



masson
cairns ESTD 1984

solicitors and estate agents

Forest Cottage, Kintessack, Forres, IV36 2TG
Offers over £355,000

Contact us on 01479 874800 or visit www.massoncairns.com

An exceptional extended home (approx 170sqm) which has been fully refurbished to an exquisite standard with a meticulous eye for detail to offer a luxury residence in beautiful gardens and an enviable location beside the impressive and wildlife rich Culbin Forest. The immaculately presented and appealing accommodation is arranged over two floors comprising of an impressive bespoke kitchen with rangemaster and which further extends into a beautiful dining and family area centred around a magnificent inglenook fireplace with multi fuel stove and patio doors which lead to a covered sitouterie and further to a decked and patio area. There is a sumptuous lounge with wood burning stove, an indulgent bathroom, home office, utility room, and three double bedrooms with the magnificent master enjoying a stylish en-suite shower room. Outside the house is approached by a grand gated entrance leading to the lock block driveway with parking for several vehicles. The beautifully landscaped garden grounds include a variety of specimen trees, plants and shrubs, picket fencing, rolling lawns to the front and a lovingly landscaped patio and decked area to the rear with forest views which provides a private outside space ideal for entertaining friends or socialising with family. Feature outside lighting to the house and gardens add a special touch and in addition amenity and storage is offered by a sizeable garage, shed and store. The property offers luxurious and high quality walk in accommodation in a rarely available location and would suit a variety of purchasers. Energy Performance Certificate Rating C, Council Tax Banding E

Offers over £355,000



masson
cairns

solicitors and estate agents

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

www.massoncairns.com

Kintessack & Area

Moray is the perfect spot to relax in peaceful, tranquil surroundings and enjoy a stroll on one of the many breathtaking beaches nearby. The warming effect of the Gulf Stream blesses the area with a favourable climate with low rainfall and sunshine levels above the national average. As well as natural splendour there are also many beautiful castles and heritage sites, sporting pursuits and attractive country villages and towns to enjoy.

You can certainly expect many days of play on the nearby top-class golf courses, many of which are of Championship standard. This includes Nairn Golf Club which hosted the 1999 Walker Cup and Castle Stuart which hosted the Scottish Open.

Culbin Forest is nearby and is a popular place for walking, cycling and horse riding. There is a beach that can only be reached from the forest that is just a few miles from the property. Many other outdoor activities are also on offer in the area including watersports, sailing, power-boating and dolphin and seal watching cruises.

The house is in the catchment area for Dyke Primary School which has been named as one of the top ten primary schools in the UK.

Nearby Forres is a beautiful town and regular winner of awards for its floral displays. It has an array of shops and a thriving cultural scene. Forres Academy is a popular and successful secondary school. Elgin is an attractive old cathedral town that today offers a wide range of amenities and excellent primary and secondary schools. Elgin lies at the heart of Scotland's whisky area and boasts several high quality distilleries.

Inverness is the capital city of the Highlands. It offers a wide range of shops, markets and cafes. At night the vibrant Inverness cultural scene comes alive. This includes some fabulous bars and restaurants including one run by the world famous Michel Roux. Inverness is the home of the Eden Court Theatre which hosts prestigious international and UK artists.

Overview

A home of luxurious amenity and elegant appointment which has enjoyed a full refurbishment from rewiring to new bathrooms and kitchen, quality flooring throughout, feature lighting and special touches that add a degree of comfort and sophistication not easily found. Combine this with its unique location just outside the desirable village of Kintessack close to Culbin Forest and Forres and its not hard to see why this spacious and well proportioned home is every bit as desirable as the location itself.

Entrance Vestibule

2.19m x 1.63m 7'2" x 5'4"

The gated entrance leads through the lock block driveway and to the front door which opens into the spacious entrance vestibule which provides good storage and further leads through to the gorgeous hallway.

Hallway

The hallway provides a glimpse of the flexibility and impressive specification that this wonderful home has to offer with deep pile carpeting leading to most of the ground floor accommodation and stairs to the first floor landing.

