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The Rigging, 210a Findhorn, Forres, IV36 3YY  
POA

Contact us on 01479 874800 or visit [www.massoncairns.com](http://www.massoncairns.com)

UNDER OFFER - A truly unique opportunity to acquire an exceptional architect designed home set in considerable and impressive grounds with a stunning south facing outlook across the beautiful Findhorn Bay. This attractive and warm home enjoys fantastic living spaces with a vaulted and elevated lounge with wood burning stove which enjoys panoramic views of the bay and easy access to the delightful patio. The multi level accommodation enjoys many features including African walnut finishes and staircase and comprises of vestibule, reception hall, lounge with bay views, dining room, kitchen / breakfast room, utility room, rear porch, galleried landing, master bedroom suite with dressing room and en-suite bathroom, two further double bedrooms, bathroom, w.c, boiler room and integral double garage. The Rigging sits in wonderfully mature grounds of approximately 1/2 of an acre with a superb raised patio, integral garage, extensive lock bloc driveway and parking for several vehicles, manicured grounds with lots of specimen planting and areas of interest, a summer house, greenhouse and further timber garage with potting shed. Energy Performance Certificate Rating D, Council Tax Band G

## POA



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## Findhorn

Findhorn is a historic village located in Moray that was once an important commercial and fishing port, featuring a thriving shipbuilding industry with trading links to Scandinavia and beyond. Today it is a picture perfect and desirable village, with two popular pubs overlooking the bay, The Royal Findhorn Sailing Club, gift shop, water sports and must eat at café. The endless beach at Findhorn is striking and the nearby Culbin forest offer a fantastic network of trails for walking and biking. The village offers a fetching combination of charm and appeal, a solid sense of community with many amenities to support diverse interests.

Bi-annually a cultural explosion takes place in the area in the form of Findhorn Bay Arts Festival, which showcases local and international visual, musical, and theatrical artists. The community of Findhorn and the wider Forres area have been awarded a Creative Place Award in 2015 in recognition for their involvement in this, and other creative projects.

### Entrance Vestibule

1.99m x 1.88m 6'6" x 6'2"

Double leaf hardwood doors provide a suitably grand entrance into the welcoming vestibule which has African hardwood finishes and doors leading to the reception hall and integral garage.

### Reception Hall

This bright and well proportioned reception is divided and on open plan with the dining room providing a fantastic area to entertain family and friends. There are five steps up to the mezzanine lounge and stairs to the basement boiler room in addition to doors through to the kitchen and the w.c which is off the inner hall.

### Lounge

6.83m x 4.90m 22'5" x 16'1"

The beautifully light and airy lounge enjoys floor to ceiling patio doors that not only offer simply stunning views across the front gardens to Findhorn bay and the countryside beyond but effortlessly glide open to provide access to the wonderful raised patio with decorative wrought iron balustrades offering an amazing area to sit and relax and steps to access the garden. With a fantastic focal wood burning stove providing a warming ambience, this lounge is perfect in all seasons with large levels of natural light and comfortable space in which to locate furniture.

### Kitchen / Breakfast Room

4.97m x 3.26m 16'4" x 10'8"

A stylish kitchen with a good range of base, wall and drawer units in cream with complementary work surfaces and a double aspect with large windows looking out to the rear garden and side of the property. There is an integrated double Neff oven, stainless steel double sink with drainer, plumbing for a dish washer and space for a dining table and chairs making it ideal for family breakfasts or informal dining. There are doors to the hall, utility room and rear porch.

### Utility Room

3.45m x 2.63m 11'4" x 8'8"

The spacious utility room provides excellent amenity with a stainless steel sink and drainer and a good range of base and drawer units with complementary work surfaces, plumbing for a washing machine and space for a tumble dryer. There is excellent natural light from a large picture window to the rear garden and doors lead to the kitchen and integral garage.

### Dining Room

6.83m x 2.90m 22'5" x 9'6"

The dining room is accessed from the reception hall and offers an attractive space in which to host and entertain family and friends with ample space to site a large dining table with chairs. There is a window to the side of the house and hardwood flooring.

### Rear Porch

2.05m x 1.26m 6'9" x 4'2"

An ideal space to store outerwear, boots and shoes. There is a door to the rear garden and kitchen as well as two large windows overlooking the gardens and flooding the room with natural light.

### Basement Boiler Room

Accessed from the reception hall down concrete stairs the Camry Boulter oil fired boiler is located here.

### Principal Bedroom Suite

4.59m x 3.97m 15'1" x 13'0"

This light and airy primary bedroom suite enjoys fantastic proportions and beautiful views over the picturesque front gardens through a large front window. There is a walk in dressing room with excellent hanging and shelved storage to accommodate a large degree of clothing, with a rear window giving a fine view of the rear garden. The bedroom is also connected to a spacious en-suite bathroom with jacuzzi bath, wc and twin integral wash hand basins with matching chrome mixer taps, vanity units and mirrors.

