



**The Granary Oldmills Road, Elgin, IV30 1YH**

**Offers Over £380,000**

**3 - 4 Bedrooms : 1 Bathroom + 2 WC's : Lounge & Family Room**





This is a rare opportunity to buy a very special property in a surprisingly rural part of Elgin's sought after west-end.

The Granary is one of Elgin's best kept secrets. Tucked gracefully away within a stunning arboretum and bounded to the rear by open fields, this beautiful detached home is a unique combination of old and new - a charming period property and part of Elgin's built heritage (C-listed) which has been sympathetically and tastefully extended to provide a spacious, light and truly individual 4 bedroomed house. It's the perfect property for those looking for a home with a difference or a boutique holiday residence.

The Granary has an impressive approach and you will be immediately touched by the tranquility and natural beauty of its setting. There is plenty of off-street parking for at least 3 vehicles to the front and side of the house.

### Entrance Vestibule

Wonderful covered entrance to the property.

### Family Room

From the front door through a vestibule, you'll find the welcoming Family Room which is dual aspect with picture windows looking out to the attractive garden. The fitted bookcases are hand-crafted from recycled whisky mash tuns and compliment the warm oak floor. With the cosy multi-fuel Montrose stove, these features infuse to create a snug sanctuary - ideal for curling-up with a good book and a dram.

### Inner Hall

Off the family room, the inner hall gives access to the guest wc, the stairwell to the first floor of the original building (and then to the bathroom and bedrooms 2 & 3) and to the contemporary extension which was built in 2006.







### Guest WC

Small but perfectly formed as they say.....

### Upper Landing

Carpeted staircase with window on half landing with storage cupboard. 2 ceiling light fittings, radiator and carpet. Enchanting period low height windows.

### Bathroom

The spacious family bathroom with bath and separate shower is in a fresh, neutral white. Hatch to loft space. Large rear facing window. Ceiling light, Xpelair, radiator and engineered Oak flooring.

### Bedroom 2

Double bedroom, stylishly appointed with lovely large window bringing in wonderful natural light. Double wardrobe with 2 sliding doors. Ceiling light, radiator and carpet.

### Bedroom 3

Double aspect double Bedroom with two double wardrobes. Ceiling light, radiator and carpet.





## Dining Kitchen

The kitchen/diner is a spacious hub which links old with new and comes with a large Belfast sink, oak worktops, Wellman fitted units and integrated fridge/freezer. The freestanding dishwasher, washing machine and Smeg electric range cooker can also be included. Dual aspect windows and ceiling Veluxes make this a bright, sociable room which will appeal to budding chefs, families and guests alike.





## Lounge

The second larger lounge which flows from the kitchen/diner has a much more contemporary feel with windows and french doors on three aspects. Bathed in natural light all day round, it's a perfect, peaceful space for being creative, musical or simply taking some time to unwind. Both public rooms open out on to the delightful rear garden which is a haven of privacy and benefits from artisan dry stone walling and established planting ranging from lush ferns and rhododendrons to cottage garden perennials.





## Stairwell and Landing

A staircase leads from the Lounge to the upper landing in the extension giving access to the main bedroom with en suite wc and the home office or 4th bedroom.

## Bedroom 1

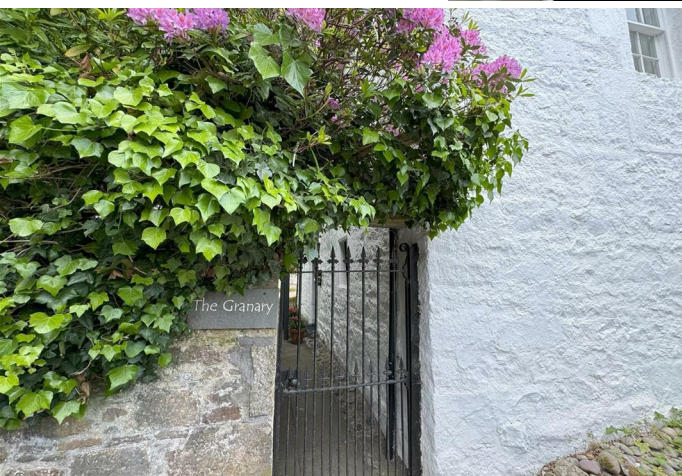
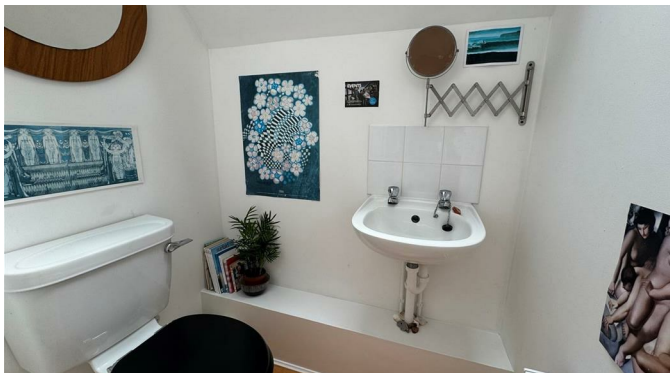
The master bedroom with en suite WC has a triple aspect which provides a relaxing light and a fully glazed door leads out to a balcony where you can take in the captivating countryside views across open fields to the Morriston estate and The Oakwoods

