

Lochyhill Farmhouse

FORRES, MORAYHSIRE, IV36 2QT



*TRADITIONAL STONE-BUILT LOCHYHILL FARMHOUSE
ENJOYS PANORAMIC MORAY FIRTH VIEWS*



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Lochyhill Farmhouse is a stunning character home occupying an elevated position surrounded by fields and with spectacular views across the Moray Firth. Set within approximately 1.5 acres of established grounds, the property enjoys a rare combination of privacy, mature landscaped gardens and far-reaching coastal outlooks, with generous accommodation extending to approximately 264 sq metres.

The house is approached via a circular driveway, providing ample parking and enhancing the attractive setting of the property.



THE PROPERTY

The accommodation is well-balanced and naturally bright throughout. Entry is via a south-facing sunroom, a delightful space that connects seamlessly with the rest of the house. A glazed door leads through to the central hallway, while the sunroom also opens into a comfortable family room, with further glazed detailing allowing light to flow through the ground floor.







THE PROPERTY

The principal reception rooms include a dual-aspect lounge and a dual-aspect dining room, both enjoying views over the surrounding gardens, offering elegant yet comfortable spaces suited to both formal and informal use.





THE PROPERTY

The farmhouse kitchen forms the heart of the house. It is triple aspect, creating a bright and welcoming environment, and is fitted with a traditional oil-fired AGA, in line with the central heating system, in addition to a built-in oven and electric hob. There is a comprehensive range of wooden wall and base units, together with space for a large fridge freezer and dishwasher, and room for a table seating up to six.



THE PROPERTY

The kitchen, utility room, larder and study feature tiled flooring, with underfloor heating installed in the utility room and study, while the remainder of the accommodation is finished with comfortable carpeting. A ground-floor bedroom and shower room provide excellent flexibility, whether for guests, home working or multi-generational living.



THE PROPERTY

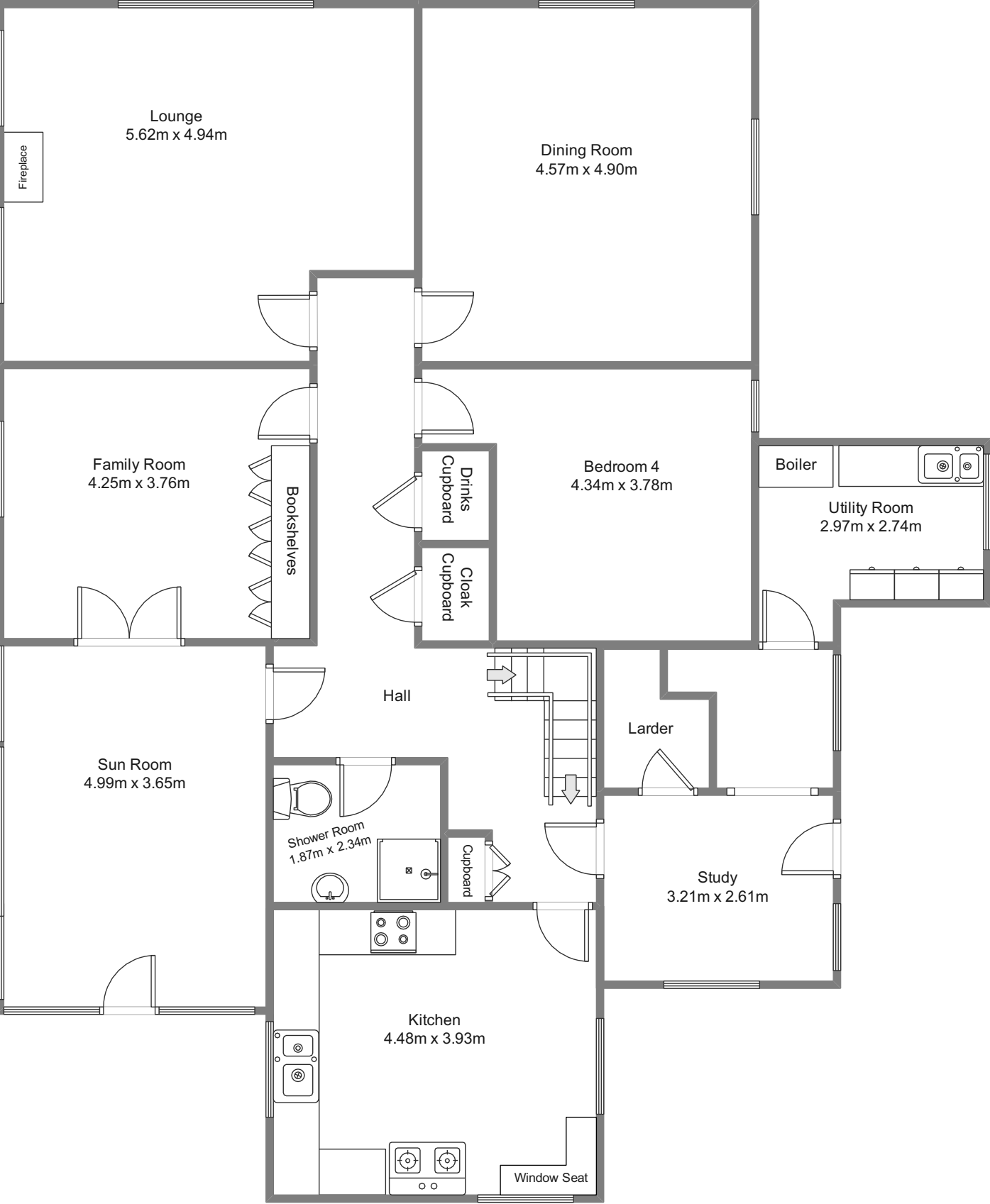
On the first floor, there are three bedrooms, including two ensuite doubles, one of which has the potential for a walk-in shower to be added. The master bedroom also incorporates a generous dressing room, comparable in size to a double bedroom and offering potential for alternative use, subject to requirements. All three bedrooms offer ample storage space, and the corridor also provides easy access to a large linen cupboard and attic.



