

Roadside Cottage

RAFFORD, MORAYSHIRE, IV36 2RU



Stunning four-bedroom detached family home with contemporary extensions, expansive private gardens and garden office, set beside Altyre Forest



01542 280 444



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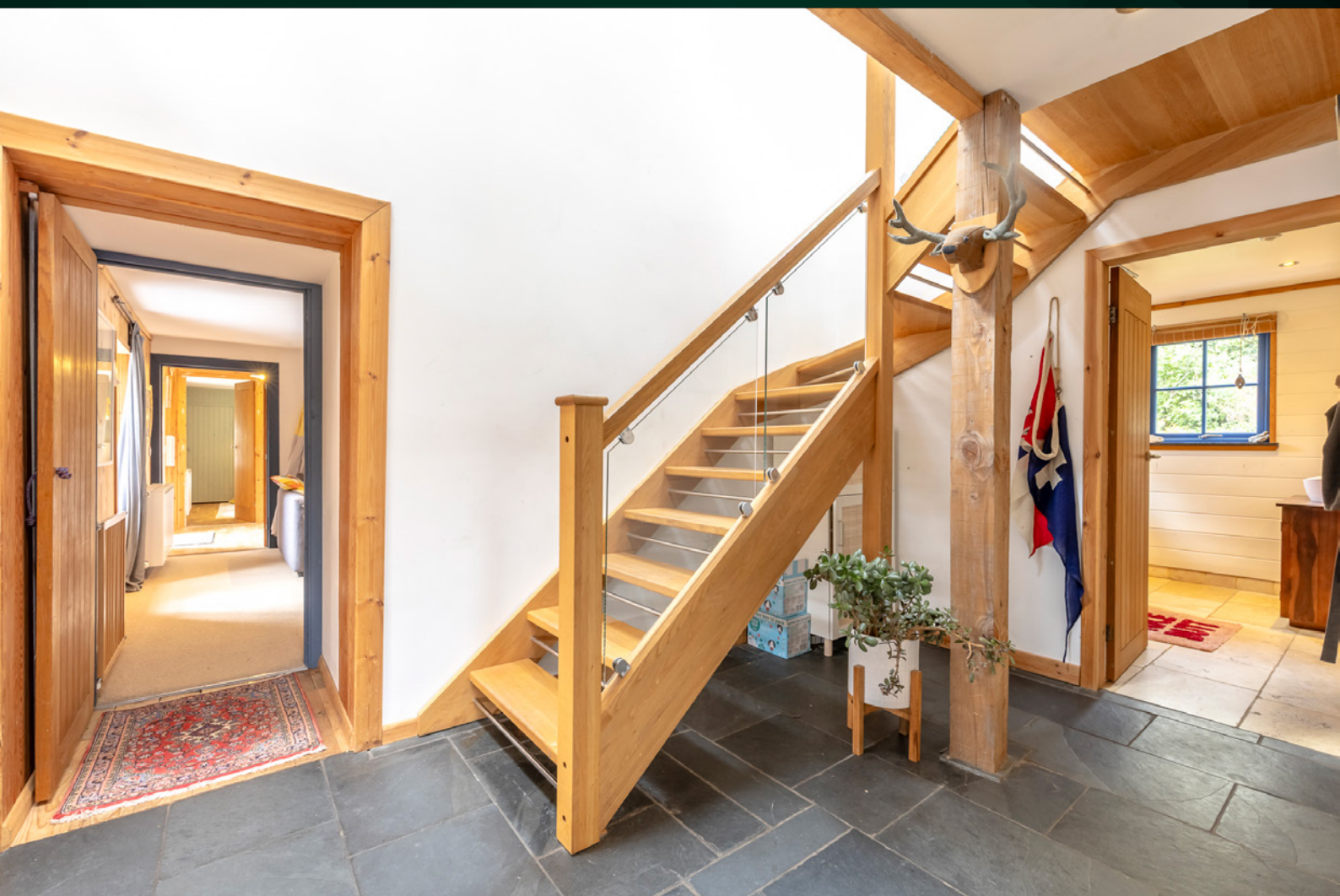
info@mcewanfraserlegal.co.uk



