



**LEMANACRE**  
**CHURCH STREET, GARMOUTH, IV32 7LT**

**OFFERS OVER £395,000**

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#### • Viewing

Contact **obs** on 01343 564123.

Fabulous Period family home with landscaped garden grounds extending to an acre in the heart of the historic village of Garmouth.

Dating from the 1880s, Lemanacre has been sympathetically refurbished by the current owner who has transformed the living space – including installation of a lovely Riverside Kitchen and Laundry Room, restoring the beautiful wood flooring, laying flagstone slate flooring with underfloor heating in the kitchen and bathrooms. The house has been decorated and appointed throughout with a subtle and tasteful elegance resulting in a welcoming family home exuding both charm and comfort.

The central heating system has been upgraded with new boiler and megaflo and additional radiators.

Extending to a full acre in size the garden grounds have also been the subject of extensive works. With a natural split of 4 areas, the garden surrounding the house has been professionally landscaped by Threaplands.

In addition, planning permission has been to convert the steading and garage into a 2 bedroom property.

This conversion opens up possibilities for a family annexe or secondary income as a holiday home.

Another viable option is a complete split of the feu resulting in 2 adjoining properties with large half acre gardens with shared entrance.

#### • Garmouth and Situation

Garmouth is a quaint village with an attractive mix of period and new properties lying on the left bank of the River Spey, only 4 miles from Fochabers and 9 miles from Elgin (excellent selection of shops and amenities). Garmouth has a highly regarded golf course and popular Hotel and Pub. Nearby is Kingston with its beautiful beaches and Spey Bay where the River Spey meets the Moray Firth and home to the Scottish Dolphin Centre.

#### • Accommodation

With oil fired central heating (including under floor heating) and a mix of glazing the accommodation is over two floors and comprises: Entrance sun porch, hallway, lounge, South facing garden room off, dining room, dining kitchen and laundry, cloakroom, study/bedroom. On the upper floor: master bedroom with ensuite shower room and dressing room and two further bedrooms and family bathroom.

#### • Entrance Porch 2.95m x 5.3 m

Beautiful entrance to the property with feature windows all round on half height walls. Double folding doors to hallway.

#### • Lounge 4.3m x 6 m

Beautifully appointed and proportioned triple aspect room with feature marble fireplace with slate hearth. Ceiling rose and light, coving and picture rail. Varnished wood floor. Cupboard.

#### • South Garden Room 2.25m x 5.1m

Lovely space to relax. Windows all round. Door to the patio. Striped wood floor.

#### • Dining Room 5 m x 6.3 m (into the feature window recess) reducing to 4.7m

Beautiful room with feature circular window and lovely full height window recess for enjoying the garden.

#### • Pantry

Walk-in pantry cupboard with window. Extending to understairs.

#### • Kitchen 4.1 m x 6.4 m maximum dimensions

Large kitchen designed and installed by Riverside Kitchens including a central island with table attached. Rangemaster six ring cooker and AEG American-style fridge freezer. 4 windows affording good natural light and beautiful flagstone flooring with underfloor heating. Feature stained glass window.

#### • Laundry 2 m x 2.15 m

Worcester boiler. Fitted units with sink. Space for appliances. Backdoor.

