

COIS-NA-MARA, 146 FINDHORN, IV36 3YL

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This property has a wonderful combination of the original features with creative enhancements.

Offers Over £370,000

*A truly unique house
situated in a fantastic
location in Findhorn
right on the edge of the
dunes.*





Description

This property has a wonderful combination of the original features with creative enhancements. This large home sits on approximately 1/3rd of an acre with mature gardens and substantial fruit and vegetable gardens wrapping around the entire house. With 5 bedrooms (3 en-suite), living room, sun room, enormous dining kitchen and cellar this house would make a wonderful family home, substantial holiday home and has sufficient land for development potential.

Cois-na-Mara is within a few minutes walk of all the local amenities, beaches, pubs and cafes, yet extremely private being tucked away down a quiet, narrow lane in the village.

Accommodation

Ground floor: Rear Entrance Hallway, Dining Kitchen, Sitting room, 2 Bedrooms (both en-suite), Sunroom and Laundry/Pantry

First floor: Master bedroom (en-suite), 3 further bedrooms, Family Bathroom

Extensive gardens surrounding entire property, with a wide range of outbuildings including a poly tunnel, wood/bike store, and outdoor study.

Cois-na-Mara presents a unique blend of styles with the traditional stone house, creatively extended to provide substantial accommodation suited to a wide variety of uses. The living space is substantial as is the surrounding land. It is extremely uncommon for a property of this size to become available in Findhorn.

Downstairs the accommodation comprises:

The house is entered through a half-glazed wooden door to a tile-floored hallway with access to the dining/kitchen, laundry/pantry and into the original house. The hall has coat hooks to one side and the tiled floor has been creatively enhanced with a pebblestone artwork installation.

Hall cupboard with electricity meters and shelving

Dining kitchen (6.4m x 5.1m)

A bright, substantial room with windows around 2 walls looking out to the wonderful, private garden, this room is the heart of the house. The light in this room is further enhanced by large windows in the ceiling. In the kitchen area, there is a range of wood kitchen units around 2 walls, oil Rayburn, integral oven and hob. A one-and-a-half sink with mixer tap sits below a wide window looking to the side garden. Base units with a work surface create a divider between the kitchen area and dining area. The dining area is sufficient to hold a large dining table to seat at least 8. This room contains many striking features such as a floor-to-ceiling wooden pillar at the dining/kitchen divide and raised stone boxes with wooden lids that could be used for storage but have also previously been used as internal planters for growing tomatoes. Door to garden, sliding glass doors to the main hallway. Quarry tile floor.



Laundry/Pantry (3.2m x 2.0m)

A generously sized laundry/pantry with a stone floor and sink with separate taps. With windows to the ceiling this cool room has a shelved cupboard. Electricity for fridge or other appliances. Separate fuse box.

Hall leads through to:

Sitting room (3.7m x 4.2m)

A lovely, warm sitting room with a wood-burning stove set into a fireplace with a stone fire surround with an arty pebble stone section. One wall is clad with rustic wood in a rich natural colour. A double glazed window looks out to the sunny patio area. Doors to front and back halls.

Downstairs bedroom (4.4m x 3.8m (at widest))

An L shaped room with large window to the gardens. Fireplace containing Baxi Bermuda fireplace, which is the mainstay of the house central heating system. Alcoves with shelves to either side of the fireplace. Hanging rail. Doors to cellar and to en-suite.

**Ensuite 1.66m x 2.78m**

Tiled floor and tiled backsplash. Underfloor heating. 2 piece white suite (WC + WHB). The WHB is set in a unique bathroom unit with a whisky-barrel staved front and 2 shelves. Creative use has been made of natural wood to create a truly unique shower cubicle with the trunk of a tree forming the entrance. Gas fire. Window to garden.

Cellar (1.8m x 1.6m (at widest))

Through a small door and down a couple of steps, the house contains a small cellar. With the original wallpaper still in-situ this cellar is lit, has shelves and contains a built-in safe.

Downstairs Guest Suite/ Therapy/ Consultation Room (4.26m x 4.17m)

This large downstairs suite has been used for multiple purposes including guest accommodation and with it's proximity to the private front door and the en-suite, would have potential as a therapy or consultation room.

Double-glazed window facing the garden. Carpeted. Cornicing, 2 alcoves – 1 with shelves and 1 hanging. Storage under the windowseat. Woodburner in the funky fireplace. Wood mantelpiece.

En-suite

With windows in the ceiling and to the wall, this wonderful, bright wetroom is tiled floor-to-ceiling and has underfloor heating. 2 piece white bathroom suite. The shower area has cathedral ceilings and is fully tiled.





