

CLUNY ESTATE AGENTS

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Woodwinds, Califer Hill, Forres IV36 2RN



This unique four/five bedroom house in an elevated position on Califer Hill enjoys spectacular views and would make a lovely family home. Cluny Estate Agents are selling this property on behalf of family.

**UNIQUE DETACHED HOUSE
SPECTACULAR VIEWS
FOUR/FIVE BEDROOMS
LPG HEATING—TANK HIRE
£11.50 PER QUARTER
DOUBLE GLAZING
MAINS WATER
MAINS ELECTRIC
PRIVATE SEPTIC TANK
EPC RATING E
COUNCIL TAX BAND E
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Over
£530,000**

E946

This unique four/five bedroom house enjoys an elevated position on Califer Hill, with spectacular views across the surrounding countryside to Findhorn Bay and the Moray Firth beyond.

The accommodation is set back from the road, with a long, sweeping driveway, and sits in beautiful, established garden grounds extending to around 1.7 acres, which include a patio area, lawn and mature shrubbery.

The property comprises: Entrance vestibule, kitchen/diner, separate dining room, good sized living room with balcony, a double bedroom and bathroom. A staircase leads to the lower ground floor which contains a vestibule, three double bedrooms and a single bedroom/study, shower room, utility room and side vestibule.

In need of some cosmetic modernisation, the property benefits from LPG heating and double glazing. Mains electricity and water are connected and drainage is to a private septic tank with inspection hatch fitted, situated approximately five metres from the barn/garage. Additional storage is available to the rear of the garage.

This lovely family home offers lots of potential and we highly recommend a viewing.







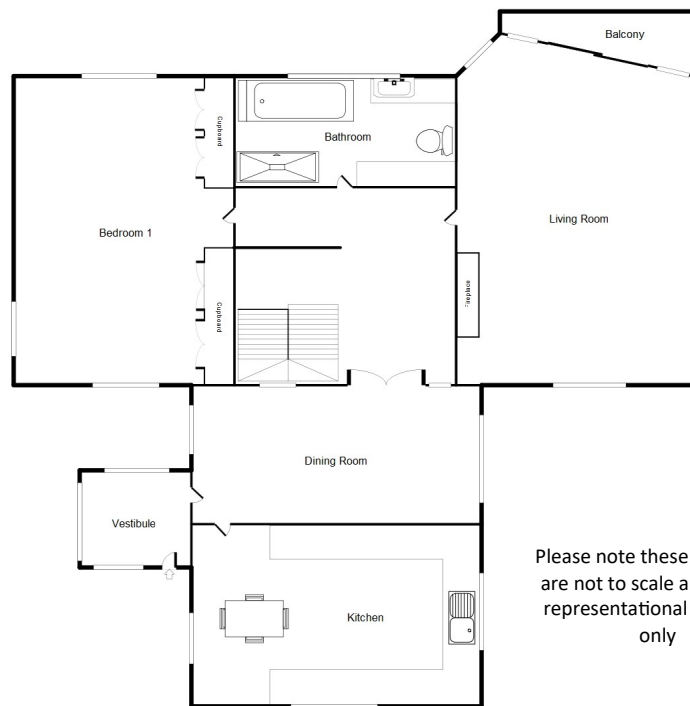




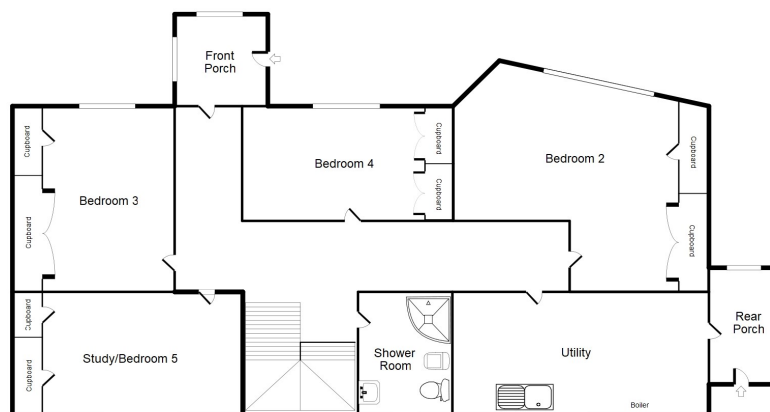


**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Vestibule 5'11" x 6'1" 1.80m x 1.87m
- Lounge 21'5" x 15'7" 6.54m x 4.75m
- Hallway 13'8" x 11'8" 4.17m x 3.56m
- Kitchen/Diner 17'10" x 12'1" 5.43m x 3.69m
- Utility Room 15'2" x 7'11" 4.62m x 2.40m
- Rear Porch 8'10" x 4'4" 2.70m x 1.33m
- Dining Room 17'10" x 9'5" 5.43m x 2.86m
- Study/Bed 5 13'0" x 7'2" 3.97m x 2.19m
- Bedroom 1 19'9" x 13'8" 6.01m x 4.16m
- Shower Room 7'8" x 5'8" 2.35m x 1.72m
- Bedroom 2 11'3" x 9'3" 3.43m x 2.83m
- Bedroom 3 13'1" x 11'7" 3.99m x 3.53m
- Bedroom 4 11'8" x 7'8" 3.56m x 2.34m
- Bathroom 15'8" x 7'8" 4.77m x 2.34m
- Barn/Garage 38'2" x 18'11" 11.64m x 5.78m
- Lower Store 18'11" x 11'1" 5.76m x 3.38m
- Front Porch 5'6" x 4'5" 1.67m x 1.35m



Please note these floorplans are not to scale and are for representational purposes only



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.