Lounge

5.43m x 5.49m 17'10" x 18'0"

This sophisticated and comfortable lounge offers a touch of opulence with dual aspect windows to the front and side filling it with natural light. There is a wonderful central fireplace with wood burning stove and solid oak flooring to complete the luxurious finish.

Kitchen / Dining

5.91m x 5.81m 19'5" x 19'1"

The heart of the home is this wonderful and exceptionally stylish kitchen, dining, family area which is focused around a gorgeous exposed brick inglenook fireplace with a wonderful and warming multi-fuel stove crowned with an inset oak lintel beam to offer a cosy and homely ambience to the whole area. The exceptionally well finished and bespoke kitchen offers a fantastic range of shaker base, wall and larder units in sage with stunning bespoke timber worktops and breakfast bar which are further complemented with an inset ceramic Belfast sink with chrome mixer tap, integrated Bosch Silent Plus Dishwasher, American fridge freezer, under unit mood lighting, ceramic splash back tiling, floating hand carved display shelving and feature lighting.

Integrated within the kitchen is an impressive Rangemaster cooker, pull out integral bins and a concealed and illuminated Neff extractor. A large picture window to the rear and a further window to the side allow fabulous light to shine through and there is tiled flooring, recessed ceiling lighting and charming feature lighting is situated above the worktops and breakfast bar. The kitchen flows into the wonderfully bright family and dining area with the gorgeous warming stove and dining area which enjoys floor to ceiling glazing overlooking the side garden and

patio doors which lead to the very useful covered sitooterie providing a space which allows for alfresco dining, dry wood storage and bbq's whatever the weather.

Utility Room

4.47m x 1.86m 14'8" x 6'1"

The utility room provides good amenity with under counter units with complementary splash backs, sink with chrome mixer tap and drainer and worktop space. There is space and plumbing for a washing machine and a tumble dryer. There is a window to the side and a hanging clothes airer. There are half height dado panels which create character and there is a ladder towel radiator in addition to an integral airing cupboard.

Bedroom Three

3.37m x 3.26m 11'1" x 10'8"

Relax in luxury in this bright double bedroom with the wow factor benefitting from a double window to the rear overlooking the beautiful garden grounds and forest beyond. Total relaxation is guaranteed and there is cosy carpet flooring and clothes storage provided by the integral wardrobe.

Bathroom

4.47m x 2.88m 14'8" x 9'5"

This indulgent and contemporary bathroom benefits from comfort underfloor heating, enjoys beautiful quality features and comprises of a back to wall wc with concealed dual flush, a bespoke solid wood floating wash stand basin and vanity area with a feature illuminated and mist free over sized mirror behind, a large walk in shower enclosure housing a mains pressure rainforest shower head with separate hand attachment and contemporary fresh tiling with recessed alcove for bottle storage. To complete the exceptional arrangement there is a freestanding double ended oval bath with a freestanding floor mixer tap with natural light provided by a window to the front of the property as you soak and relax in the bubbles. There is a matt black ladder towel warmer, tiled flooring, recessed down lighting and premium full height tiling to the walls.

Home Office

2.97m x 1.80m 9'9" x 5'11"

Keeping things chic but simple is the key to this home office space with enough space to accommodate a comfortable desk and chair as well as space for filing cabinets and an integral wardrobe which offers extra storage space.



masson
cairns

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

www.massoncairns.com

solicitors and estate agents

Landing

A large velux window to the rear shines natural light over the painted timber staircase which leads up from the ground floor accommodation and onto the spacious landing with space to locate some bookcases and chairs. There are doors leading to the two further sizeable and luxurious bedrooms.

Master Bedroom

6.38m x 4.80m 20'11" x 15'9"

An decorous and sizeable en-suite double bedroom which enjoys a dual aspect with windows to the front and rear of the house allowing views over the gardens and which flood the room with natural light, a further door leads through to the en-suite shower room. An integral clothes storage wardrobe and deep pile carpet flooring finish this peaceful haven.