## En Suite WC

Again, small but perfectly formed. It should be noted too that there is sufficient room in the bedroom to extend and include a shower if necessary.

## Office or Bedroom 4

Currently used as a Home Office and Studio, this 4th single bedroom is dual aspect with excellent light and ambience.





**Garden**

The Granary is beautifully showcased by its adorable garden. Access is via the gated and private driveway of OldMills House (which The Granary has a formal right of access over). Despite the extensive impression, the secluded garden is a very manageable size on two levels with plenty of places to sit out privately and enjoy the wonderful views across the open countryside. Outside there are external security lights and electric sockets, an outdoor tap, coal bunker and a small shed for bikes and garden equipment storage which has the potential to be extended, subject to appropriate consents. A wrought iron gate provides easy pedestrian and bin access directly onto the public Oldmills Road where there is also further space to park.

Privacy, peace, space and rural tranquility yet with all the amenities of the town and the world beyond being very accessible - The Granary really has to be seen to be completely appreciated.





### Fixtures and Fittings

The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price. Some furniture can be included subject to separate negotiation. The Kitchen appliances will all remain too and their inclusion will be reflected in the final sale price agreed.

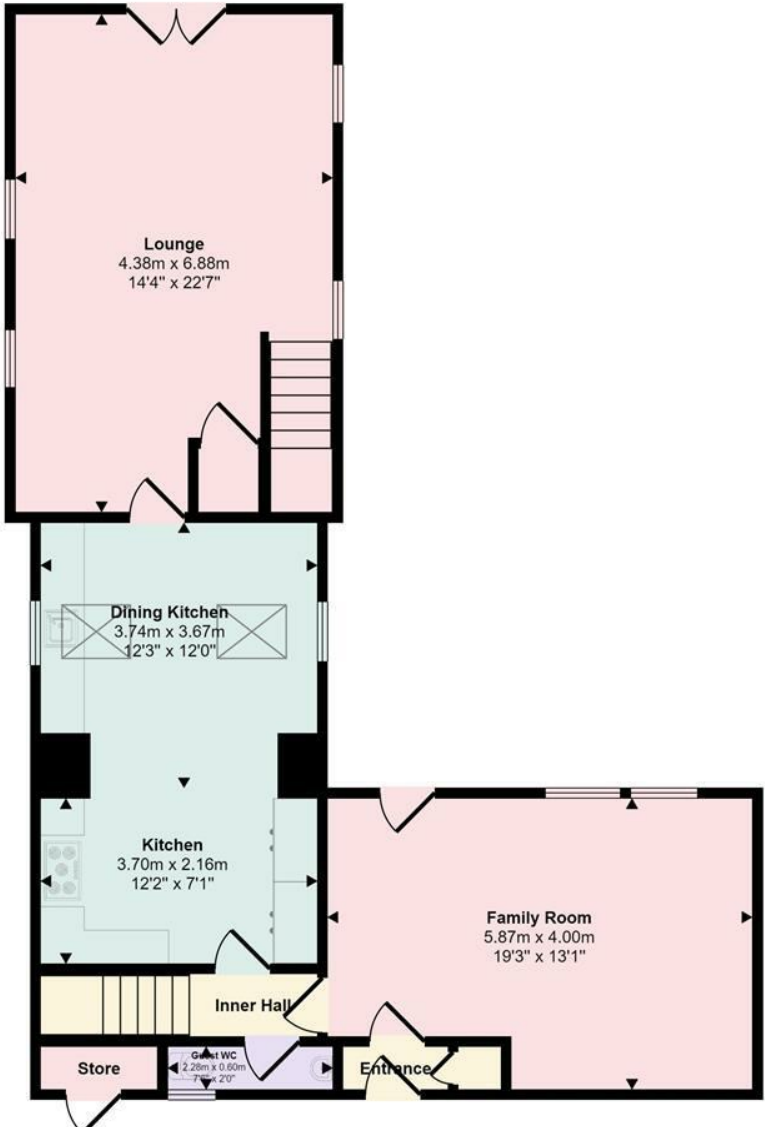
### Home Report

The Home Report Valuation as at 27th May, 2024 is £380,000, Council Tax Band D and EPI rating is D.

