

## 45 Conicavel, Darnaway, Forres, IV36 2TU



A rare opportunity has arisen to purchase this extremely attractive three bedroomed detached “Chocolate Box Cottage” located in the idyllic village of Conicavel.

DETACHED COTTAGE

CATEGORY B LISTED BUILDING

THREE DOUBLE BEDROOMS

EXCELLENT CONDITION

SEMI-RURAL LOCATION

WALL MOUNTED THERMOSTATICALLY CONTROLLED ELECTRIC HEATING

TIMBER DOUBLE GLAZING

WOOD BURNING STOVE

COAL SHED

GARAGE

DRIVEWAY

COUNCIL TAX BAND E

EPC RATING F

Offers Over  
£270,000

This charming cottage which exudes both elegance and charm is situated in the quaint, scenic village of Conicavel. The adjacent Darnaway Forest provides a haven for the outdoor enthusiast, boasting stunning walks combined with excellent opportunities for cycling, fishing and wildlife observation. Within easy reach are the attractive seaside towns of the Moray Coast together with the Cairngorm National Park.

This immaculately presented property which retains a lot of its original features throughout, benefits from Timber Double Glazing and wall mounted thermostatically controlled Electric Heating. The good sized accommodation comprises:-bright and spacious Lounge with wood burning stove to the centre of the room creating a lovely focal point, modern country style Kitchen incorporating wall and base mounted units with ample room for a large family dining table and “picture” window to the rear providing a lovely view over the garden, w.c., nicely decorated Bathroom with three piece suite and separate walk-in shower cubicle and three good sized double Bedrooms with built in wardrobes providing ample storage.

Outside, the property sits in large, privately enclosed, well maintained gardens laid to lawn with a selection of mature trees, hedging, shrubs and bushes. The front garden is a good size which runs the full length of the property and to the rear is a separate patio area providing an ideal space for catching the afternoon sun or for entertaining purposes, together with a dry stone wall providing a lovely feature.

Coal Shed, Gravel Driveway and Garage.

An internal viewing is highly recommended to appreciate the splendid surroundings and attractive décor of this beautiful home.





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

- Vestibule: 3.70m x 1.73m (12'2" x 5'8")
- Lounge: 5.02m x 4.70m (16'6" x 15'5")
- Kitchen: 4.83m x 4.19m (15'10" x 13'9")
- W.C: 1.97m x 1.37m (6'6" x 4'6")
- Bathroom: 2.48m x 2.00m (8'2" x 6'7")
- Bedroom 1: 4.76m x 3.39m (15'8" x 11'1")
- Bedroom 2: 3.82m x 3.00m (11'1" x 9'10")
- Bedroom 3: 3.82m x 2.48m (11'1" x 8'1")
- Garage: 5.77m x 3.05m (18'11" x 10'0")
- Coal Shed: 1.62m x 0.86m (5'4" x 2'10")



**Directions:-** From Forres take the A96 to Inverness. Beyond the Findhorn Bridge take the first left signposted Darnaway. Follow the road past the Castle walls and take the left hand turning signposted Conicavel.

Enter the village and turn left in the centre of the village. The Cottage is located on the right hand side.



**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.