Ensuite Shower Room

2.05m x 1.99m 6'9" x 6'6"

A contemporary and crisp shower room complemented with white speckle full height wet wall, comprising of a wc with integral dual chrome flush, a contemporary wall hung vanity unit with drawer storage with a ceramic wash hand basin with a mono bloc chrome mixer tap, an led illuminated mirror, chrome ladder towel radiator and large shower enclosure with sliding door. A velux window to the front offers excellent natural light levels.

Bedroom Two

5.63m x 4.74m 18'6" x 15'7"

Relax in luxury in this elegant and extremely spacious double bedroom benefitting from a double picture window to the rear of the home overlooking the beautiful garden grounds and woodlands beyond with an additional velux providing further natural light. Total relaxation is guaranteed with space for a king sized bed in addition to room for a day bed or for a large dressing table. There is a double integral wardrobe with excellent hanging and shelved clothes storage.

Garage

5.63m x 4.39m 18'6" x 14'5"

A large integral garage with ample space for vehicle, sports and garden storage. There is concrete flooring, power, light and a door and window to the rear garden in addition to the garage door.

Outside

From a the gated entrance and large lock block driveway the the manicured and immaculate garden grounds to the front of the house offer a marvellous combination of rolling lawns

interspersed with neat flowerbeds and mature ornamental shrub and tree planting. There are two delightful patio areas to the front and rear where you can sit in the sunshine with a drink and soak in the open or forest views. Access to the rear garden is secure from either side of the property and there is a side garden with raised planters, specimen tree planting and decorative gravel which leads to the raised decking area to the back of the home with a further well designed patio. There is a lockable block built store and a timber shed creating ample amenity for storage. There is security lighting in strategic areas to provide confidence and well thought out outside mood lighting has been tastefully located throughout the garden to create a fantastic ambience. There is an oil storage tank and an outside tap

Services

It is understood that there is mains water and electricity with drainage to a septic tank. There are solar pv panels with a transferable RHI payment which would benefit the incoming purchaser. There is a Hive Smart heating system which provides efficient control

Home Report

To obtain a copy of the home report, please visit our website 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 C

Entry

By mutual agreement.

Price

Offers over £355,000 are invited

Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-Masson Cairns
Strathspey House
Grantown on Spey
Moray
PH26 3EQ
Tel: (01479) 874800
Fax: (01479) 874806
Email: property@lawscot.com
www.massoncairns.com