### Bedroom Two

5.03m x 2.95m 16'6" x 9'8"

Currently utilised as a second lounge, this spacious double bedroom also overlooks the rear gardens and provides a calm and peaceful space with integral wardrobes with hanging and shelved storage in addition to a fitted dressing table area.



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### Bedroom Three

5.03m x 3.02m 16'6" x 9'11"

A further generous double bedroom with a window to the rear, integral storage wardrobe and dressing table area.

### Home Office

2.26m x 1.86m 7'5" x 6'1"

A useful home office area with integral desk, power and light. The hot water cylinder is located here.

### Bathroom

3.72m x 1.83m 12'2" x 6'0"

A large family bathroom which is flooded with natural light from a high level velux window to the rear of the property. There is a bath, wc and pedestal wash hand basin in addition to a separate shower enclosure.

### Integral Double Garage / Workshop

6.58m x 5.09m 21'7" x 16'8"

This large and useful space can be accessed through double roller doors (one electric) in addition to internal access from the utility room or entrance vestibule. There is a concrete base, power and light in addition to ample space for car, garden and sports equipment storage. There are a number of workbenches which offer great amenity and a tap in addition to power and light.

### Outside

Outside, landscaped and extensive grounds run to approximately ½ an acre and which surround the property. The gardens are interspersed with mature pine, native and specimen trees such as monkey puzzle and a raised patio area runs in front of the lounge to the front of the house offering an ideal space in which to soak up this special setting. To the front of the house is mainly laid to lawn and bounded by mature planting and a stone wall to the front with gated entrance leading to a large lock block driveway which continues around the

side of the property to the parking area and garages to the rear. The rear gardens offer an oasis of privacy and calm and have been meticulously designed to offer variety and outdoor amenity. There is a lawned area with summer and separate green house and a decorative wall with moon gate leads through to a raised bed vegetable garden, water feature and further timber shed with potting shed. There is security lighting, an oil tank, wood store and a rotary dryer.

### Services

It is understood that there is mains water, drainage and electricity. There is oil fired central heating. There are solar pv panels with a transferable feed in tariff.

### Home Report

To obtain a copy of the home report, please visit our website [massoncairns.com](http://massoncairns.com) where an online copy is available to download.

If viewing on Rightmove click the EPC link and the home report will download.

EPC Rating D

### Entry

By mutual agreement

### Price

UNDER OFFER

### Viewing & Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-Masson Cairns

Strathspey House

Grantown on Spey

Moray

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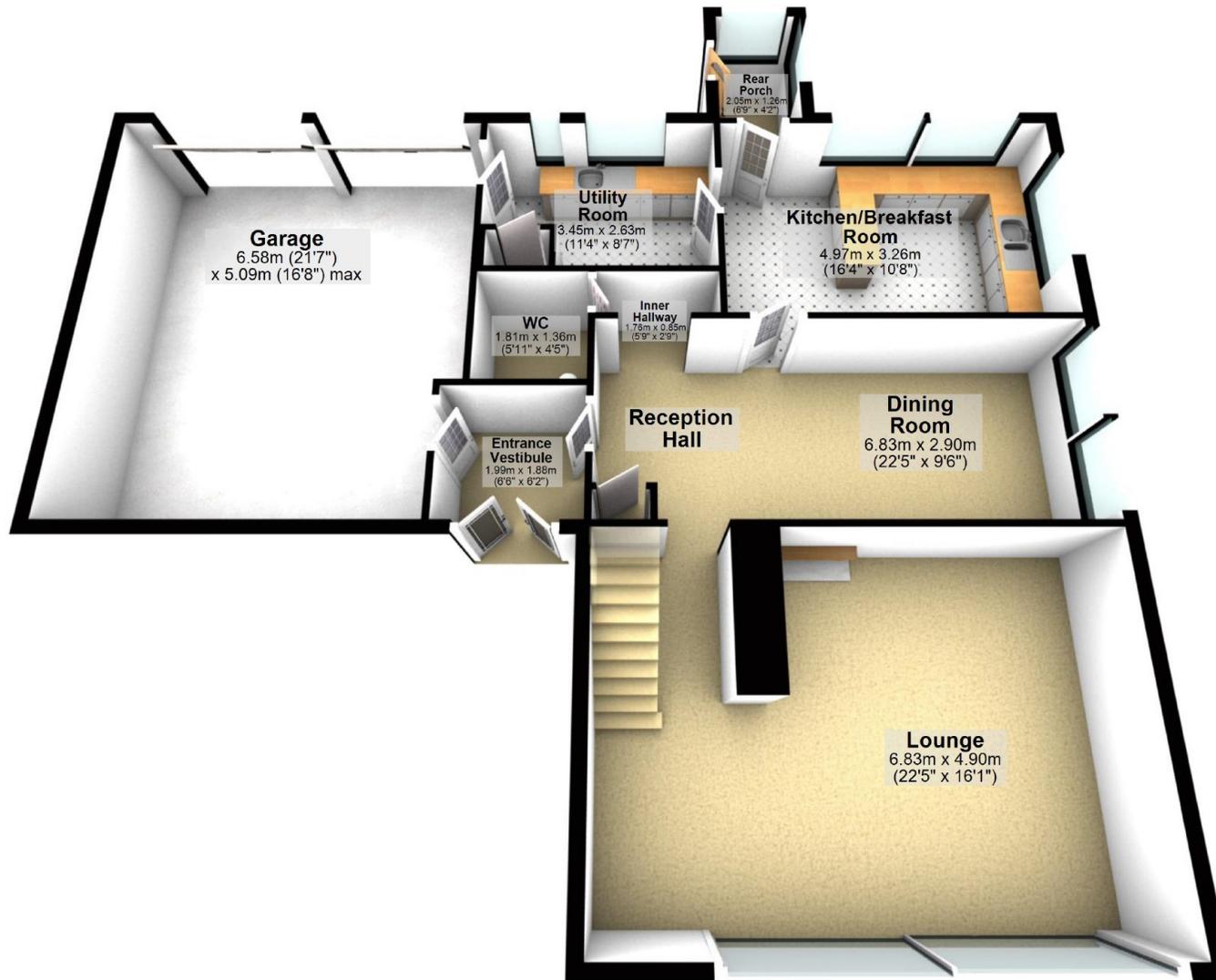
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## Ground Floor



