

Wagtail Lodge,
Whiteinch, Forres



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A delightful two bedroom lodge home and open-plan living space with planning approved for a new house linked to the lodge via a glazed link in a picturesque setting close to Findhorn Bay and the town of Forres.

Property

Wagtail Lodge is a splendid log cabin-style home, offering beautifully presented accommodation in a rural position within the small village community of Whiteinch on the River Findhorn estuary. The property features neutral styling and attractive modern fittings throughout, and is filled with natural light courtesy of full-height glazing, creating a bright and airy feel.

The accommodation is arranged across a single, accessible level, with the principal living and entertaining space forming a well-proportioned kitchen, dining and sitting room. This open-plan area is ideal for both everyday living and entertaining, with ample space for dining and seating. Sliding glass doors open directly onto the front decking, enhancing the sense of indoor-outdoor living. The kitchen is fitted with contemporary units and integrated appliances. A utility area to the side offers further storage and appliance space.

There are two well-presented double bedrooms, both benefiting from built-in wardrobes. The principal bedroom is served by a modern en suite shower room, while there is also a well-appointed family bathroom featuring a freestanding bath and separate shower enclosure.

The property and plot of approximately 1 acre is set within attractive gardens, with a generous area of lawn and a variety of young shrubs and trees. The front decking is southwest-facing, while a further sheltered seating area to the rear provides an additional space for relaxing or dining outdoors. Raised border beds line the rear boundary and are planted with shrubs and seasonal flowering perennials.



Location

The property is situated in the small community of Whiteinch, on the River Findhorn estuary, approximately three miles from the popular town of Forres. The nearby village of Kinloss offers a local shop, a village pub and a primary school. The village of Findhorn—also around three miles away provides a post office, village shop and two pubs. The sheltered estuary is home to a yacht club, while nearby Findhorn Beach offers far-reaching views across the sea and westwards towards the mountains of the Scottish Highlands. The town of Forres provides a wider range of amenities, including supermarkets, independent shops, cafés, pubs and restaurants. There are three Primary schools and one secondary school. Gordonstoun Independent school is approximately 10 miles from the property.

The A96 provides convenient access to Elgin and Inverness, the latter lying approximately 30 miles to the southwest and offering extensive shopping, leisure and transport connections, including an airport with regular domestic and international services.

Note

Planning permission has been granted (reference 25/00361/APP) for a further property to be built, to join to Wagtail Lodge via a glazed link walkway. Prospective purchasers are advised that they should make their own enquiries with the local planning authority at: www.moray.gov.uk

Postcode region: IV36

General

Local Authority: Moray Council, High Street, Elgin, IV30 1BX, www.moray.gov.uk
Services: Mains electricity and water. Private drainage via septic tank (SEPA registered). Electric heating.
Fixtures and Fittings: Fitted floor coverings and integrated kitchen appliances are included in the sale.
Council Tax: This is currently being assessed and to be confirmed.
EPC Rating: E
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



882 sq ft (82 sq m)

1 reception room

2 bedrooms

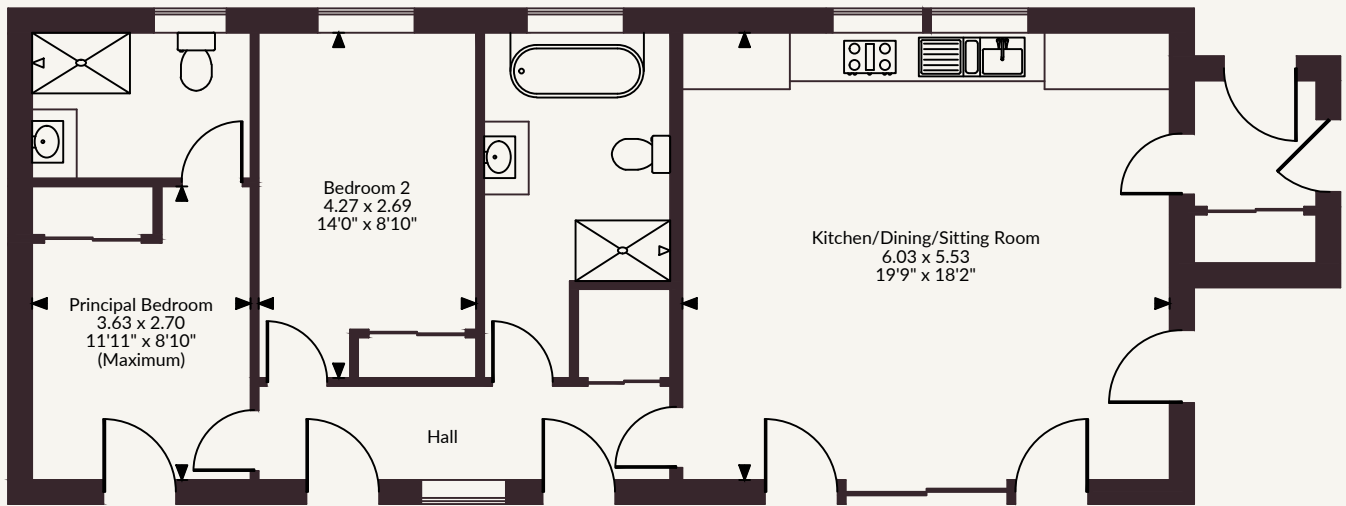
2 bathrooms

Freehold

Rural

Offers Over £350,000

Wagtail Lodge, Whiteinch, Forres
Internal area 882 sq ft (82 sq m)



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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