A beautifully renovated four-bedroom detached family home with contemporary extensions, set in private gardens on the edge of Altyre Forest, just two miles from Forres. Roadside Cottage is a rare find: a characterful stone cottage thoughtfully extended and modernised to create a spacious, light-filled family home while retaining its original charm. Nestled in the peaceful village of Rafford, it offers the best of semi-rural Scottish living with excellent access to Forres, the Moray coast and the Cairngorms. Altyre Forest, with its miles of walking and cycling trails, is on the doorstep, including access to the Dava Way, which stretches all the way to Grantown-on-Spey.

The accommodation extends to approximately 200 square metres over two floors and includes four double bedrooms, three bathrooms, two generous living rooms, a triple-aspect dining kitchen and a utility room. Outside, enclosed gardens surround the house, with a large decked entertaining area, a recently installed garden office, a timber garage, storage sheds and ample off-street parking. Energy efficiency has been prioritised with air source heating installed in 2022, solar thermal panels for hot water, high-specification double glazing, underfloor heating in the downstairs bathroom and hallway, and a dual-fuel stove in the sitting room.

THE ENTRANCE & PORCH

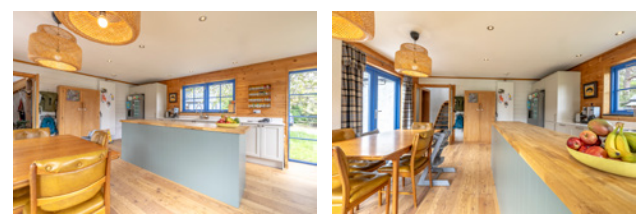


A covered porch leads into a generous vestibule with slate flooring and pine-clad walls, offering ample space for coats and boots. Beyond, the main hallway is a striking double-height space with slate flooring and underfloor heating, an open timber staircase with glass balustrade panels and built-in bookshelves.

THE KITCHEN



The dining kitchen, fully replaced in 2025 by JMK of Elgin, is the showpiece of the home. This impressive triple-aspect room is flooded with natural light from two sets of full-height patio doors opening onto the rear decking, along with additional gable windows. A central island with a wooden worktop provides additional workspace and storage, complemented by marble-effect worktops, a stainless-steel sink and modern cabinetry. Timber flooring and wood-clad walls complete the space.



Adjoining the vestibule, the utility room houses laundry appliances and provides practical additional storage space.

The family bathroom includes a full-size bath with mains shower over, vanity basin and underfloor heating.

THE UTILITY



THE BATHROOM



Upstairs in the extension, a magnificent triple-aspect sitting room features a cathedral ceiling, exposed beam, timber flooring, Velux windows and French doors opening to Juliet balconies. A bright double bedroom on this level shares the same vaulted character and enjoys views across mature Scots pines. A contemporary shower room completes the accommodation on this floor.

THE UPPER SITTING ROOM



BEDROOM 2



THE SHOWER ROOM



Returning to the original cottage, the charming sitting room retains its traditional character with an exposed stone fireplace, slate hearth and wood-burning stove. A half-glazed door opens directly to the rear garden. Beyond lies a convenient ground-floor double bedroom with an en-suite shower room.

THE LOWER SITTING ROOM



BEDROOM 1



a convenient ground-floor double bedroom with an en-suite shower room



BEDROOM 3



The original cottage staircase leads to two further double bedrooms, both featuring wood-clad coombed ceilings and large Velux windows.

BEDROOM 4



The expansive gardens are designed for easy maintenance while providing excellent space for family life and entertaining. Fully enclosed and private, the grounds are bordered by timber fencing, mature hedging and Scots pines. A stone-chip driveway provides ample parking and turning space, with a substantial timber garage currently used for storage. Lawned gardens run along the house, while an open-fronted shed offers log storage and an additional lockable shed is ideal for bicycles and outdoor equipment.

