

Broomknowe, Findhorn, by Forres, IV36 3RY



We are delighted to offer this spacious three Bedroom traditional stone built detached Cottage with outbuildings situated in an enviable location with panoramic views over Findhorn Bay.

DETACHED COTTAGE

THREE BEDROOMS

GOOD CONDITION

ENVIABLE LOCATION

PANORAMIC VIEWS OVER FINDHORN BAY

LARGE DRIVEWAY

DOUBLE GARAGE/BOATSHED

WORKSHOP

SUMMER HOUSE/POTTING SHED

OIL CENTRAL HEATING

DOUBLE GLAZING

COUNCIL TAX BAND D

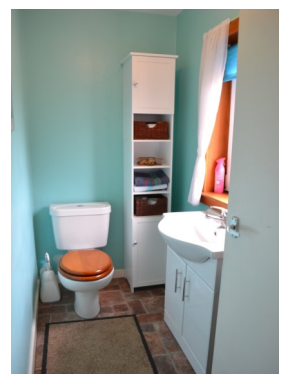
EPC RATING D

Offers Over
£270,000

We are delighted to offer this three Bedroom traditional stone built detached Cottage with outbuildings situated in an enviable location of the much sought after coastal village of Findhorn.



The cottage boasts spectacular, panoramic views over Findhorn Bay towards the Culbin Forest and beyond. The beach is within walking distance of the property as are all the local amenities of the popular seaside village.



The property benefits from Double Glazing and Oil Central Heating. The good sized accommodation comprises: Sun Room, Hallway, Lounge, Dining Room, Kitchen, W.C., Three Bedrooms (two Doubles), en-suite Shower Room, large Family Bathroom and Study. Outside the property can be found a Timber Garden Shed, Double Garage/Boatshed, Games Room, Summer House/Potting Shed and Workshop. There is a large driveway together with enclosed private front and rear gardens incorporating both slabbed and decked areas.

This is a very spacious property with a number of outbuildings.

The front door opens to a bright and airy Sun Room providing stunning views over Findhorn Bay. There are double glazed doors which lead to a spacious hallway with large Lounge and Dining Room leading off. The Lounge has dual aspect windows allowing natural light to flood in with a multi-fuel wood burning stove providing a lovely focal point to the room. The Dining Room is another large room with ample space for a large family dining table for all your informal dining needs. Off the Dining Room can be found a single Bedroom and large Kitchen with modern beech effect wall and base mounted units, integrated oven and hob, laminate tiled flooring with contrasting splashback and worksurfaces and large window providing scenic views to the rear garden. Separate W.C. and door to side.



On the upper floor can be found a good sized Study, two large Double Bedrooms with front aspect windows providing spectacular panoramic views over the Bay, large en-suite Shower Room with spacious walk-in shower cubicle and a large Family Bathroom with built in vanity unit and shower over bath. This property has ample storage facilities throughout.

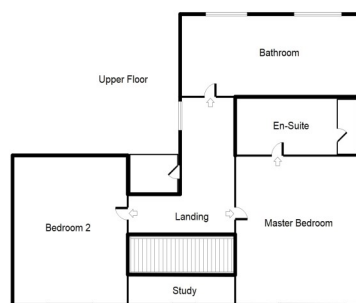
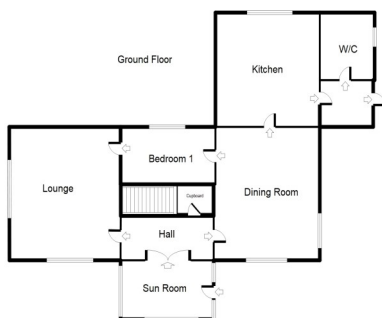


Outside the property there is a large driveway with ample parking and large private gardens surrounding the property which are laid out in lawn offset with mature bushes and shrubs together with slabbed and decked areas. There is a large Double Garage/Boatshed with solar panels to roof, Summer House/Potting Shed, Timber Shed, Workshop and Games Room.

This delightful house is situated in an ideal location and would make a lovely family home.

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

- Sun Room: 4.19m x 3.22m (13'8" x 10'6")
- Hall: 2.75m x 1.09m (9'0" x 3'7")
- Lounge: 4.29m x 3.95m (14'1" x 12'11")
- Dining Room: 4.3m x 3.90m (14'1" x 12'9")
- Kitchen: 3.24m x 3.00m (10'7" x 9'10")
- Bedroom 1: 2.76m x 2.12m (9'0" x 6'11")
- W.C: 2.20m x 1.13m (7'2" x 3'8")
- Study: 2.77m x 1.01m (9'1" x 3'4")
- Master Bedroom: 3.88m x 4.35m (12'9" x 14'3")
- En-suite Shower Room: 2.64m x 1.97m (8'8" x 6'5")
- Bedroom 2: 3.95m x 4.36m (12'11" x 14'4")
- Bathroom: 4.29m x 1.74m (14'0" x 5'8")
- Garage: 6.82m x 5.09m (20'11" x 16'8")
- Boatshed: 6.64m x 2.45m (21'9" x 8'0")
- Workshop: 2.78m x 2.73m (9'2" x 8'11")
- Sun Room/Potting Shed



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

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.

