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Ranmoor, 211 Findhorn, Forres, IV36 3YU



An exceptional opportunity has arisen to secure a landmark coastal residence set within 1.2 acres in the scenic village of Findhorn, commanding uninterrupted, elevated views across the tranquil expanse of Findhorn Bay.

This distinguished home occupies an unrivalled waterfront position, offering a rare combination of privacy, refinement, and natural beauty. A property of this calibre and location rarely comes to the market, presenting an extraordinary opportunity to own one of Findhorn's most prestigious homes within this highly coveted seaside community.

TRADITIONAL STONE BUILT DETACHED HOUSE
FOUR BEDROOMS
SET IN APPROX. 1.2 ACRES
UN-INTERRUPTED STUNNING COASTAL VIEWS
FREEHOLD
IMMACULATELY PRESENTED
PRIVATELY ENCLOSED EXPANSIVE GARDEN GROUNDS
TIMBER SUMMER HOUSE
LARGE GARAGE & ATTACHED GARAGE/WORKSHOP WITH POWER & LIGHTS
LPG GAS HEATING
UPVC SASH & CASE DOUBLE GLAZED WINDOWS
LARGE DRIVEWAY
COUNCIL TAX BAND G
EPC RATING G

Offers Over
£970,000

Set within 1.2 acres of beautifully established grounds in the village of Findhorn, this exceptional stone-built residence combines timeless character, modern comfort and sweeping views across one of Scotland's most sought-after coastal landscapes.

Renowned for its outstanding natural beauty, Findhorn is one of the Moray Coast's most desirable locations, boasting miles of golden sandy beaches, scenic coastal walks and spectacular sunsets, frequent sightings of dolphins, seals and an abundance of other wildlife add to its appeal. The village offers a unique blend of tranquillity and community spirit, with a selection of charming cafés, traditional pubs and panoramic vistas.

Popular for sailing, paddleboarding, kayaking and other water sports, it is a haven for outdoor enthusiasts, while offering a relaxed pace of life that makes it equally attractive to those seeking a peaceful retreat.

Ideally situated near the prestigious Gordonstoun School and with nearby Inverness Airport providing convenient access to numerous domestic and international destinations, Findhorn has recently been recognised by The Times and Sunday Times as having one of Scotland's best beaches.

Enjoying an enviable position, the property benefits from breathtaking views across Findhorn Bay, providing an ever changing backdrop throughout the seasons. Built in 1902, this exquisite property has been in the ownership of the current family for almost 50 years. Originally commissioned by the proprietor of a Sheffield inn, the home was named after the establishment, adding a unique and fascinating chapter to its rich history and enduring character.

The internal accommodation is thoughtfully arranged throughout, creating a natural flow between the living spaces.

An inviting lounge offers a warm and welcoming atmosphere, with generous windows framing the stunning surrounding views and a gas fire providing an attractive focal point. A separate drawing room at the front of the property provides the same stunning views and is centred around a traditional open fire.

The traditional kitchen/diner seamlessly combines charm and functionality, featuring generous worktop space and a range of wall and base units, making it ideally suited to both everyday family living and entertaining, integrated appliances include a fan assisted oven, electric induction hob, extractor hood and dishwasher.

Further enhancing the practicality of the home is a convenient ground-floor study/home office, a WC and a utility room, complete with a washing machine, providing valuable additional space for laundry and household essentials.

The property offers three generous double bedrooms, each providing a peaceful retreat and enjoying delightful views across the surrounding landscape. The rear double benefits from an en-suite shower room, a further single bedroom and a useful box room provide ideal potential for a nursery, dressing room or additional storage space.

Completing the accommodation is a stylish family bathroom, fitted with a contemporary three-piece suite and a large walk-in shower enclosure, under-sink storage enhances practicality, while the modern design provides a sleek and elegant finish.

Beneath the property, a substantial cellar, with power and lighting, provides excellent storage and workshop space and offers exciting potential for conversion to further living space.

Externally, the property enjoys attractive and well-maintained garden grounds.

To the rear, a substantial garden is laid mainly to lawn and features mature native trees together with a charming summer house, creating a peaceful and private outdoor retreat. A second garden area to the side of the property has been thoughtfully landscaped with decorative trees, established shrubbery, and an attractive split-level pond, providing further interest and enjoyment. Together, these delightful gardens offer excellent space for outdoor relaxation, entertaining, and family living.

A substantial stone and timber garage and an adjoining timber framed garage/workshop clad in corrugated iron sheeting, both benefitting from power and lighting, provide excellent storage and workshop space, or the potential for a variety of uses. The private driveway provides ample off-street parking.

LPG Gas Heating and low maintenance UPVC sash and case double glazing ensure year-round comfort and efficiency without compromising the home's traditional character.

Every room is touched by natural light and scenery, from sunrise over the bay to calm coastal evenings, making the views an integral and unforgettable feature of this distinguished home and with a prime Findhorn setting, this property offers a rare opportunity to own a truly remarkable coastal retreat, private, serene and full of character.









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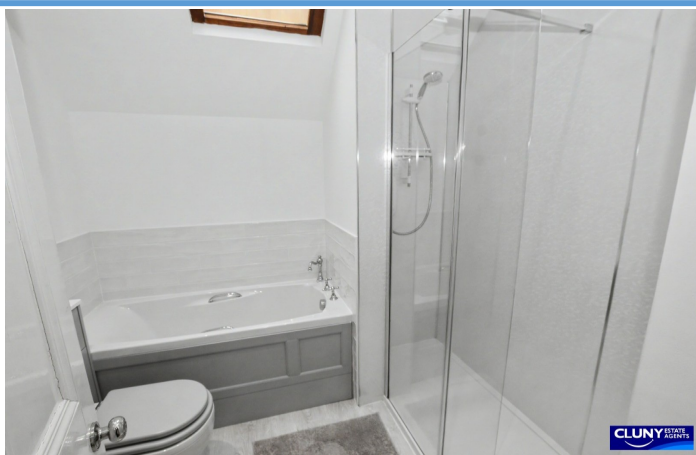
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If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01309 673836



Lounge:	4.42m x 6.24m
Drawing Room:	4.44m x 6.22m
Utility Room:	1.97m x 0.94m
Kitchen/Diner:	6.2m x 3.63m
Study:	2.3m x 2.47m
Bedroom One:	4.43m x 5.14m
Bedroom Two:	4.43m x 5.16m
Bedroom Three:	5.87m x 3.68m
En-suite Shower Room:	2.28m x 0.96m
Bedroom Four:	2.39m x 2.29m
Box Room:	2.5m x 1.54m
Bathroom:	2.29m x 2.37m
Cellar 1:	4.37m x 6.35m
Cellar 2:	2.57m x 2.47m
Cellar 3:	4.4m x 6.4m
Cellar 4:	5.97m x 6.12m

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.