



## **Califer Hill Cottage**

### **Forres, IV36 2RN**



We are delighted to present this charming 3 Bedroom Detached Cottage positioned at the top of Califer Hill, with stunning views of the surrounding countryside.

The cottage has been tastefully modernised and is presented in good condition throughout. Sitting on approximately a ¼ acre of land that is surrounded by rolling hills and enviable views that are still within easy access to the Town of Forres.

Accommodation comprises; Entrance hallway, lounge, kitchen/diner, ground floor bedroom, utility area and shower room. The 1<sup>st</sup> floor has two double bedrooms and a family bathroom.

Further benefits include Two wood fire burning stoves, central heating and uPVC double glazing. Wrap around mature garden, driveway and timber garage.

An internal viewing is strongly recommended.

EPC Rating Band "E"

## **OFFERS OVER £330,000**

**Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296**



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**Entrance Hallway – 8'7" (2.61m) x 3'4" (1.01m) plus door access**

Entrance to the property is through a uPVC double glazed door with floor to ceiling glass. The hallway has pendant light fitting, smoke alarm, bell chime, carpet to the floor, BT and single power points. Dimplex Quantum radiator. Doors to the Lounge and bedroom.

**Lounge – 14'10" (4.52m) x 12'10" (3.91m) plus door access**

Bright and airy room with a fabulous double panel uPVC window with hanging curtains that overlooks the surrounding countryside. A further uPVC full glazed door provides access to the side patio allowing loads of natural light to the room. Focal point is the Dik Geurts Ivar 8KW wood burning stove(wood only) which is set with in a stone feature with Oak mantle and slate hearth. Coved ceiling with a pendant light fitting which is set within a ceiling rose. TV, BT and various power points, carpet to the floor, smoke alarm, carbon monoxide alarm. Dimplex storage radiator.









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### **Kitchen/Diner – 14'0" (4.27m) x 12'8" (3.86m)**

Fitted kitchen with a range of wall mounted cupboards and base units with a roll top worksurface and partial tiled splash back to the walls. Bosch electric oven, hob and overhead extractor hood. Stainless steel sink with chrome taps. Under counter space for a fridge and freezer. Plumbing for a dishwasher. Various power points. 4 bulb strip light fitting, smoke alarm, vinyl flooring around the kitchen area.

The dining area has space for a table and chairs. Laminated wood flooring, recessed alcove with BT point and built-in cupboard which houses the fuse box. Focal point of the room is a Penguin multi-fuel stove set within a stone inset with an Oak mantle and slate hearth which also heats the hot water. Large duplex electric radiator. Two large uPVC double glazed window with window seats and hanging curtains which look to the front and side aspect. Open arch to the hallway.









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### **Bedroom 3 – 6'11" (2.1m) x 9'11" (3.02m)**

Pendant light fitting, carpet to the floor, various double power points, BT point and dimplex quantum electric radiator. uPVC double glazed window overlooks the rear aspect.



### **Utility Area – 9'4" (2.84m) x 8'4" (2.54m) plus access to kitchen**

Secure uPVC door with full glass window leading to the utility/rear vestibule. Pendant light fitting, smoke alarm, radiator, wall mounted coat hooks, various power points. Plumbing for washing machine, wall mounted shelves and vinyl flooring. Door access to the Kitchen/diner and shower room. Staircase to the 1<sup>st</sup> floor accommodation.

### **Shower room – 5'0" (1.52m) x 9'8" (2.94m) max measurement**

Low level W.C, pedestal wash hand basin with chrome taps, tiled splash back and wall mounted mirror. Corner shower cubicle with shower tray, retractable shower screen doors, Mira jump electric shower and wet wall finish. Xpelair, heated towel rail, pendant light fitting, dimplex electric radiator, chrome accessories, vinyl flooring and built-in storage cupboard. Obscure uPVC window overlooks the rear aspect.





### **Staircase & Landing**

Carpeted staircase with wall mounted handrail leads to the 1<sup>st</sup> floor accommodation. The landing has a double power point, dimplex quantum electric radiator, pendant light fitting, smoke alarm and loft access. Doors lead to the two bedrooms and bathroom. Velux window to the rear aspect.

### **Bedroom 1 – 14'0" (4.27m) x 13'3" (4.03m)**

Double room with a pendant light fitting, carpet to the floor, TV and various power points, dimplex radiator, small loft access. Closed-in fireplace with wooden surround and slate hearth. uPVC double glazed window overlooks the front and side aspects.



### **Bedroom 2 – 9'7" (2.91m) x 13'11" (4.23m)**

Double room with a pendant light fitting, carpet to the floor, TV and various power points, dimplex radiator, small loft access. Built-in cupboard provides shelved storage and houses the hot water tank. Closed-in fireplace with slate hearth. uPVC double glazed window overlooks the front aspect.





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### **Bathroom – 10'4" (3.15m) x 5'6" (1.67m)**

Family suite comprising of a low-level W.C, pedestal wash hand basin with chrome taps and bath with chrome taps and fully tiled splash back to the walls. Vinyl floor, chrome heated towel rail, dimplex radiator, wall mounted shelves, chrome accessories, wall mounted mirror and ceiling light fitting. Velux window overlooks the front aspect.



### **Garden**

The beautiful gardens surround the property and provide a natural haven for wildlife. Approximately a ¼ acre of land which is of easy maintenance. It is mainly laid to lawn with an area to wild garden. The established trees and shrubs form a boundary, however the garden is fully enclosed within a partial timber and wire fence with a timber gate across the driveway for security. Two patio areas one to the front and the other to the side, both with access to the house and provide a prominent position to enjoy the stunning views. Wooden store sheds, security light and outside tap.

### **Driveway & Garage – 19'9" (6.01m) x 10'10" (3.3m)**

The driveway is laid to stone chips and provides ample off-road car parking for a number of vehicles. The Timber garage is position to the side with easy access from the driveway. Double front ed doors, two side windows and concrete floor with a cladded roof.

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Note 1 –

All floor coverings, light fittings, integrated appliances, curtain poles and curtains are included in the sale.

Council Tax Band “C”

**Important Notice** These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice. All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. All measurements are approximate.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

**Notes of Interest** - A Note of Interest should be put forward to the Agency at the earliest opportunity. A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

**Particulars** Further particulars may be obtained from the selling agents with whom offers should be lodged.

**Offers** All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

**FREE VALUATION** We are pleased to offer a free and without obligation, valuation of your own property.

Please call 01309 696296 for an appointment.

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