



Elgin 9 miles

Forres 1 1/2 miles

SHERSTON HOUSE

HILLHEAD, FORRES

An exceptional, four bedroom, stone built family home set within a large mature garden adjacent to the A96, just east of Forres.

Offers in excess of £360,000

DIRECTIONS

Travelling east from Forres along the A96, the property is approximately 0.4 miles after the roundabout to the Forres Enterprise Park, on the right.

Travelling west from Elgin, continue on the A96 past the village of Alves for approximately 4 miles and the property is on your left.

If using what.3.words: ///joked/outs/pave.

AMENITIES

Set in the Moray countryside, renowned for its dry warm climate, Sherston House enjoys stunning views towards Findhorn Bay and beyond to the Moray Firth with its attractive beaches. The area offers an abundance of outdoor activities including rural walks, beaches, golf courses, tennis and cycling routes.

The town of Forres benefits from a good array of shops and supermarkets, primary and secondary schools, leisure facilities, a GP surgery and road and rail links to Inverness and Aberdeen.

Elgin, the regional centre, offers a wider range of amenities including a number of supermarkets, hotels, leisure facilities and a hospital.

Inverness Airport is 22 miles west at Dalcross.

GENERAL OVERVIEW

Built around 1930 and retaining many original features, Sherston House offers an exceptionally well-presented, four bedroom family home, located on the southern side of the A96 just east of Forres.

The grounds of the property include a large gravel parking area to the northern side and an extensive lawn area with mature trees, shrubs and hedgerow surrounding three sides to the south. There are also two large garden sheds, paved seating areas and a car port.

POSTCODE

The postcode for the property is IV36 2QT.

ACCESS

Access is taken directly from the A96 to a large private gravel parking area.

BOUNDARIES

The boundaries are shown approximately on the plan included within these particulars.

COUNCIL TAX

The property is within Band F.

ACCOMMODATION

The accommodation comprises:-

- **Entrance Vestibule (2.90m x 2.80m)**
Octagonal entrance vestibule with attractive original tiled flooring, pitch pine skirting boards, windows on either side of the entrance doorway and a pitch pine half-glazed etched door to the hallway, fitted coat hooks, radiator.
- **Hallway**
L-shaped hallway with doors to the kitchen, lounge, dining room, WC, storage cupboards and stairs to the first floor, one single and one double radiator.
- **Family Kitchen (6.41m x 4.23m x 2.84m x 2.35m)**
A substantial L-shaped dining/kitchen/family room with a good range of wall and floor units, a gas fired Aga, separate gas hob, electric oven, sink with side drainer, TV and telephone points, plumbing for a dishwasher, north facing windows with views towards Findhorn and Findhorn Bay, radiator.
- **Rear Hallway (1.74m x 0.89m)**
uPVC door leading from outside, doors to the kitchen, utility room and a shelved storage cupboard (0.90m x 0.62m), radiator.
- **Utility Room (2.51m x 2.05m)**
Wall and base units, sink with side drainer, central heating boiler, plumbing for washing machine, front and side facing windows.
- **Dining Room (4.47m x 3.94m)**
A well proportioned dining room with large south facing windows and an attractive marble fireplace with pitch pine surround and a gas stove, ornate ceiling cornice and dado rail below, radiator.
- **Lounge (4.47m x 3.95m)**
A well-sized family lounge with large windows overlooking the garden. Shelf and open press with TV point, telephone point, attractive marble fireplace with pitch pine surround and a gas stove inset, ornate ceiling cornice and dado rail below, radiator.
- **Downstairs WC (2.30m x 1.21m (widest point))**
Checked tile flooring, side facing window, white wash hand basin with mixer tap, WC and radiator.
- **First Floor Landing**
Stairs to first floor with a large window and light fitting giving access to the first floor landing with doors to the first floor shower room, the four bedrooms and a shelved linen cupboard, radiator.

