create a studio space or a venue for teaching, training or entertaining. There is a mezzanine area to the back of the room which is currently used as an office. The Principle bedroom includes extensive built in storage, ensuite shower room and patio doors leading to a balcony overlooking the garden. One further bedroom, and a WC complete the upper floor living accommodation.

The property is currently used as a beautiful family home but has been run as a very successful B&B in the past and therefore has some additional features already set up to accommodate this.





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



- Vestibule: 2.14m x 1.07m (7'1" x 3'6")
- Lounge/Venue: 10.30m x 4.45m (33'7" x 14'9")
- Mezzanine: 3.04m x 2.46m (9'10" x 8'1")
- Dining Kitchen: 5.62m x 4.39m (18'5" x 14'5")
- Utility Room: 3.45m x 1.47m (11'3" x 4'9")
- WC: 1.68m x 0.82m (5'6" x 2'8")
- Landing: 6.19m x 1.82m (20'3" x 5'11")
- Principle Bedroom: 3.30m x 3.58m (10'10" x 11'8")
- Ensuite: 2.61m x 1.38m (8'7" x 4'6")
- Bedroom 2 (patio doors): 3.56m x 3.29m (11'8" x 10'9")
- Bedroom 3 (downstairs): 2.66m x 2.34m (8'9" x 7'8")
- Bedroom 4 (upstairs): 3.15m x 2.41m (10'4" x 7'11")
- Bedroom 5: 3.73m x 2.94m (12'3" x 9'9")
- Ensuite: 1.81m x 1.48m (5'11" x 4'10")
- Family Bathroom: 3.19m x 1.84m (10'6" x 6")



Outside the property is an enclosed garden with three productive raised beds, herb garden, fruit trees, berries and numerous ornamental plants. Sun-trap decked seating area and paved patio with pergola.

**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.