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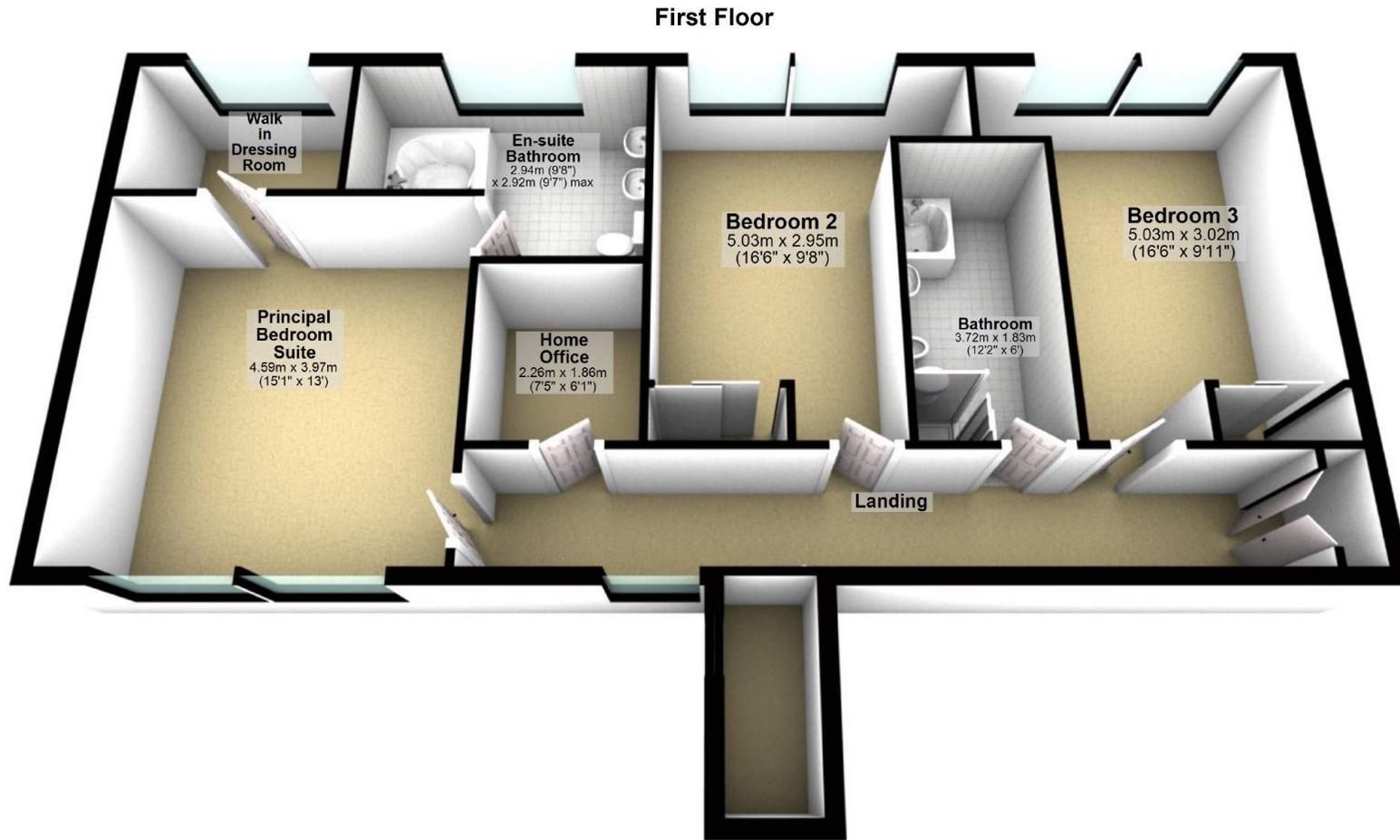
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**While the above particulars are believed to be correct they are not guaranteed and all offerors must satisfy themselves on all matters**



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