



- Exceptional Four / Five Bedroom Detached Bungalow
- Superb Range of Outbuildings and Equestrian Facilities
- Stabling, Manège and Track System ● Pasture Paddocks and Native Broadleaf Woodland
 - Approx. 28 Acres In All
- Fabulous Location with Spectacular Panoramic Views

GENERAL AND SITUATION

Approximate Distances:
Fochabers 10 miles • Keith 11 miles • Elgin 19 miles

A fabulous four / five-bedroom family home, set in approx. 28 acres of paddocks and woodland with exceptional equestrian facilities, in a glorious setting with spectacular panoramic views.

The bungalow is believed to have built in 1995 and is in an elevated position that takes in the panoramic views, providing over 3,000 sq ft of bright and airy living space. It is surrounded by its own land and therefore enjoys a high degree of privacy and seclusion.

The superb range of outbuildings and equestrian facilities have recently been upgraded by the current owners for their own private use and the property as a whole provides multiple potential business opportunities, subject to any necessary permissions.

The property occupies a highly desirable rural location in between Aberdeen and Inverness, just a few miles from the A98, in an area that offers outstanding scenery with rolling countryside, secluded beaches, lovely glens, championship golf courses, salmon and sea trout fishing and numerous world-famous whisky distilleries. The Moray Firth Coastline is accessible within a few miles, offering a multitude of leisure pursuits including surfing and sailing. Nearby Buckie offers a good range of local amenities including schools, supermarket, leisure centre and a range of independent shops and cafes. The larger towns of Elgin and Keith are within easy reach and there is good access to Aberdeen and Inverness. There are airports and rail links at both Inverness and Aberdeen and the Caledonian Sleeper train service leaves Aberdeen in the evening and arrives in London the following morning.

THE RESIDENCE

A detached single storey bungalow with LPG central heating and PV solar panels. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** is approached from a south facing terrace leading into a spacious and welcoming **Reception Area**. To the right lies the impressive **Kitchen/Diner** generously sized and well equipped with an electric oven, LPG hob and an extensive range of base and wall mounted units. Adjacent to the kitchen are a **Utility Room**, **Boot Room**, **Walk In Pantry** and **WC**.

From the main hall a door opens into a large south facing **Snug**. This bright and airy space features patio doors that provide direct access to the beautifully landscaped terraced garden, four bi-fold wooden and glass doors seamlessly connect the snug to the sitting room creating an excellent flow for entertaining.

The **Sitting Room** is a standout feature of the home with a striking fireplace with Clearview woodburning stove, dual aspect with south and west facing windows, the room enjoys spectacular elevated views over the surrounding countryside as well as stunning evening sunsets.

Also accessed from the hallway are **Two Double Bedrooms** situated at the rear of the house. Both rooms include fitted mirrored wardrobes and overlook the garden, fields and surrounding woodland.





The **Family Bathroom** is fitted with a corner shower cubicle, bath, wash hand basin and WC.

From the bathroom an inner hallway fitted with storage cupboard, airing cupboard and mirrored cloakroom cupboard leads to an **Office**.

Two Further Double Bedrooms are located at the rear of the house, each with its own **Ensuite Shower Room** including a toilet and wash hand basin. One bedroom faces east and the other west, both feature fitted mirrored wardrobes and large picture windows with views across the garden and paddocks.

OUTSIDE, OUTBUILDINGS & LAND

Redmoss is approached off a country lane along a private drive that leads to the residence, outbuildings and equestrian facilities which are completely surrounded by the property's own land. Landscaped gardens surround the residence and include lawns with a variety of mature shrubs and flowers plus a south facing terrace with an outdoor seating area.

The main outbuildings comprise a pair of **Traditional Style Barns / Steading** providing a **Garage, Hay Store, Storage and Indoor Stabling**. Light power and water are connected.

Other outbuildings include a newly built **Horse Barn** and **Four Field Shelters**.

There is fantastic **Manège** c. 45m x 20m with sand surface and **Track System** leading out the paddocks.

The surrounding land comprises seven individual paddocks, each with water troughs. Additionally, there is approx. twenty acres of **Native Broadleaf Woodland** which was planted in around 2003 with paths leading through the woods suitable for walking or horse riding.

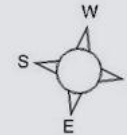
IN ALL APPROX. 28 ACRES
(About 11.7 Hectares)



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Approximate Gross Internal Area
Main House = 3055 Sq Ft/284 Sq M
Garage = 415 Sq Ft/39 Sq M
Outbuilding = 3743 Sq Ft/348 Sq M
Total = 7213 Sq Ft/671 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

MORAY COUNCIL
 Tel: 01343 543451

SERVICES

MAINS ELECTRICITY, PRIVATE WATER, PRIVATE DRAINAGE, LPG CENTRAL HEATING, PV SOLAR PANELS, BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING TBC COUNCIL TAX F

DIRECTIONS

From the A98 at Buckie head towards Drybridge and Deskford. Follow the lane for 3 miles and the entrance to Redmoss will be found on the left hand side.

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