masson
cairns

solicitors and estate agents

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

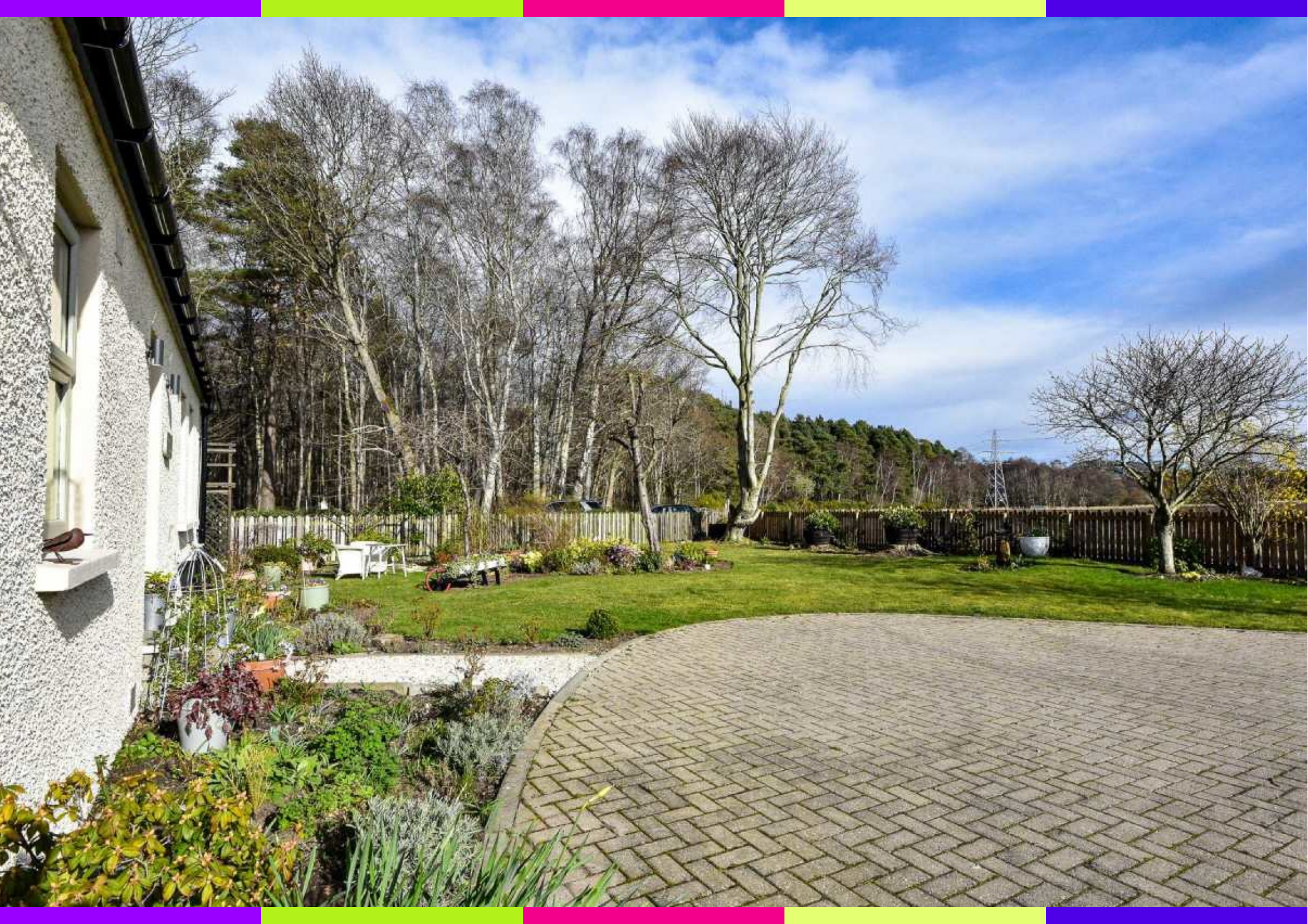
Tel: 01479 874800

Fax: 01479 874806