Sun Room 3.3m x 3.3m

In an extension where the original main entrance would have been, this wonderfully bright room has a stone floor and 3 walls of glass. With high-ceilings this room could be used for a variety of purposes including as a private exercise room or just as a wonderful room to enjoy the colourful surrounding gardens on sunny days. Half-glazed door to garden, double glass doors to front hallway.

Front Entrance Hall

Providing access to all downstairs accommodation this hall is carpeted and has a large understairs cupboard with a hanging rail.

Staircase

The stairs form a traditional Y shape with an initial stair leading to a half-landing where it splits to a back-stair and a front-stair. Carpeted with beautiful wooden banisters.

Back Stairs

Bedroom 3 2.5m x 3.67m

A substantial double bedroom with a built-in, floor-to-ceiling wardrobe with hanging space and shelves. A double-glazed window looks to the side garden. Sink. Carpet.

Family Bathroom 1.8m x 2.3m

Clawfoot, long, original cast iron bath and 2 piece white suite (WHB + WC). Double-glazed window to side garden and access to the loft.

The backstairs landing also has a deep laundry cupboard containing the hot water tank with electric immersion switch.

Front Stairs

A landing provides access to 3 further bedrooms. The electric consumer box is sited on the wall.

Master Bedroom 4.23m x 4.3m

A luxurious, dual-aspect bedroom with a wonderful bay window with cushioned window seats looking out over the side garden and a further window looking out over the front garden. High coombed ceilings. One wall contains a wall-to-wall wardrobe which has creatively had a small en-suite containing a WC and WHB, with vinyl flooring, built into it. Carpeted.

Bedroom 4/Study/Music room 3.1m x 3.3m

This room is contained in an extension to the original house above the sunroom. It is a bright dual-aspect room with double glazed windows looking out over the gardens. One wall is clad with a bright, natural wood, lining and the to the hallway is framed by the original stone lintels and stone window framing. Carpet.

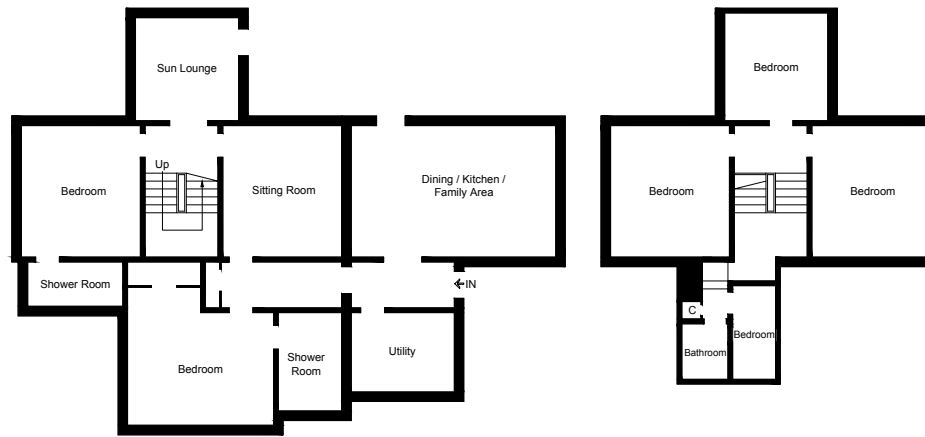
Bedroom 5 4.2m x 3.7m

A generous sized double-bedroom with high coombed ceilings. Cupboard with hanging space and shelving. The fireplace in this room has been boarded up but could potentially be restored. Double-glazed window to front garden. Carpet.

Outside

Cois-na-Mara has extensive, highly productive gardens, wrapping around the entire house. There are substantial areas of fruit and vegetable plantations and a long poly tunnel packed with well-tended beds. The garden has an abundance of colour and a large lawn. There are seating areas and patios all around the house providing the opportunity to catch the sun regardless of the time of day or evening. The house sits minutes from the dunes and the sea.

There are a range of outbuildings including a bicycle/wood shed and an outdoor study.



Ground Floor

First Floor

ADDRESS	Cois-na-Mara, 146 Findhorn, IV36 3YL
PRICE	Offers Over £370,000
HOME REPORT VALUATION	£370,000
ACCOMMODATION	Ground floor: Rear Entrance Hallway, Dining Kitchen, Sitting room, 2 Bedrooms (both en-suite), Sunroom and Laundry/Pantry First floor: Master bedroom (en-suite), 3 further bedrooms, Family Bathroom Extensive gardens surrounding entire property, with a wide range of outbuildings including a poly tunnel, wood/bike store, and outdoor study.
HEATING	Partial Central Heating and Multi-fuel stove
DOUBLE GLAZING	Mostly double-glazed.
COUNCIL TAX	Band E
EPC RATING	Band G
SERVICES	Electricity – Mains Water – Mains Drains – Septic Tank Telephone – Wired