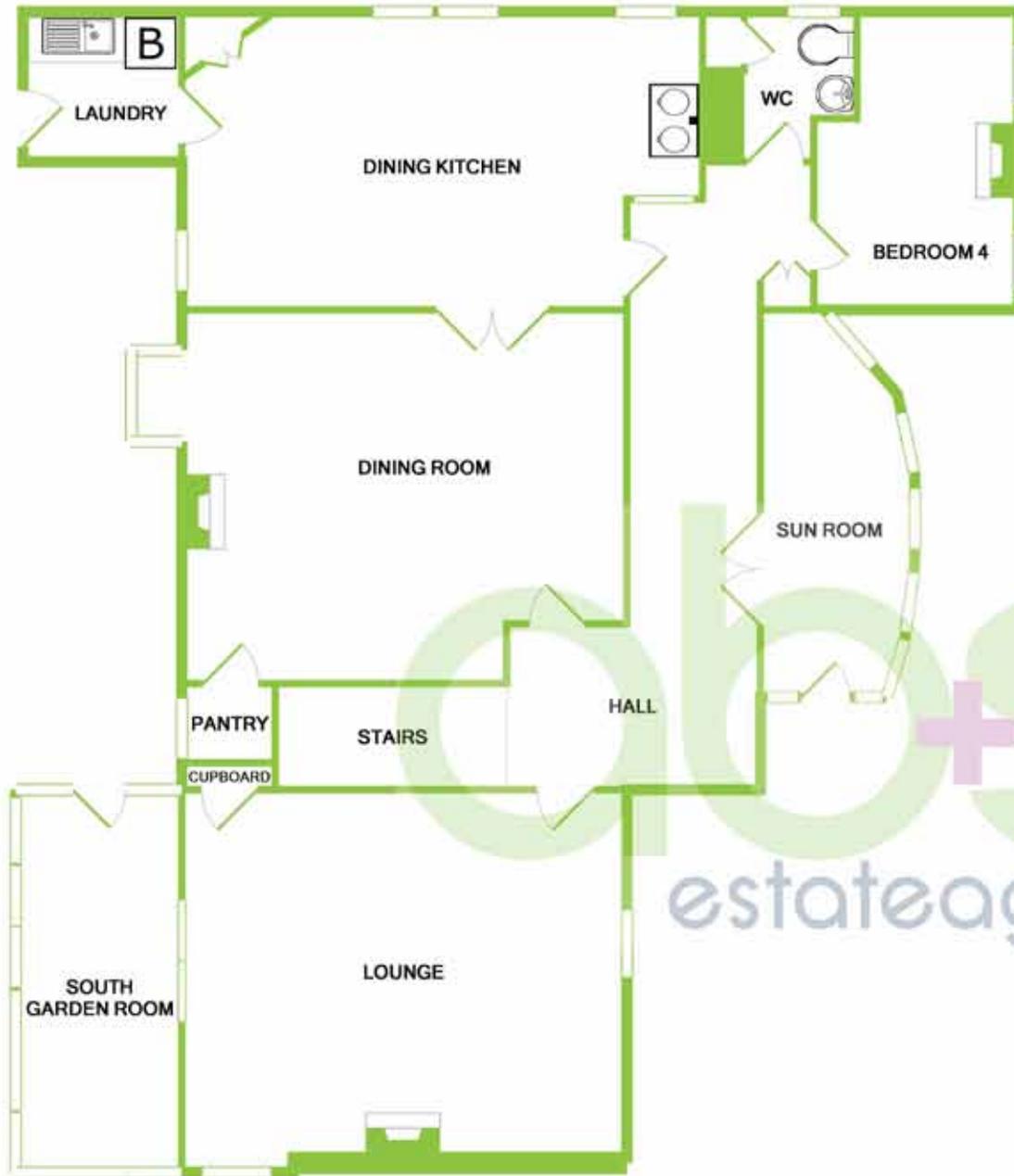
#### • Cloakroom 1.8m x 1.95m

Cloakroom with Heritage fittings. Opaque window. Large shelved cupboard. Tiled floor.