EXTERNALS



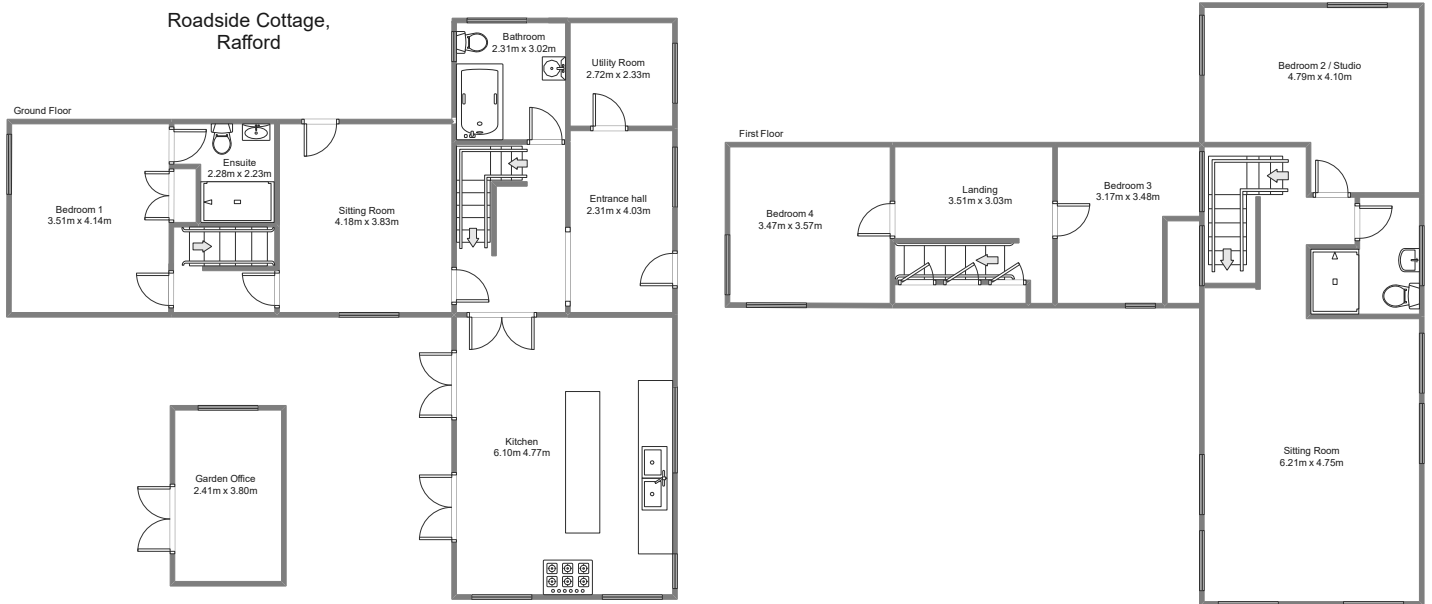


Immediately outside the kitchen is a generous timber deck for al fresco dining. The insulated garden office, installed in 2025 and fitted with infrared heating, is ideal for home working, a studio, hobby room or gym. Beyond the tree line, accessed directly through the woods behind the house, lies the village playing field and playground.

Roadside Cottage combines the character of a traditional stone cottage with the space, light and comfort of a contemporary family home. Set within private gardens in a peaceful village location, with excellent access to forest, coast and countryside, it is a property that rewards viewing.