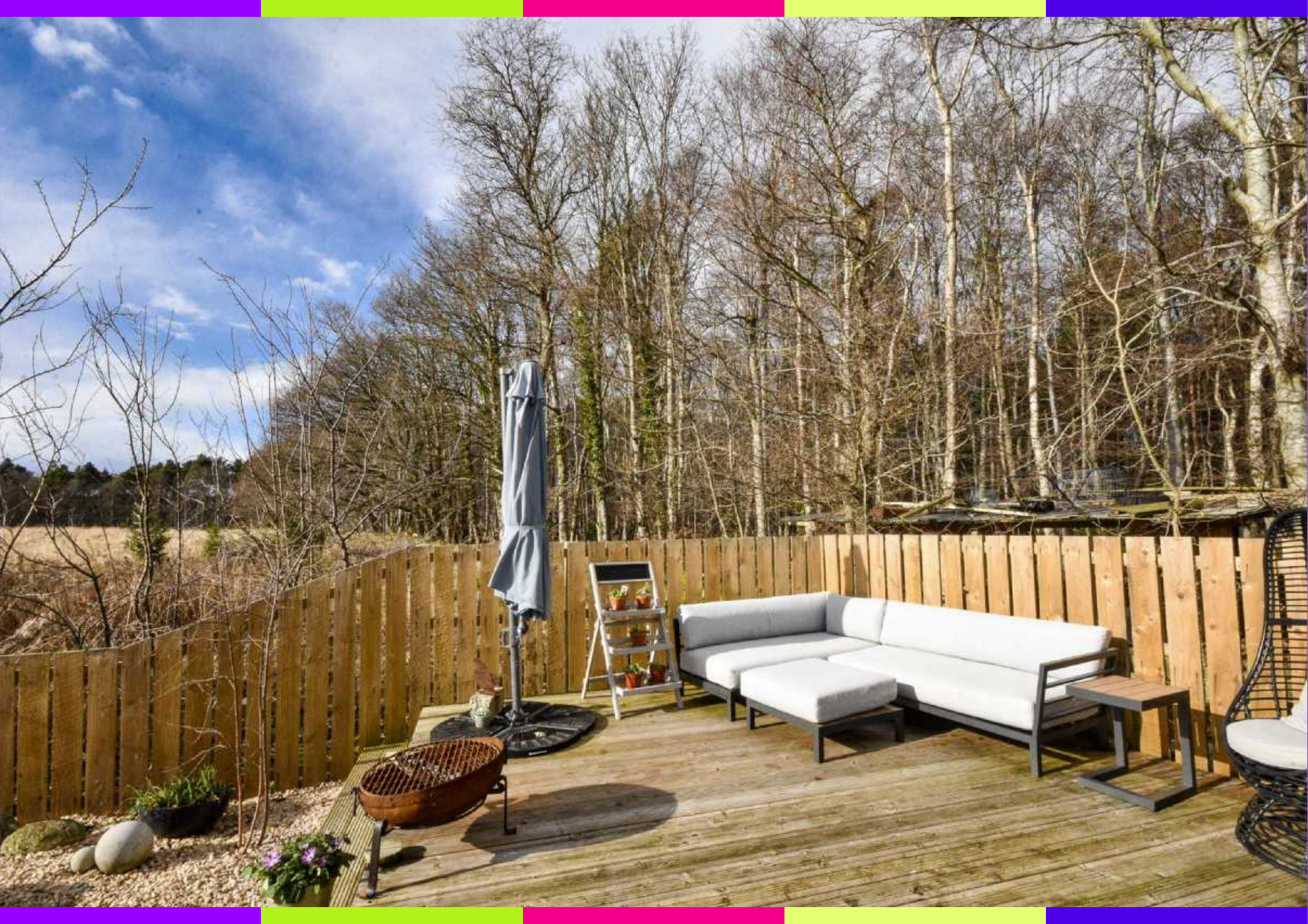
property@lawscot.com

www.massoncairns.com





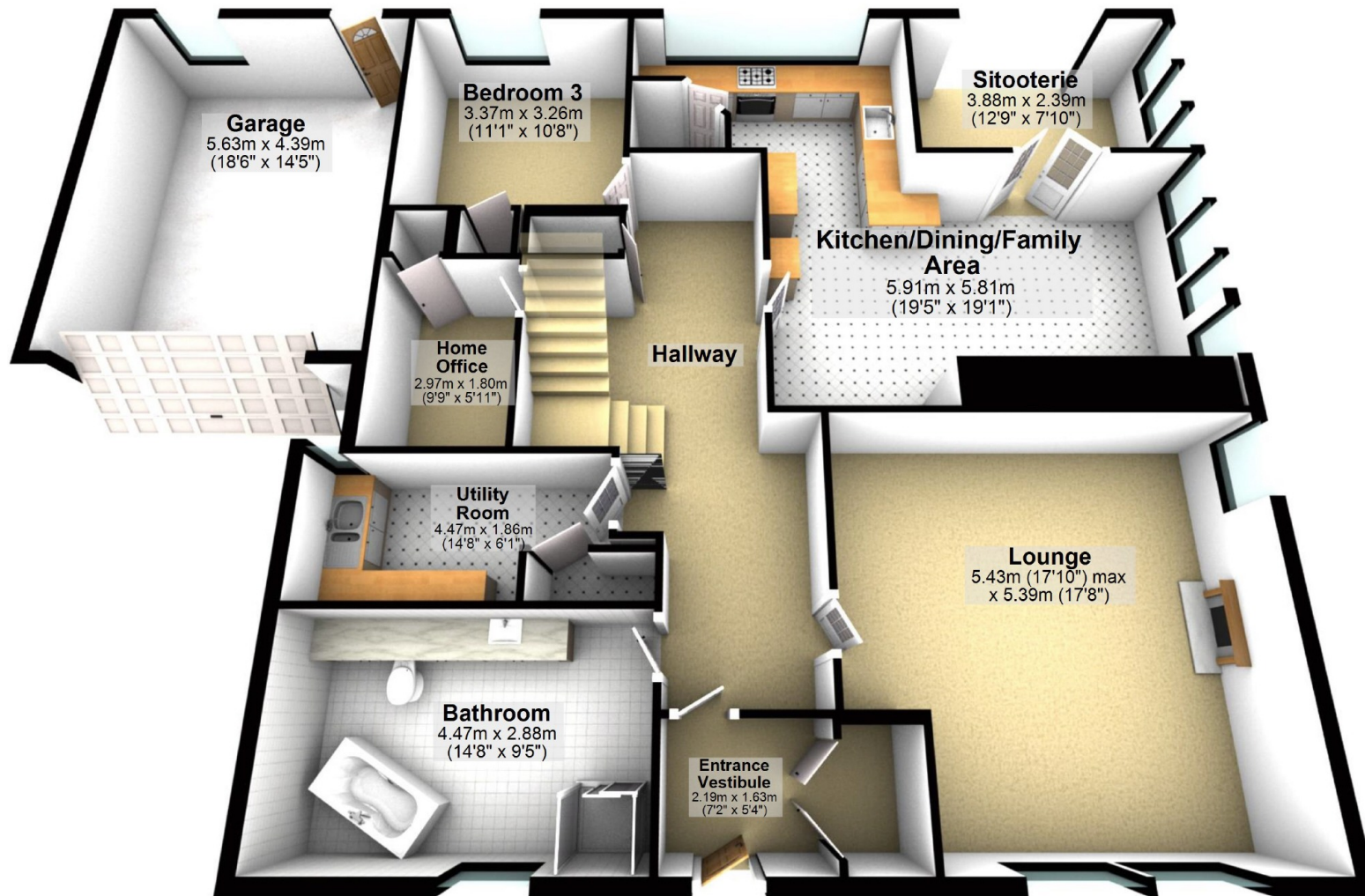








Ground Floor



Plans not to scale, for illustration only



masson