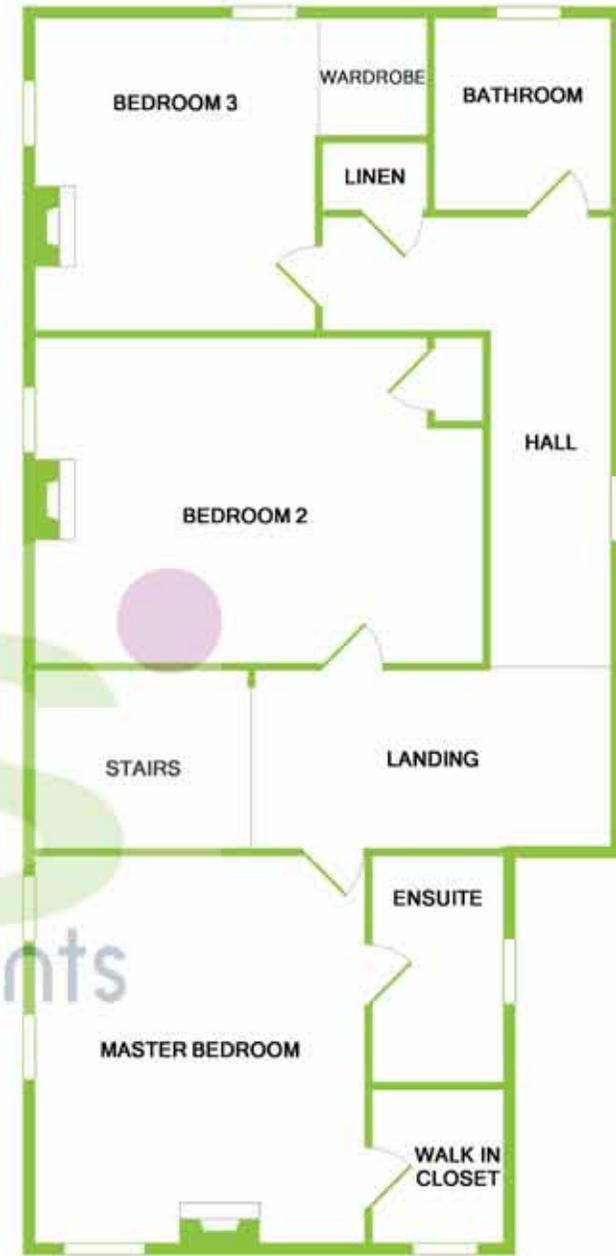
#### • Bedroom 4 3.45 m x 4.2m

Currently used as an office, downstairs bedroom with two windows, granite fireplace, radiator, stained wood flooring. Double cupboard.