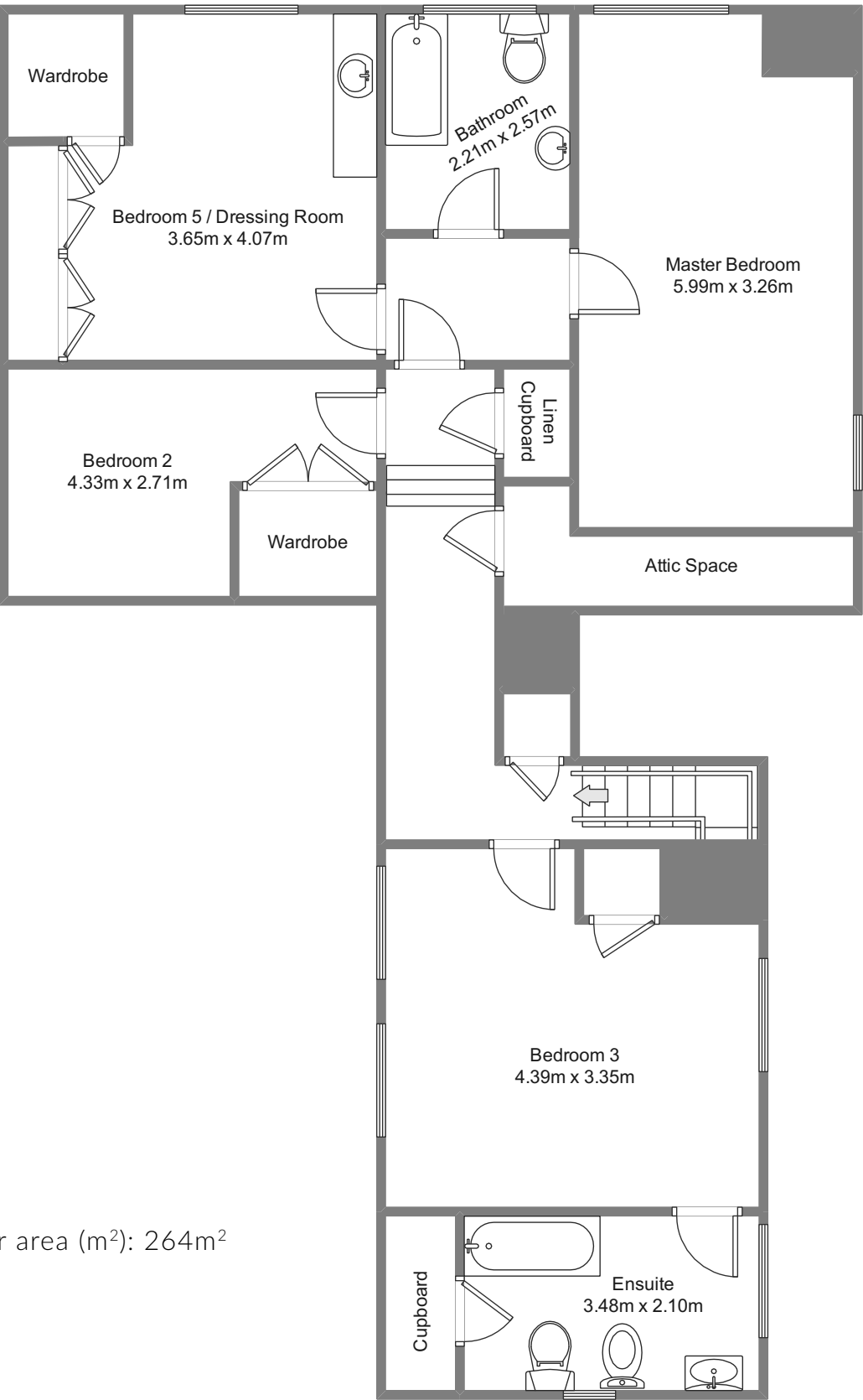




Ground Floor



First Floor



Gross internal floor area (m²): 264m²
EPC Rating: E

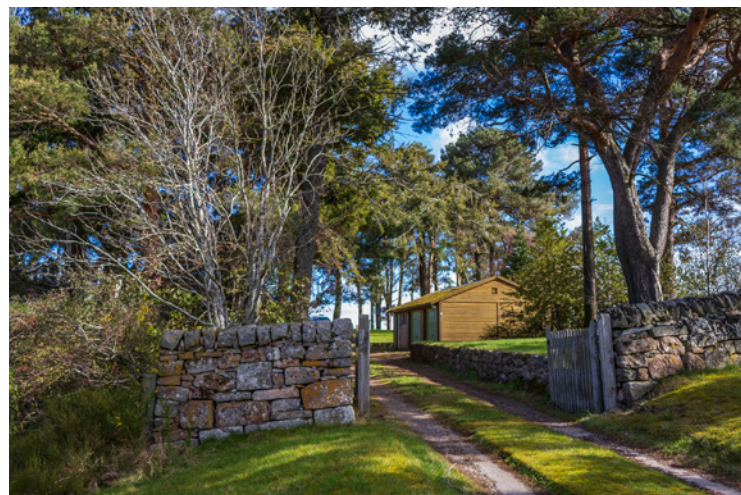
THE PROPERTY

The private gardens are beautifully established, with a south-facing front garden richly planted with mature shrubs and seasonal colour. The grounds extend around the house and include a productive orchard, noted for its abundance of Victoria plums, together with apples, a greenhouse, fruit cage and potting shed, ideal for those who enjoy gardening or a more self-sufficient lifestyle.



THE PROPERTY

A substantial detached double garage with electric tilting doors, complete with light and power, offers excellent storage, workshop potential, or secure parking. A separate third garage, positioned closer to the house, provides further practical space. The rear patio also features a sheltered area suitable for use as a kennel or additional garden storage.



THE PROPERTY

The property further benefits from solar thermal panels providing hot water, complementing the traditional character of the house. In all, Lochyhill Farmhouse offers a compelling combination of character, scale and setting, in an exceptional elevated position close to Forres and its golf course, with some of the finest views across the Moray Firth.



