

# The Steading

DALLAS, FORRES, IV36 2SA



*A BEAUTIFUL THREE BEDROOM  
DETACHED STEADING CONVERSION*



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Introducing The Steading in Dallas, Forres, a truly unique property offering an exceptional living experience amidst stunning views and picturesque surroundings.

The Steading captivates you from the moment you arrive with its distinct charm and undeniable character. This former steading boasts a traditional “U” shape with a central courtyard-style garden, creating a private oasis that enhances the overall allure of this extraordinary home.

Step inside to discover a residence that seamlessly blends tradition with modern comfort. The incredible lounge, adorned with a wood burner fireplace, commands attention as it showcases dual-aspect views across fields and hills. The spacious kitchen/diner area, once the heart of the home for a former owner who was a professional chef, features a central island, the perfect setting for culinary endeavours and family gatherings.

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The interior further reveals a family bathroom with a luxurious bath suite, an overhead waterfall shower, and a convenient hand-held shower head. Three generously sized double bedrooms await, with the primary bedroom enjoying the added luxury of an en-suite shower room.





**Bedroom 1**







**Bedroom 2**







**Bedroom 3**



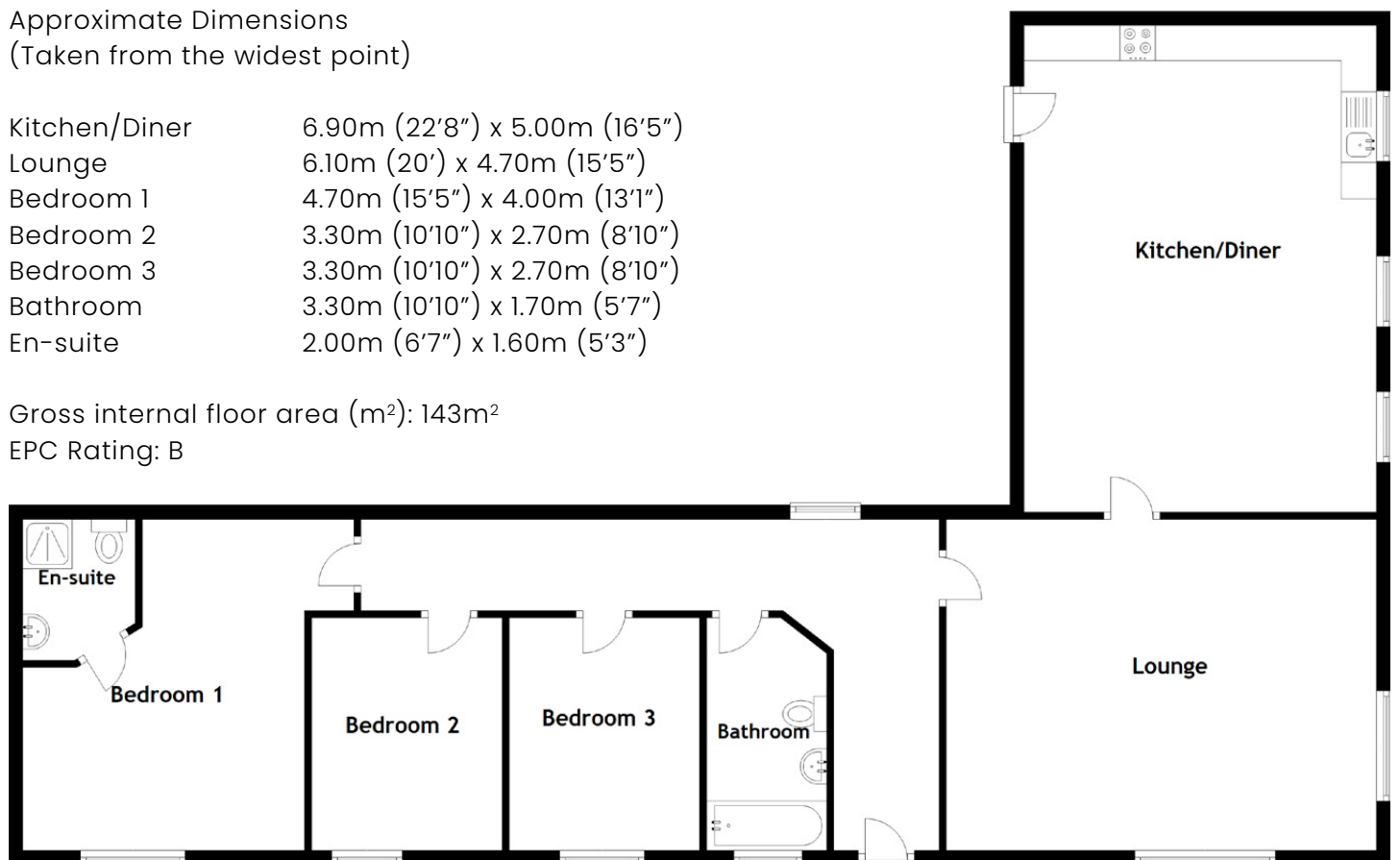


Approximate Dimensions  
(Taken from the widest point)

Kitchen/Diner	6.90m (22'8") x 5.00m (16'5")
Lounge	6.10m (20') x 4.70m (15'5")
Bedroom 1	4.70m (15'5") x 4.00m (13'1")
Bedroom 2	3.30m (10'10") x 2.70m (8'10")
Bedroom 3	3.30m (10'10") x 2.70m (8'10")
Bathroom	3.30m (10'10") x 1.70m (5'7")
En-suite	2.00m (6'7") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 143m<sup>2</sup>

EPC Rating: B



Externally, The Steading offers practicality and convenience with designated parking, a garage/workshop accessible from the courtyard garden, as well as a roller front door, and the eco-friendly advantage of solar panel units further enhances this property.



