



Carwhyn

Upper Dallachy, Fochabers, Morayshire



BNP PARIBAS GROUP

An attractive 3 bedroom detached bungalow with approx. 1.3 acres located in a quiet rural area

A single-storey family home configured to maximise the stunning far-reaching views. It is located in a peaceful rural area on the east side of the River Spey near to the Moray Firth, within easy reach of nearby village and town centre amenities, the whole surrounded by stunning countryside.



2 RECEPTION ROOMS



3 BEDROOMS



1 BATHROOMS



DOUBLE GARAGE



APPROX. 1.3 ACRES



FREEHOLD



RURAL



1.376 SQ FT



OFFERS OVER £350,000



The property

Carwhyn is an attractive detached family home offering almost 1,400 sq ft of light-filled flexible accommodation arranged in an L-shape over a single storey. Designed to provide an ideal family and entertaining space featuring large leaded picture glazing maximising the stunning views over the property's grounds and surrounding countryside, the accommodation flows from a welcoming reception hall with a fully-tiled family shower room. It comprises a large 24 ft dual aspect family room with a feature stone fire surround with inset stove together with three bedrooms. The kitchen has a range of wooden wall and base units including a breakfast bar, complementary work surfaces, modern integrated appliances and a door to a neighbouring boiler room, also currently used as a utility room. This room in turn gives access to the integral double garage, and to a spacious dual aspect conservatory with feature tiled flooring and large picture glazing incorporating a door to the rear terrace and affording stunning views over the garden and neighbouring countryside.

Outside

Set behind an expanse of level lawn and having plenty of kerb appeal, the property is approached over a tree-lined tarmac driveway and forecourt providing private parking and giving access to the integral double garage. The well-maintained garden surrounding the property, a particular feature of Carwhyn, is laid mainly to lawn bordered by well-stocked flower and shrub beds and interspersed with mature specimen trees and features numerous seating areas, a 17 ft summer house with large picture glazing to all four aspects incorporating patio doors to a raised paved terrace, a greenhouse together with paved terraces off the conservatory and to the side aspects. The whole is ideal for entertaining and al fresco dining and enjoys far-reaching views over surrounding farmland and countryside.



Location

The small hamlet of Upper Dallachy sits to the east of the River Spey, near to the Moray Firth. Fochabers village lies in a conservation area on the banks of the river and offers churches, a thriving high street, Post Office, garden centre and primary and secondary schooling, with numerous woodland walks in the surrounding Speymouth Forest. Elgin town, the administrative and commercial centre of Moray, offers extensive facilities including independent and high street shopping, churches, a hospital, library, theatre, community centre and cafés together with leisure and sports centres, a golf club and golf range. Transport links are excellent: the A96 links to the A9 and the Northern Highlands, Keith station (10.9 miles) offers regular services to Inverness with onward links to major regional centres, and Inverness Airport provides domestic and European flights.

The area offers a good range of state primary and secondary schooling together with Gordonstoun independent school.

Distances

- Spey Bay 2.5 miles
- Fochabers 3 miles
- Elgin 11.3 miles
- Inverness Airport 42.3 miles
- Inverness 49 miles

Nearby Stations

- Elgin
- Keith

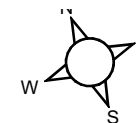
Key Locations

- Maverston Golf Course
- Gordon Castle
- Moray Motor Museum

Nearby Schools

- Milne's Primary School
- Milne's High School
- Gordonstoun Independent School





The position & size of doors, windows, appliances and other features are approximate only.

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Floorplans

House internal area 1,376 sq ft (128 sq m)
Double Garage internal area 471 sq ft (44 sq m)
Summer House internal area 153 sq ft (14 sq m)
For identification purposes only.

Directions

Post Code: IV32 7PW
what3words: ///rather.observers.coverings

General

Local Authority: Moray Council, High Street, Elgin, IV30 8BX, www.moray.gov.uk

Services: Mains electricity and water, private drainage to septic tank (SEPA registered), oil-fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Rating: F

Fixtures and Fittings: Fitted floor coverings and integrated appliances will be included in the sale.

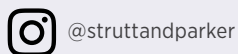
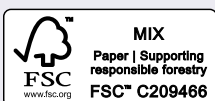
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