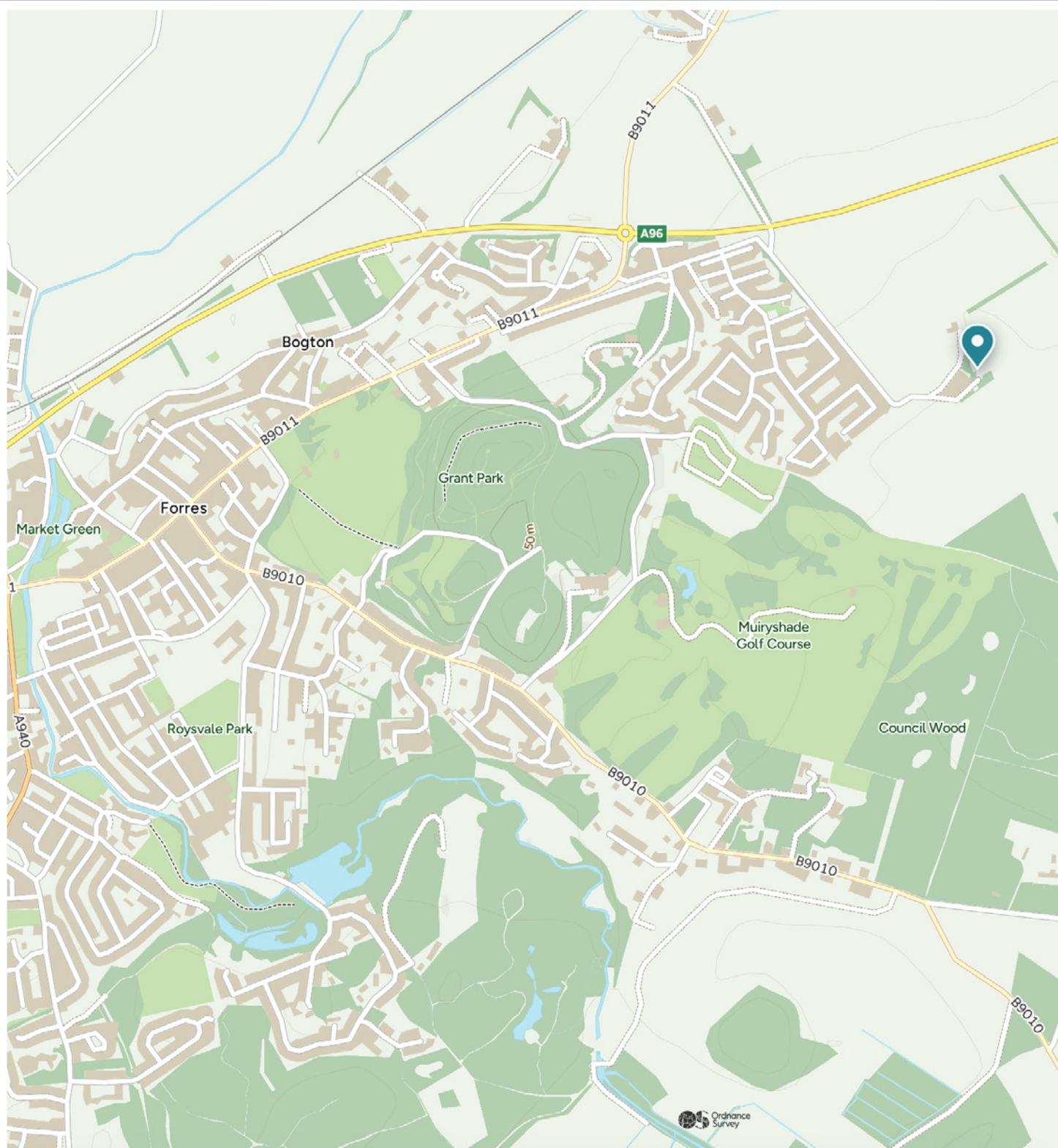
THE LOCATION

Forres is a well-regarded town in the north east of Scotland, known for its attractive surroundings, strong community and excellent quality of life. The town provides a wide range of everyday amenities, including independent shops, cafés, supermarkets, restaurants and professional services, together with both primary and secondary schooling. The highly regarded Gordonstoun is within easy reach, with school transport available locally.

The area is particularly noted for its natural beauty, with Forres itself recognised for its parks, floral displays and woodland walks. Outdoor pursuits are exceptionally well catered for, with the beaches and watersports facilities at Findhorn a short drive away, while the forests of Culbin and Newtyle provide extensive walking, cycling and riding routes. The Cairngorms and Lecht ski areas can both be reached in under an hour, offering excellent seasonal sport and recreation.

Forres is well connected, with a railway station on the Aberdeen to Inverness line, regular bus services and convenient access to both Inverness Airport and Aberdeen Airport, providing domestic and international connections. Further amenities, including hospitals and wider retail facilities, are available in both Elgin and Inverness.





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