The house is just a 5 minute walk from Dr Gray's Hospital, Bishopmill Primary School and Elgin Academy, with the leisure centre, High Street, Moray Council and West End primary just a short distance further. Other larger Moray and Highland employers including Gordonstoun, the Lossiemouth and Kinloss bases, Glasgow School of Art's Highland Campus, The Cromarty Firth Green Freeport and Moray's world-famous whisky distilleries are all within comfortable commuting distance.

The Granary is also an ideal home for outdoor and nature lovers. The garden and surrounding area are bursting with birdsong year-round. You can watch deer from the balcony and expect visits to the garden from pheasants and red squirrels. Elgin's Oakwood, which has excellent walking, running and mountain bike trails, is a short walk away and the remarkable beaches of Lossiemouth, Burghead, Roseisle and Findhorn with their abundant wildlife and surf breaks are within easy reach. Inland, the Cairngorms National Park is an outdoor enthusiast's playground and the local rivers Lossie, Spey and Findhorn are every angler's dream.

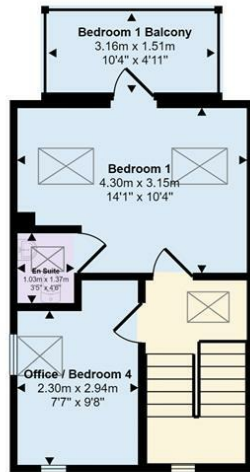
There are excellent transport links - Oldmills Road leads directly onto the A96 for travel to Inverness (38 miles) or Aberdeen (66miles) and their airports; Elgin train and bus stations are a 15 minute walk away and the National Cycle Route 1 from Aberdeen to Inverness can be joined the north end of Oldmills Road.



Ground Floor  
Approx 84 sq m / 907 sq ft

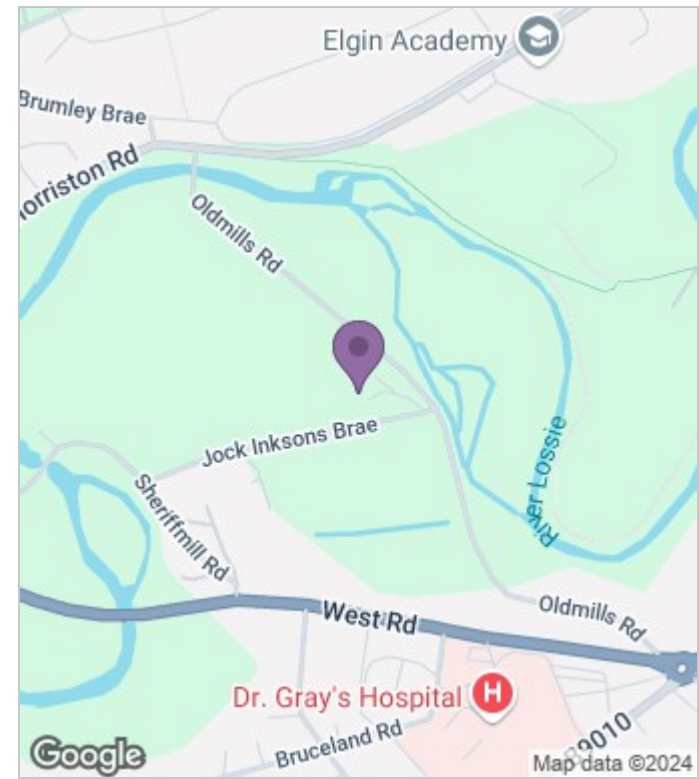
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





First Floor  
Approx 76 sq m / 814 sq ft

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

## Viewing

Please contact our A, B & S Estate Agents Office on 01343 564123 if you wish to arrange a viewing appointment for this property or require further information.

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