cairns

solicitors and estate agents

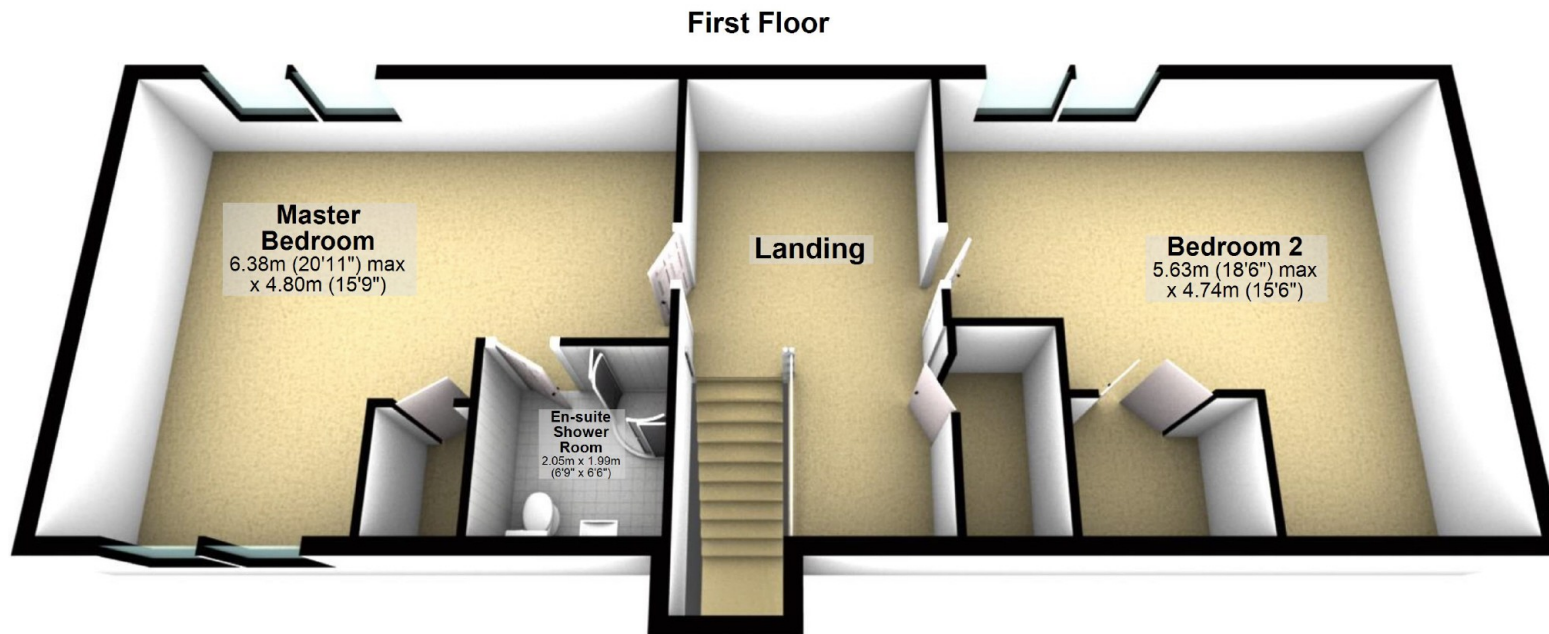
Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

www.massoncairns.com



Plans not to scale, for illustration only