- **Bedroom 1 (3.95m x 3.62m)**
Large double bedroom overlooking rear garden with ornate ceiling cornice and picture rail below, TV point, shelved and hanging storage cupboard, radiator.
- **En-suite to Bedroom 1 (2.35m x 0.75m, widening to 1.21m)**
Wet wall panelling to all sides, shower cubicle with a glazed door and a Mira thermostatic mixer, white WC and wash hand basin with mirror, shelved cupboard below sink, shaver point and extractor fan.
- **Bedroom 2 (Master) (4.47m x 3.96m)**
A good sized double room with ornate ceiling cornice and picture rail below, large sash and case windows overlooking the rear garden, TV point, telephone point, shelved cupboard, radiator.
- **En-suite to Master Bedroom (2.54m x 1.12m (widest point))**
Shower with a glazed door and Mira thermostatic mixer, white WC and wash hand basin, glazed shelf, wall-mounted cabinet, extractor fan and radiator.
- **Bedroom 3 (3.05m x 2.62m)**
Double room with a wash hand basin with mirror and lighting above, cupboard space below, hatch to loft space, TV point, radiator.
- **Bedroom 4 (3.56m x 3.25m)**
Double front facing room with ornate ceiling cornice and picture rail below, TV point, radiator.
- **En-suite to Bedroom 4 (2.26m x 0.85m)**
Shower with a glazed door and Mira thermostatic mixer, wet wall panelling on all sides, white WC and wash hand basin, shaver point, glazed shelf and extractor fan.
- **First Floor Shower-room (3.29m x 2.01m)**
Shower with glazed sides and Mira thermostatic mixer, white WC and wash hand basin with mirror and lights above, shaver point, extractor fan, window with built-in cupboards below, radiator.

Curtains, blinds, and white goods are available by separate negotiation. Carpets and floor coverings are included throughout.

NB: all measurements are approximate and en-suite measurements include showers.

FORMER USE

It is noted that the property was previously operated by the sellers as a successful B&B business. Whilst it has not been operated as a B&B for several years, three out of four bedrooms have en-suite facilities and with the house location and parking area, it would lend itself well to such use, subject to any necessary statutory and local authority permission being obtained.

GARDEN

Extending to 1,770m² (0.434 acres) in total, the substantial grounds include a large gravel parking area to the north side (accessed directly from the A96 trunk road) with a grass lawn area to its west.

To the south of the property lies a further large lawn area with paving adjoining the house. There are a number of mature trees, shrubs and plants throughout the garden, as well as a mature beech hedge around three sides providing a very attractive setting for the property.

To the east of the house lie two good sized garden storage buildings, a further paved seating area, car port and a covered area over the rear doorway with tiled flooring which provides a sheltered outdoor space (8.24m x 2.68m).



- **Building 1 (4.57m x 3.40m internally)**
Timber construction with box profile roof, double entrance doors, worktop with shelving below to one side and wall mounted shelves, sink with side drainer, plumbing for washing machine, electricity and lights. The building is insulated and benefits from a shelved storage cupboard to the rear with heating below.
- **Building 2**
Timber construction storage building with timber flooring in two parts, the front main section extending to 4.21m x 2.98m internally and the rear 2.98m x 2.09m.



LOCAL AUTHORITY

The Moray Council
Council Offices
High Street
Elgin
IV30 1BX

Tel: 01343 543451
www.moray.gov.uk

SERVICES

The property is served by mains electricity, gas and water.

Drainage is via a shared private septic tank and soakaway system situated to the opposite side of the A96 trunk road for which there are servitude rights in place.

ENERGY PERFORMANCE INDICATOR

The property has an EPC Band of D(57).

VIEWING

Interested parties may view the property by prior arrangement with the sole selling agents Bowlts Chartered Surveyors, Barnhill, Pluscarden, by Elgin, Moray, IV30 8TZ. Tel: (01343) 890400. Fax: (01343) 890222. Email: properties@bowlts.com.

Please note that viewings must be by prior appointment only.

ENTRY

Early entry with vacant possession is available following legal settlement and payment of the purchase price.

OFFERS

Offers are invited in excess of £360,000 (THREE HUNDRED AND SIXTY THOUSAND POUNDS) sterling.