The Steading is more than a home, it's an experience. An opportunity to embrace the tranquillity of its scenic surroundings and relish in the unique charm of a property that effortlessly combines history with modern living.





Welcome to The Steading, a haven nestled in the tranquil village of Dallas, just over 8 miles outside the charming town of Forres. Set against the backdrop of the world-famous Malt Whisky Trail, this property offers a unique blend of rural serenity and historical richness.

Dallas is a quiet rural village boasting a highly regarded primary school at its heart. For secondary education, a school bus conveniently shuttles pupils to Forres Academy, ensuring a seamless transition for students. The closest main town, Forres, is a captivating community along the Moray coast, only 25 miles east of Inverness on the A96 trunk route, connecting effortlessly to Aberdeen.

## The Location

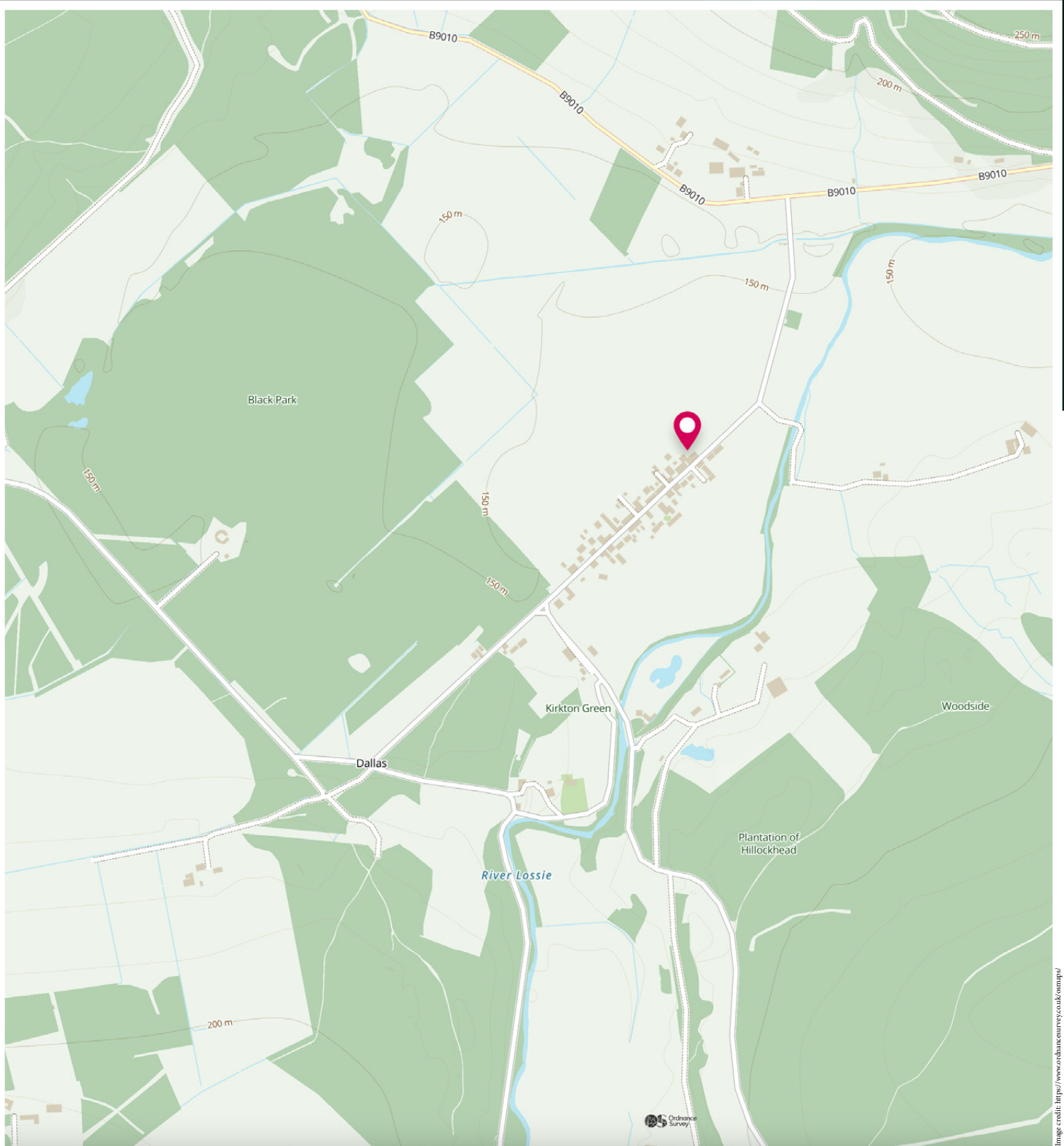


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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