**masson
cairns**

solicitors and estate agents

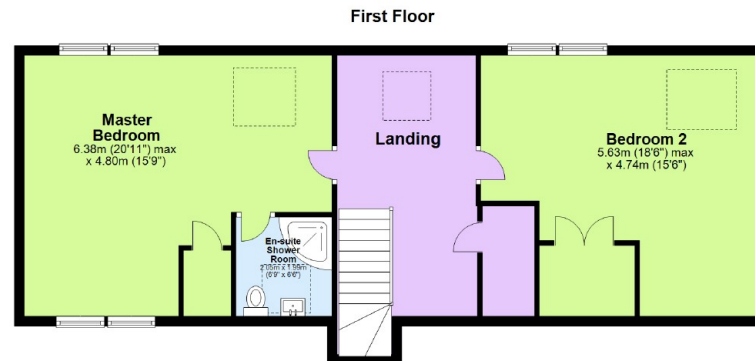
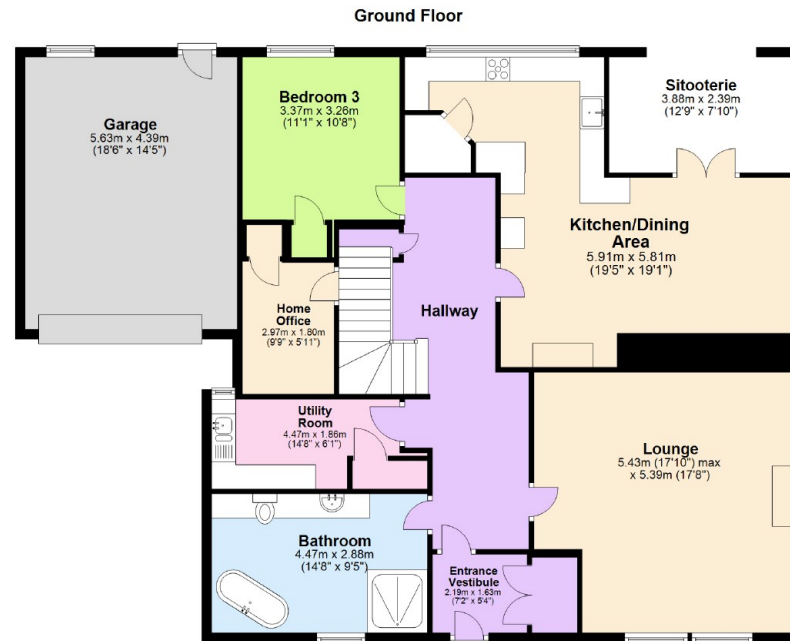
Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