Offers should be submitted in formal Scottish legal terms to Bowlts Chartered Surveyors, Barnhill, Pluscarden, By Elgin, Moray, IV30 8TZ. Tel: (01343) 890400. Fax: (01343) 890222. Email: properties@bowlts.com.

It should be noted that the vendor reserves the right to accept any offer at any time and prospective purchasers are therefore advised that they should register their interest in writing with the selling agents. The vendor will not be bound to accept the highest or indeed any offer for this property.

CLOSING DATE

In the event of there being a closing date for the receipt of offers, we will use our best endeavours to inform all parties who have formally noted their interest with us. It is recommended that interested purchasers register their interest in this property in writing by letter rather than relying solely on emails.

ANTI-MONEY LAUNDERING

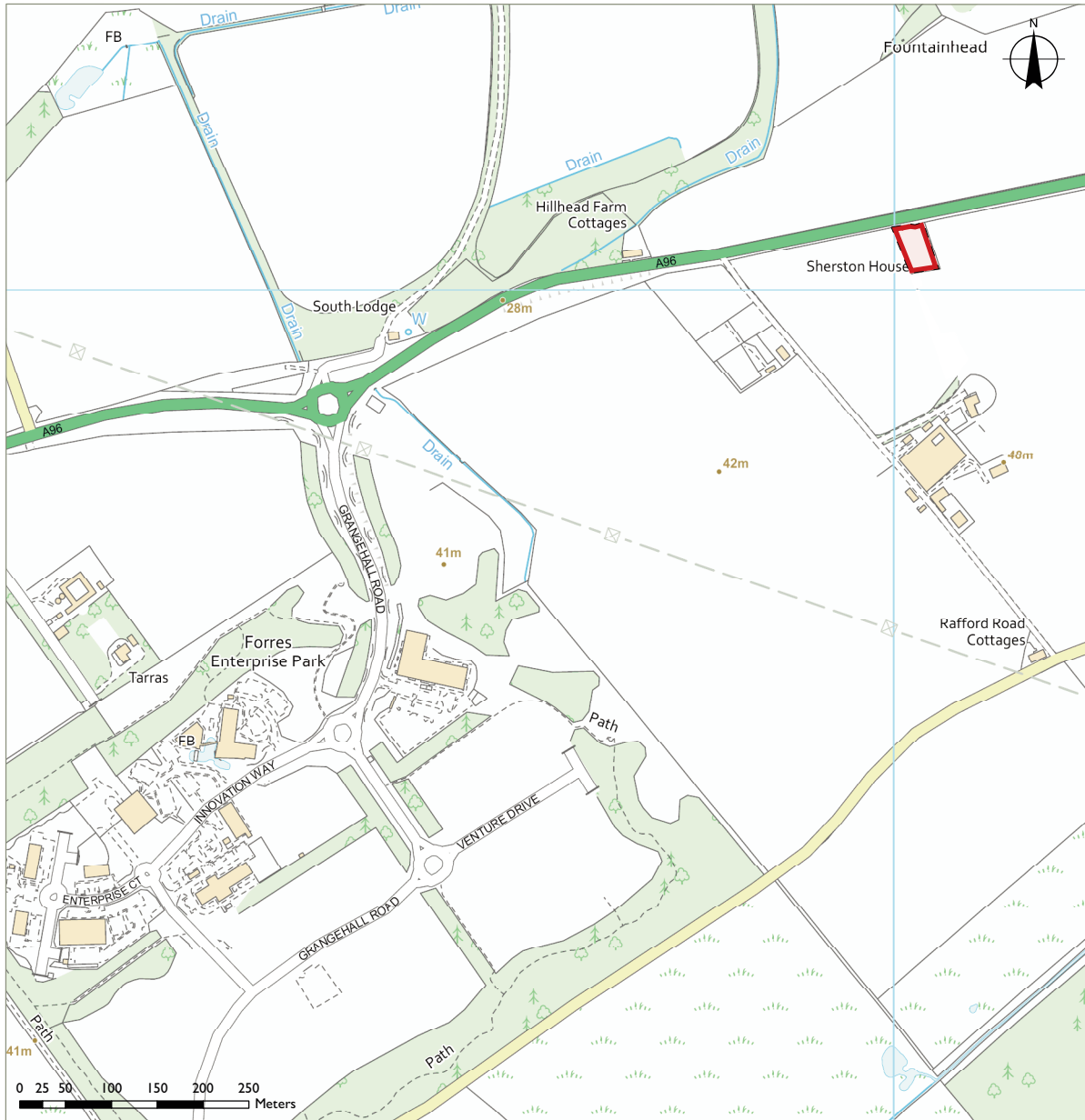
Prospective purchasers will be asked to provide identification sufficient to satisfy Anti-Money Laundering Regulations and checks against intended purchasers or their nominee, along with any other documentation which may be required to support a conditional offer submitted to the seller. Bowlts Chartered Surveyors will accept no liability for any delay or lack of co-operation. Bowlts Chartered Surveyors may hold your details on file unless instructed otherwise.

