



Singapore House Leask Road, Forres, IV36 1SW

Offers Over £440,000

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This stunning detached Victorian residence boasts an abundance of period charm and character and has been comprehensively transformed to a sumptuous home of exquisite style and decor.

The property features a covered entrance with porch and reception hallway. 2 spacious reception rooms (one currently furnished as a bedroom) high ceilings, decorative cornice work, feature fireplaces with stove installed and wonderful exposed stone walls in the Lounge.

The property boasts an excellent modern dining kitchen with ample worktop surfaces and integrated appliances, along with a utility area off and a handy wc. In addition, there is a basement accessed from the entrance hall.

There is a hairdressing salon to the front of the property which could be retained as such or be a work from home office, family snug or ground floor bedroom.

The first floor houses 4 generously proportioned double bedrooms, one with an en suite shower room, a luxurious family bathroom and linen store.

The property also benefits from a large mature garden with Monkey Puzzle tree, and a large and private rear garden with 2 adjoining outbuildings and plenty of space for alfresco dining.

This impressive home offers a perfect blend of spacious living areas and traditional features and is conveniently situated to access all the local amenities.

Covered Entrance

4'5" x 5'1" (1.35 x 1.55)

Most attractive entrance to the house with flagstones.

Porch

6'6" x 7'10" (2 x 2.4)

Original tiled floor. Door to Salon and Hallway.

Entrance Hallway

6'6" x 4'11" and 8'10" x 10'4" (2 x 1.5 and 2.7 x 3.15)

Two section hallway, first with cloak recess, ceiling light and carpet. Second with staircase and access door to cellar. Quality carpet which extends into the :-





Downstairs Bedroom or Sitting Room

13'9" x 13'1" (4.2 x 4)

Recently converted for use as a downstairs bedroom but equally was a beautifully appointed, double aspect sitting room with coving, dado and feature wall panelling. Fireplace with stove and display alcove to one side. Pendant light, radiator and quality carpet. Bespoke window dressings.

Lounge

13'9" x 16'10" (4.2 x 5.15)

Stunning lounge with 2 exposed stone feature walls. French door to rear garden and picture window brings in great natural light. Decorative ceiling trims with downlights (14) and wall panelling. Fireplace with wood burning stove and slate hearth. Antique radiator, chandelier and Axminster carpet plus bespoke window dressings.

Open plan Dining Kitchen

12'1" x 20'11" (3.7 x 6.4)

Fabulous dining kitchen with double French doors plus windows opening to the rear garden steps. Solid wood topped breakfast island with double Belfast sinks splits the room naturally into the social and dining space and then there is a fully fitted functional section with range, dishwasher, floor to ceiling bespoke units and second sitting island. Matching dresser unit and plenty room for seating and USA style fridge/freezer. Feature exposed stone wall, pillar with wood beam. Downlights and pendant light, radiator and quality vinyl flooring. Opening to :-

Utility area

11'3" x 6'6" (3.45 x 2)

Fitted unit with wooden worktop and space for washing machine and fridge. Coombed ceiling, light and vinyl floor.

Guest WC

4'3" x 6'6" (1.3 x 2)

High level window. Basin and wc. Light, ladder radiator and vinyl floor.

Salon

9'6" x 13'1" (2.9 x 4)

Currently used as a Hairdressing Salon, this room would also serve well as work from home office/downstairs bedroom/family snug. Double cupboard with Boiler. Nordic style ceiling trims with recessed downlights and 3 decorative pendants, radiator and quality commercial grade flooring.



Cellar

Door within the stairwell on right gives access to steps leading down to the basement.

Stairs and Landing

Sweeping staircase with large picture window overlooking the rear garden leads up to the upper hallway. Chandelier, radiator and quality carpet. Doors to Master bedroom and bedroom 3 and opening to landing.

Master Bedroom

13'7" x 16'10" (4.15 x 5.15)

Wonderful double aspect bedroom with plenty space for furniture. Ceiling light, carpet and 2 radiators.

Bedroom 3

13'1" x 14'5" (4 x 4.4)

Double Bedroom with window overlooking the rear garden. Open shelved recess. Ceiling light, radiator and carpet.

Landing

3'3" inc to 4'5" x 14'8" (1 inc to 1.35 x 4.48)

A landing sits behind the upper hallway and gives access to Bedroom 2 and 3, the bathroom and Linen store. Hatch to loft.



Bedroom 2

14'5" x 12'3" (4.4 x 3.75)

Double aspect double bedroom with feature wall panelling. Recessed bookcase. Neat high level storage. Ceiling light, radiator and carpet. Door to :-

En Suite Shower Room

4'3" x 9'8" (1.3 x 2.95)

Stylish en suite with tiled double shower enclosure - Mains shower and shelf inset. Vanity sink and wc. 3 downlights, ladder radiator and quality flooring.

Bedroom 4

9'6" x 13'5" (2.9 x 4.1)

Fourth double Bedroom with front facing window. Ceiling light, radiator and carpet.

Linen Room

4'5" x 7'8" (1.35 x 2.35)

Fitted shelving, window. Hot water tank. Light.

Family Bathroom

6'6" x 9'6" (2 x 2.9)

Luxury Bathroom with bath, double sink unit and wc. Front facing window with radiator below. Bathroom cabinet. Decorative feature tiling. Combination radiator/towel rail. Ceiling rose with pendant light and quality flooring.