www.massoncairns.com



Plans not to scale, for illustration only



**masson
cairns**

solicitors and estate agents

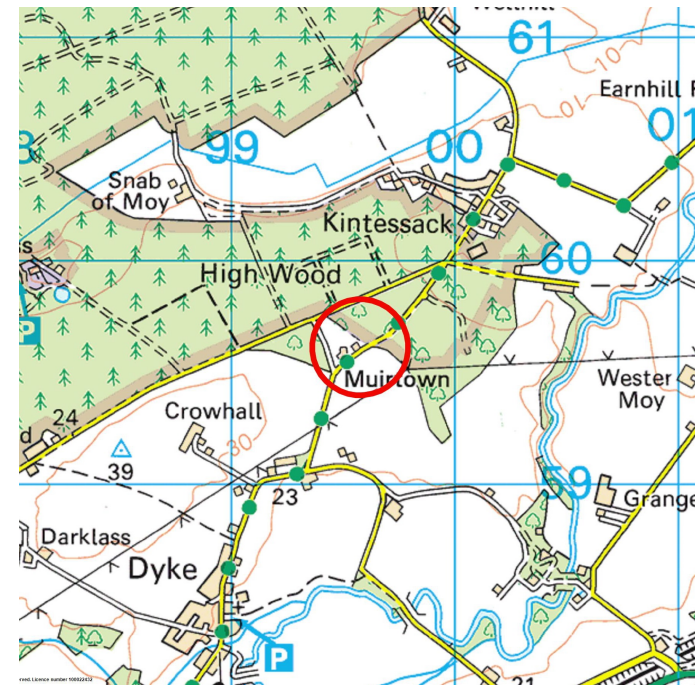
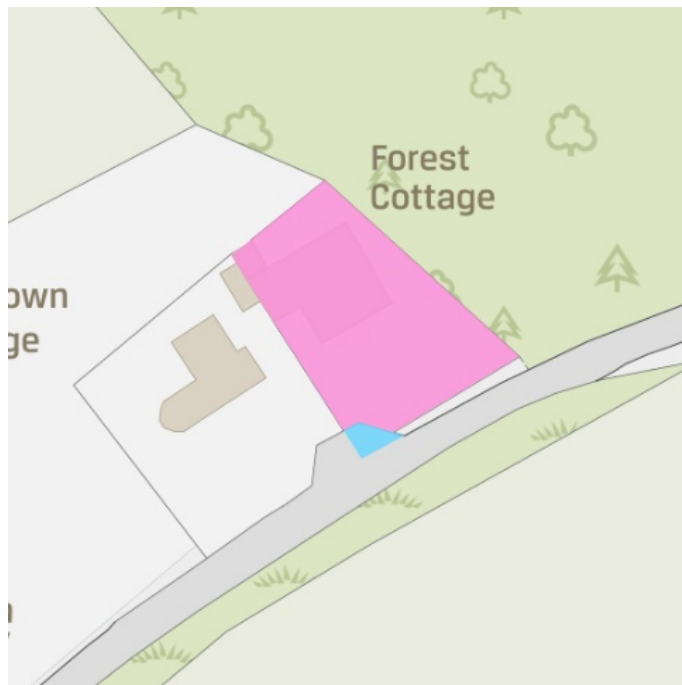
Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

www.massoncairns.com



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



**masson
cairns**

solicitors and estate agents

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ
Tel: 01479 874800
Fax: 01479 874806
property@lawscot.com
www.massoncairns.com