DECLARATION

It is declared that the property is owned by a relative of a member of Bowlts Chartered Surveyors' staff.



Sherston House FORRES IV36 2QT



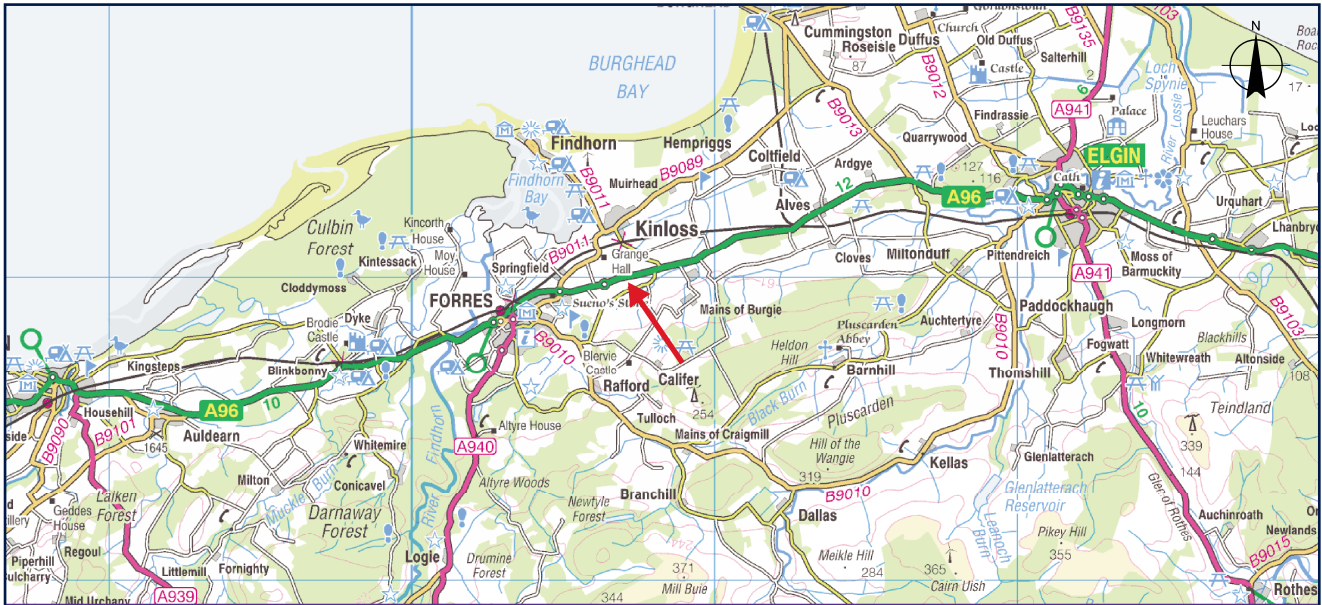
Site Area (Approx): **0.177 Ha**

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 Subjects for sale

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Whilst we use our best endeavours to make our particulars of sale reliable, if there is any point which is of particular interest and importance to you, please contact this office. We can check the information for you, particularly if you are contemplating travelling some distance to view the property.

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