



The Square, Archiestown, AB38 7QX

Offers Over £250,000

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- Beautiful Village Location, Scenic Surroundings
- Characterful 19th-Century Granite Construction
- Renovated in 2006 with Modern Comforts
- Attic Bedrooms with Velux Windows & Storage
- Luxury Kitchen with Belfast Sink and Island
- Striking Internal Stone Walls with Fireplaces
- Separate Bathroom and Toilet for Convenience
- Elegant Freestanding Roll-Top Bath in Bathroom
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Nestled in the heart of a picturesque village in Scotland's renowned whisky region, Falconers Retreat is an impressive 19th-century property offering four double bedrooms and a wealth of characterful features.

The entrance opens into a beautifully crafted open-plan dining area, where the charm of an exposed stone wall takes centre stage. Within the stone wall lies a wood-burning stove, creating a cosy focal point that radiates warmth. Neutral white tones, wooden flooring and natural wood finishings throughout add to the room's inviting feel, while a built-in storage section ensures practicality. There's ample space for a dining table, perfect for family meals or entertaining guests.

Off the dining area, a beautifully styled bathroom awaits. At its heart is a freestanding roll-top bath with traditional centre taps, ideal for relaxing soaks after a long day. The separate shower cubicle provides a convenient option for quick, refreshing showers, catering perfectly to busy mornings and households. The sink is housed within a built-in storage unit, ensuring everyday essentials are always within reach. The bathroom is further enhanced by soft blue wood panelling that creates a serene, nautical-inspired atmosphere, while the walls above are finished with soft grey tiles for a polished and modern look. Next to the bathroom, a separate toilet room, with a toilet and sink, features sleek grey tones. This thoughtful layout maximises comfort and convenience for family life or hosting guests.

Stepping down from the dining room, you'll find a stunning kitchen that combines traditional style with modern touches. White cabinets with solid wood worktops are paired with a porcelain Belfast sink, creating a timeless aesthetic. A central island provides additional workspace and casual seating, while the fireplace, with its wood-burning stove, adds character. Striking grey and white patterned tiles around the worktops and ceiling spotlights complete the room's chic design.

Adjacent to the kitchen, the living room is a bright and spacious area with pristine white walls, a wood-burning stove in a striking red hue set within another exposed stone wall, completed by wooden flooring. Double doors open to the garden, seamlessly blending indoor and outdoor living. A staircase in the living room leads to two attic bedrooms.

The first-floor bedrooms, accessed by a staircase from the dining room are also charming. The first bedroom is a spacious double, with white walls and a striking external stone wall featuring a closed fireplace for added character. The second double bedroom mirrors this aesthetic, offering another stunning stone feature wall. Both rooms have sloping ceilings that enhance their cosy appeal.

Meanwhile on the attic floor, accessed from the staircase in the living room, you'll find two additional bedrooms with Velux-style windows and neutral décor, perfect for use as bedrooms, a home office, or hobby spaces. A storage cupboard on the landing adds practicality.

Outside, the low-maintenance garden is laid with stone chips and features a small flower bed, a timber shed and a wooden fence that provides privacy. Off-street parking is conveniently located at the rear of the property. Heating is supplied by an air source heat pump with radiators throughout, supplemented by the wood-burning stoves, while double-glazed windows ensure energy efficiency.

Positioned on The Square in Archiestown, Falconers Retreat combines historic charm with modern comfort, offering a unique blend of traditional features like exposed stone walls, wood-burning stoves and a freestanding roll-top bath. With its versatile layout, four spacious bedrooms and a beautifully designed kitchen, this home is perfect for families or those seeking a peaceful retreat. This is a rare opportunity for a timeless and practical lifestyle, so don't delay, schedule your viewing today!

••Woodworm treatment on this property has now been carried out and certificates of guarantee are available for inspection by the buyers.••

About Archiestown

Archiestown is a charming village set amidst the scenic landscape of Speyside, an area renowned for its whisky distilleries and beautiful countryside. Established in the 18th century, Archiestown is home to a peaceful, close-knit community, making it an ideal location for those seeking a rural retreat with rich history and character. The area is ideal for outdoor enthusiasts, offering excellent opportunities for walking, cycling and exploring the stunning Speyside region, including the famous Speyside Way.

For families, Archiestown is well-served by nearby schools, with Aberlour Primary School just a short drive away and secondary education available at Speyside High School in Aberlour, which also offers additional services and facilities. Archiestown benefits from good transport links, with easy access to the A95 which connects the village to nearby towns such as Aberlour and Elgin, where you can find a wider range of supermarkets, healthcare facilities and leisure options.



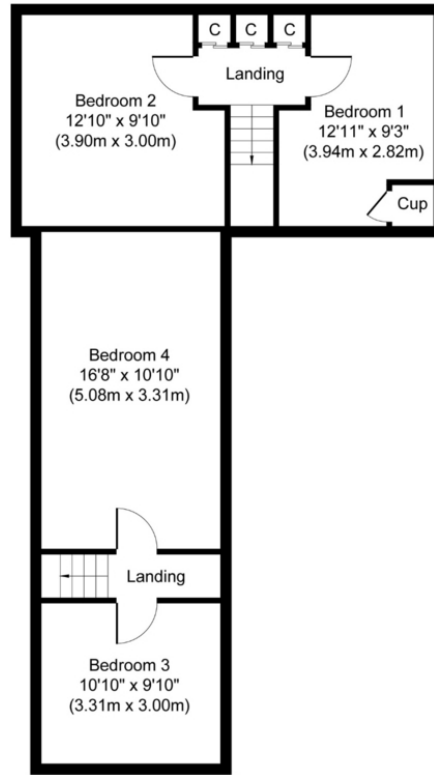


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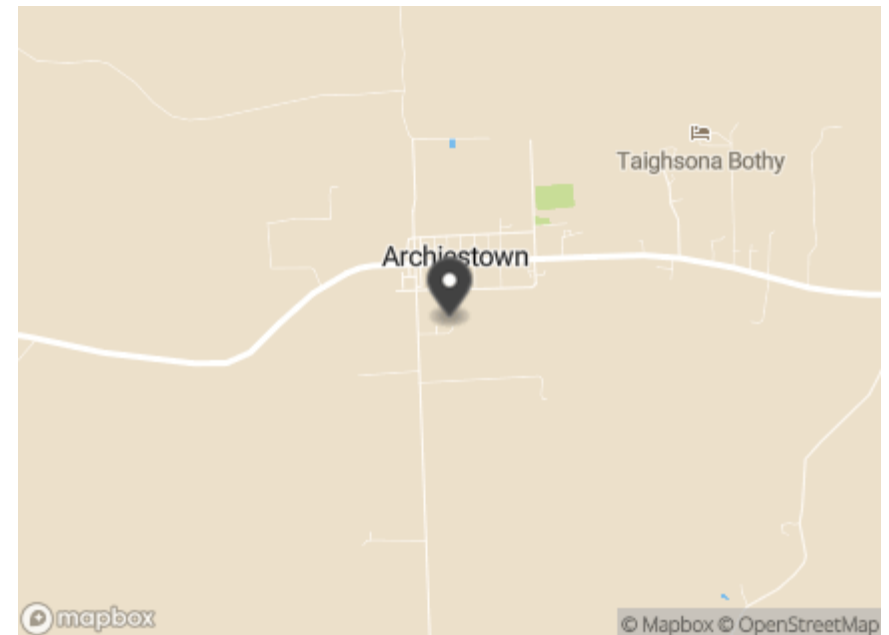
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92+) A			(92+) A		
(81-91) B			(81-91) B		88
(69-80) C			(69-80) C	79	
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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