Front Garden and Driveway

Double gates open to allow vehicular access. Fully mature front garden with a wealth of established planting. Gate and with pathway down the South side of the house to the generous, private and sheltered rear garden which is again fully mature and laid to a varied mix of planing.

Walled Rear Garden

Gate and with pathway down the South side of the house to the generous, private and sheltered rear garden which is again fully mature and laid to a varied mix of planing.

Fixtures and Fittings

The superior quality fitted floor coverings, bespoke window Roman blinds and light fittings will be included in the sale price along with the range in the kitchen and integral appliances. Some of the furniture and some of the curtains bought specifically for the house may be available to purchase separately.

Home Report

The Home Report Valuation as at 1st August, 2024 is £440,000, Council Tax Band F and EPI rating is D.





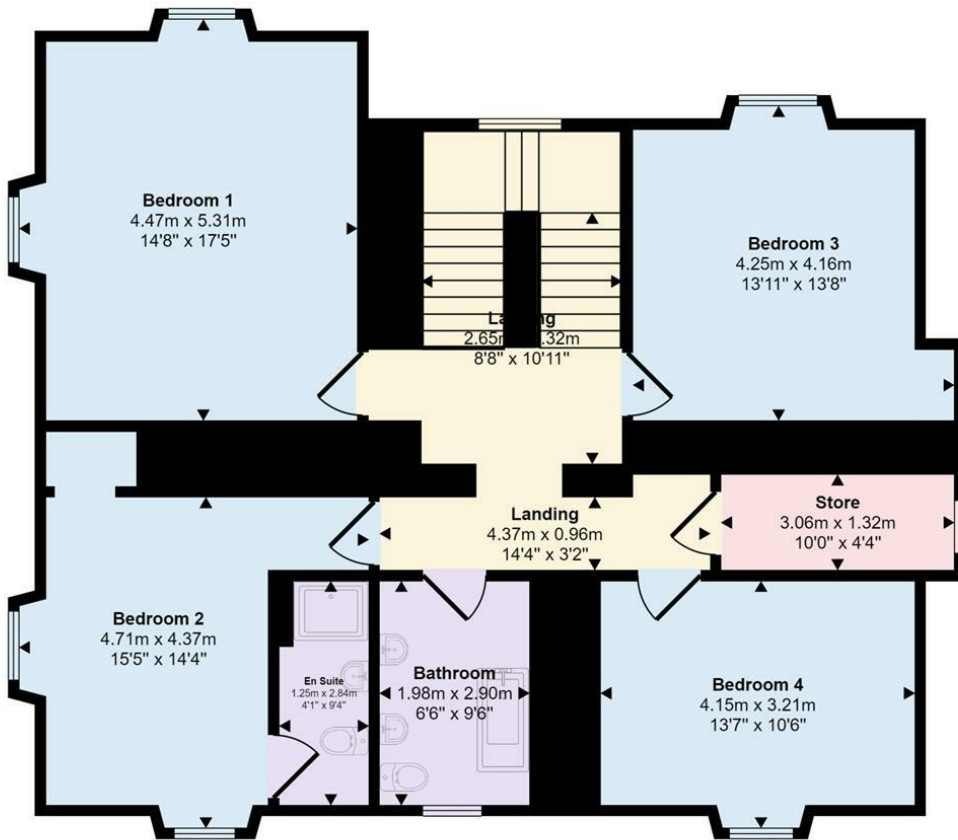




Ground Floor

Approx 116 sq m / 1249 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.



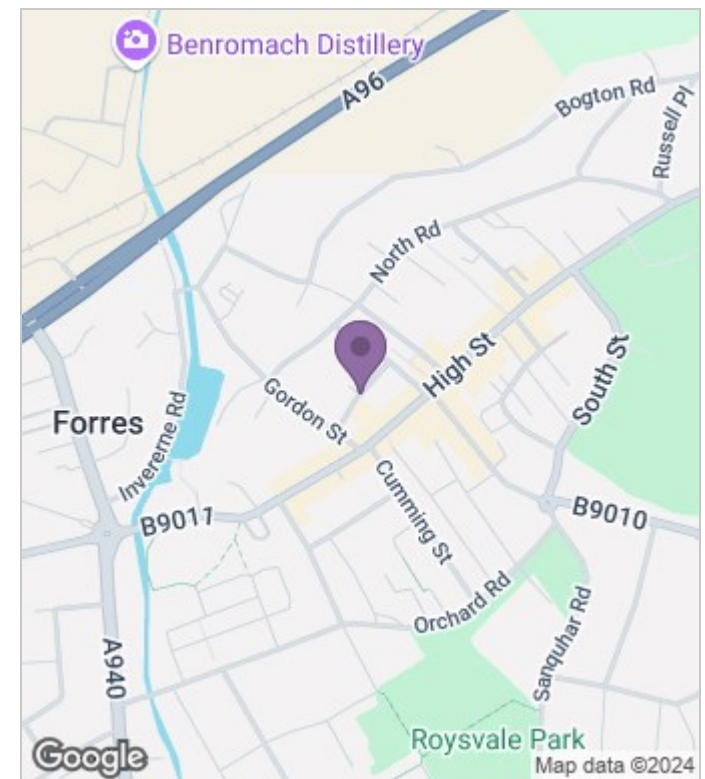
First Floor
Approx 112 sq m / 1207 sq ft

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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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	61	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	