



## **Half Davoch Cottage, Dunphail, Forres**

Located on the edge of the Altyre Woods near the headwaters of the Mosset Burn, Half Davoch Cottage is a traditional stone-built country cottage in walk-in condition with lots of character. Completely refurbished in the interior to a high standard within the past three years, the property has an established wildlife garden with views onto neighbouring fields and Newtyle Forest. Within easy commuting distance to the towns of Forres (approx 6 miles) and Grantown-on-Spey (approx 15 miles), and in close proximity to the local Logie Primary School, garage, church, community hall as well as café and shops at Logie Steading, Half Davoch Cottage presents a rare opportunity to enjoy the best of country living.

Lounge with wood burning stove

Dining Kitchen with Rayburn and Belfast sink • Bathroom  
Two Bedrooms • Upstairs WC • Gas CH • Single Garage  
Generous enclosed Garden

**Offers Over £205,000**

Moray SPC Ref: RR015679 / Office Ref: 03909





The property was built around 1880 and formed the head teacher's house for the next door school (which now forms a residential property). Comprising traditional materials of granite, sandstone and slate, the cottage still holds its original sash windows. In 2005, the present owner carried out a complete interior refurbishment of the property using reclaimed and environmentally-friendly materials wherever possible including: bespoke hand-built kitchen units and dresser, Rayburn, Belfast sink, wood burning stove, partial re-wiring and re-plumbing, new bathroom, sisal carpeting, reclaimed front door, bespoke wardrobes in both bedrooms, Fired Earth tiles, built-in book shelves, re-plastered/papered using Keim eco-friendly mineral paints and Farrow & Ball paints on wood, and heavy tweed curtains providing good insulation. The garden is fringed by a

variety of mature trees, has many established plants providing colour throughout the year, and attracts an abundance of songbirds and other wildlife.

The word 'davoch' means the area a team of oxen can plough in a day, and the cottage is set in partial farmland. From the cottage it is possible to set off on a wide variety of walks and mountain biking trails to the nearby Loch Romach and through the Altyre Woods. Within easy reach of the River Findhorn and the Moray Coast, only 15 minutes drive to the edge of the Cairngorms National Park and 30 minutes to Inverness airport, the property would form an ideal holiday home for outdoor enthusiasts. Equally, for anyone looking to live in a stunning and tranquil part of the Moray countryside, Half Davoch Cottage provides a perfect opportunity.

#### **ACCOMMODATION:**

The property is entered via an external door from the garden ground to the front that gives access to the inner hall and in turn the dining kitchen, lounge, bathroom and staircase to upper floor. The solid front door was added in 2006, and a heavy tweed curtain hangs behind the door adding insulation. A shelved alcove under the stairs provides storage space and currently houses a Bosch washing machine which is included in the sale. Wood laminate flooring. Central heating radiator.



## LOUNGE

**14' X 12' (4.2M X 3.6M)**

The lounge has an original sash and case window overlooking the garden ground to the front. The focal point of the room is the original fireplace which was recovered and re-pointed by the current owner, and which now houses a Charnwood wood-burning stove on a slate hearth with a timber mantle piece handmade from ash. Television point. Telephone point. Additional 3 amp circuit. Central heating radiator. Natural sisal floor covering.



## BATHROOM

**9'7 X 6'6 (2.9M X 2M)**

The bathroom comprises a large Bette steel bath, WC, wash hand basin and generous tiled corner shower cubicle housing a mains-powered shower. Opaque window to rear. Walls surrounding bath and basin tiled with Fired Earth tiles. Fired Earth silver slate flooring. Heated chrome towel ladder. Spotlights with dimmer.



A staircase leads to the upper floor and gives access to both bedrooms, a storage cupboard with hanging rail and shelving and WC. Natural sisal floor covering to stairs and upper hall. Hatch to loft space from upper landing. Traditional sky light.



## BEDROOM I

**12'2 X 10'4 (3.7M X 3.1M)**

Window to front takes in the stunning far reaching views. This attractive room still retains the original Victorian cast iron fireplace with timber mantle piece. Central heating radiator. Natural sisal floor coverings. Hand-built wardrobe. Additional 3 amp circuit.



## KITCHEN

**13'7 X 11'7 (4.1M X 3.5M)**

Farmhouse-style double aspect kitchen with windows overlooking the garden ground to the front and rear of the property. Storage is provided in the form of bespoke pine base units with solid pine worktop and wall-mounted pine shelving. Fitted oil-fired Rayburn. Belfast sink. Ample space for dining table. Fired Earth tiles surrounding work area. Bosch fridge-freezer included in sale. Cupboard storing Baxi gas boiler which provides hot water and central heating. Telephone point. Spotlights with dimmer.

## WC

**5'6 X 3'3 (1.7M X 1M)**

Skylight window to rear. Two-piece suite comprising wash hand basin with tiled splashback and WC. Heated towel rail. Natural sisal flooring.

**BEDROOM 2**

**12'2 X 10'4 (3.7M X 3.1M)**

Currently used as a study but with a sofa bed, this well proportioned bedroom has a window to the front overlooking the garden ground. The focal point of the room is the original cast iron fireplace and timber mantle piece. Single fitted hand-built wardrobe with hanging rail and shelving. Natural sisal flooring. Telephone point. Central heating radiator. Additional 3 amp circuit.

**OUTBUILDINGS**

To the side of the property, there is a one and a half tandem garage with up and over door to front. Concrete floor, power and light. To the rear of the garage, there is a separate workshop area which again has an up and over door giving access to the garden ground to the rear which provides ease of access for tools and garden equipment. The roof was replaced in 2006 with box profile sheeting. There is an outdoor water tap to the rear of the property.

**GARDEN**

There is an enclosed garden to the front, rear and side of the property. The garden is laid predominantly to lawn with hedges and mature trees providing privacy. Year round



colour is provided by borders well stocked with a variety of plants, flowers and shrubs.

**SERVICES**

Mains electricity, LPG CH, oil-fired Rayburn, drainage to septic tank, private water supply, broadband internet.

**FIXTURES AND FITTINGS**

Included with the property are tweed curtains in lounge, hall and bedrooms; washing machine; fridge-freezer; book-shelves in lounge, hall and landing; wall-mounted pine shelving in kitchen. The plate rack in the kitchen is not included.

**COUNCIL TAX BAND**

Band C

<b>VIEWING</b>	By contacting R & R Urquhart LLP, Forres office for an appointment.
<b>ENTRY</b>	By mutual agreement with the seller.
<b>PRICE</b>	Offers over <b>£205,000</b>
	The seller does not undertake to accept the highest or any offer and also reserves the right to accept a suitable offer at any time.
<b>OFFERS</b>	Formal offers in an acceptable legal Scottish form should be submitted in writing.
<b>CLOSING DATE</b>	A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers are advised to register their interest with selling agents through their Solicitor. Only parties who have noted an interest formally, through a Solicitor will be advised of a closing date, but notwithstanding, the seller reserves the right to accept an offer at any time without further intimation.

These particulars are provided for the guidance of interested parties only and, while they are believed to be correct, neither their accuracy nor their comprehensiveness is guaranteed and prospective purchasers will require to satisfy themselves on all aspects thereof.

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