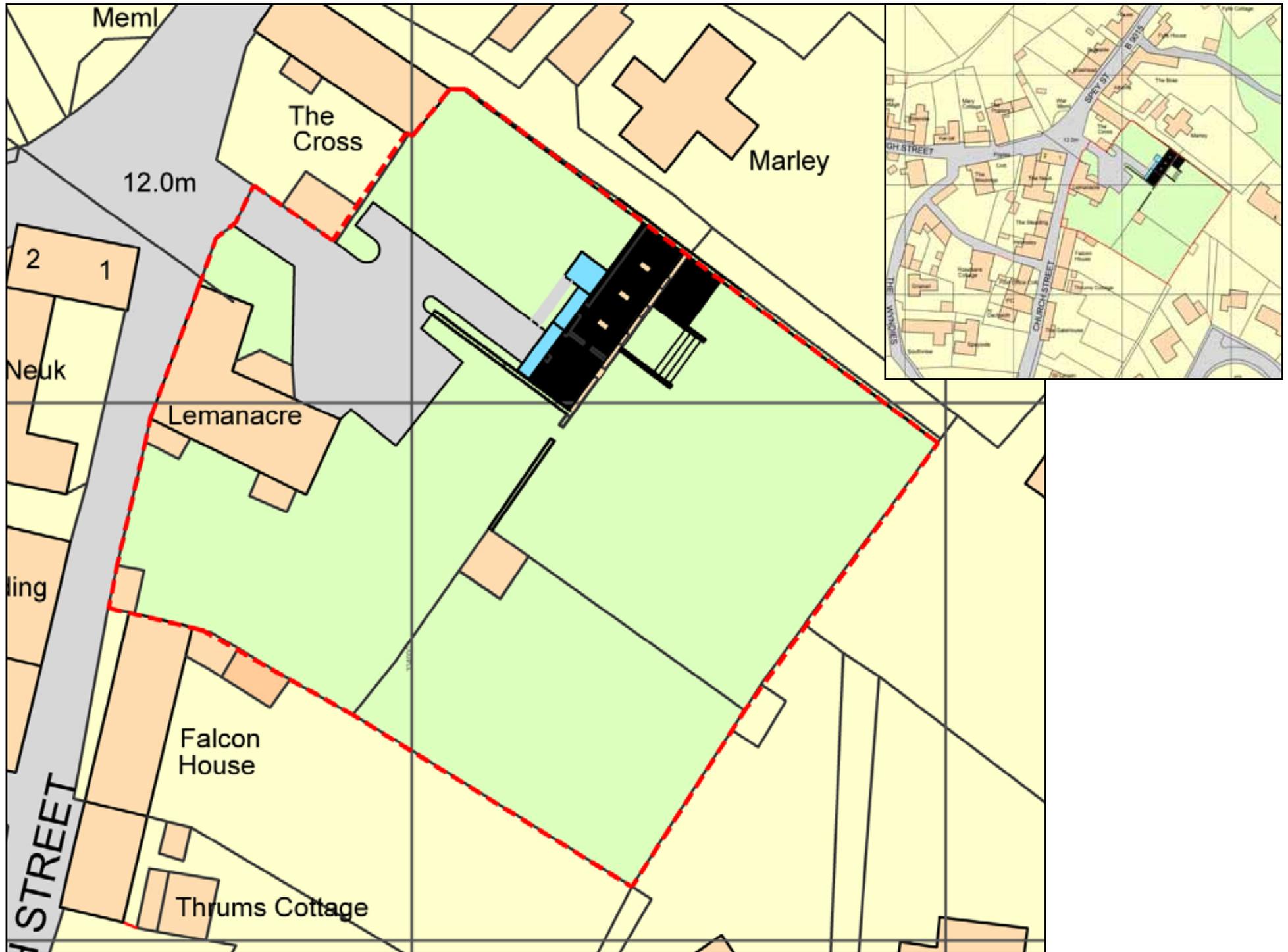


GROUND FLOOR



1ST FLOOR

- All measurements and distances are approximate.
- Floorplans are for illustration purposes and may not be to scale.



- **Upper Floor**

Staircase with half landing and large stained glass window

- **Bedroom 1** 4.36 m x 4.4m

Master bedroom with double aspect windows, marble fireplace. Door to walk-in closet.

- **Shower Room** 2.75m x 2 m

Fully tiled shower room. Slate flooring with underfloor heating. Opaque window. Cupboard.

- **Bedroom 2** 4.6m x 4 m

Beautifully proportioned double bedroom. Rear facing window. Cupboard, Tiled fireplace (covered over)

- **Bathroom** 2.17m x 4m

High quality Heritage fittings. Shower fitted over bath. Underfloor heating. Cupboard.

- **Bedroom 3** 3.9m x 3m

Double aspect bedroom. Fireplace. Walk-in closet.

- **Garage** 5.15m x 4.3m

Fronted by two sets of double doors. Light and power.

- **Barn** 12 m x 4.3m

Excellent versatile space. Planning approved to convert to a 2 bedroom property.

- **Outbuildings**

Large stone workshop with Belfast sink, light and power. Also Garden shed.

- **Fixtures and Fittings**

The fitted floor coverings will be included in the sale price. Many of the curtains and light fittings will be removed. Some of the furniture and appliances may be available for sale by separate negotiation.

- **Home Report**

Home Report valuation as at August, 2017 is £395,000, EPI rating F and Council Tax Band F.



1. The selling agents have not tested any appliances, apparatus, fittings or services and so are unable to verify that they are in working order or fit for their purpose. Interested parties are therefore recommended to obtain verification from their surveyor or test the appliances etc. prior to submitting an offer.

2. The information given above while believed to be correct is intended as a guide only and is not guaranteed. The measurements are approximate.

3. A closing date for offers may be fixed and it is therefore most advisable for prospective purchasers to register their interest with the selling agent. We will endeavour to notify purchasers' solicitors of any closing date, but notwithstanding, the sellers will not be obliged to accept the highest or indeed any offer and have the right to accept an offer at any time or withdraw the property from the market. The sellers will not be liable for any costs incurred by interested parties.

4. For fixed price properties, enquirers should note that the date of entry may be material and any offers subject to survey, subject to finance being obtained, subject to the purchaser's own house being sold or subject to some other suspensive condition may not be considered by the seller.

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a b + s estate agents is the property division of Allan, Black & McCaskie, Solicitors, Elgin and Stewart & McIsaac, Solicitors, Elgin both of whom are members of Moray Solicitors Property Centre