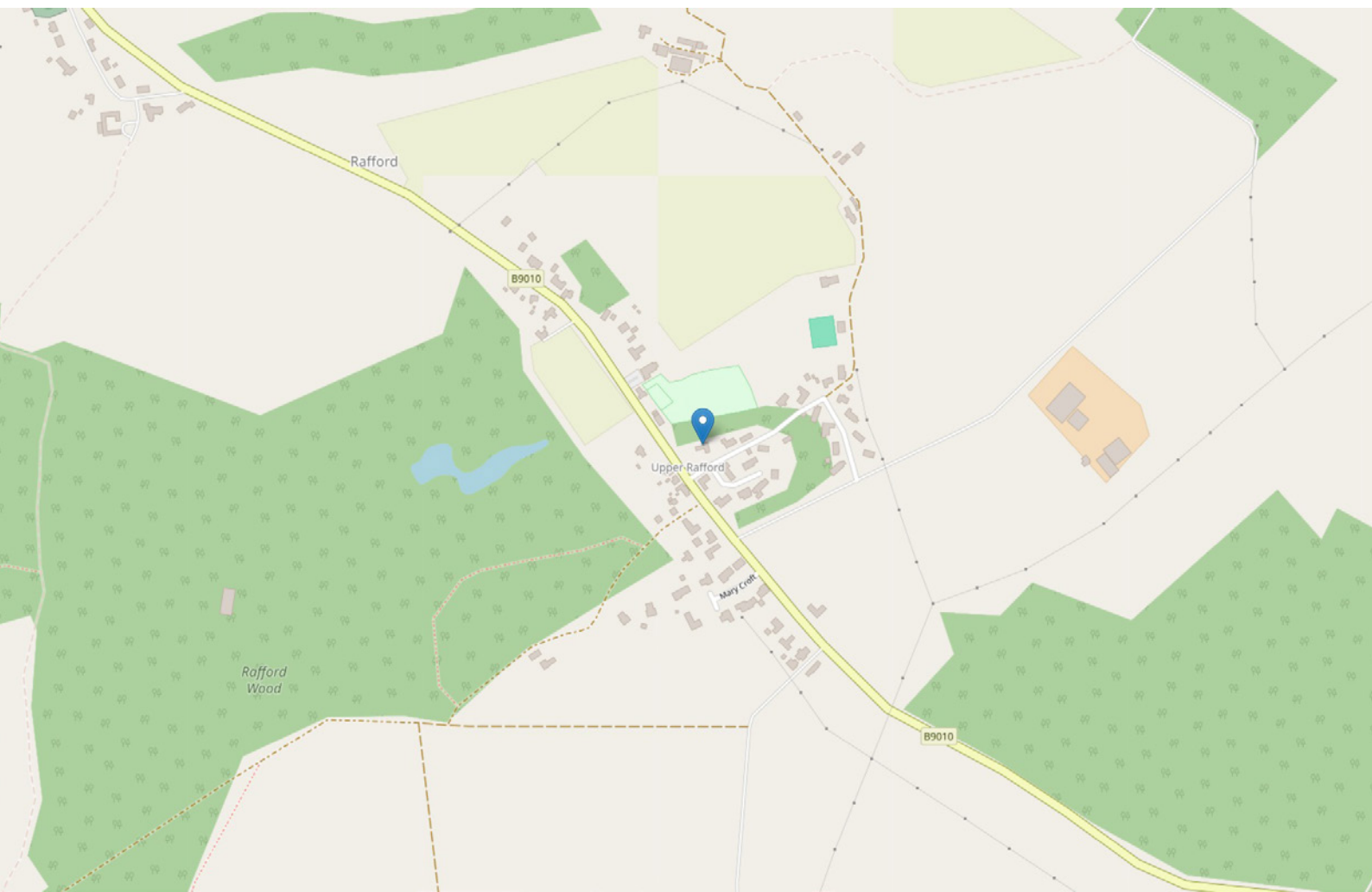


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 203m² | EPC Rating: C



THE LOCATION

Rafford is a peaceful and highly desirable village just 3 miles from Forres, surrounded by beautiful Moray countryside and bordering Altyre Forest with excellent walking, cycling and outdoor pursuits on the doorstep.





Forres offers a wide range of amenities, including independent shops, supermarkets, cafés, schools, leisure facilities and rail links to Inverness and Aberdeen. The stunning Moray coast, Findhorn Bay and Cairngorms National Park are all within easy reach, making this an ideal location for families, commuters and lifestyle buyers seeking rural living with excellent connectivity.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01542 280 444

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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