



**Harper
Macleod LLP**
Estate Agents & Solicitors



Woodside Cottage , Forres, IV36 2RZ

Offers over £385,000

Dating back to the late 1800s, Woodside Cottage is a charming and individual home set on the edge of the sought-after village of Dallas. Dallas is a thriving community, with a great local school and church, along with convenient proximity to Elgin and Forres. Tastefully upgraded by the current owners with a blend of traditional character and modern comfort, this property is set in a substantial plot of ground. Four stone built outbuildings gives a buyer versatile options for workshops, storage or conversion subject to the usual planning constraints. The accommodation comprises entrance porch, hallway, lounge, dining kitchen, utility room, three double bedrooms and a family bathroom. The property further benefits from double glazing, LPG gas central heating with traditional style cast iron radiators throughout, driveway providing off street parking for several vehicles & electric car charging point and in addition to the stone outbuildings there is a home office/summerhouse with hardwired WiFi; power & light; a substantial Rhino greenhouse and numerous raised beds with plumbing in place for an irrigation system to be installed.

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ENTRANCE PORCH

7'4" x 5'0" (2.25m x 1.53m)



Double wooden storm doors to front; windows to either side; fixed storage units; Hoover tumble dryer; ceiling light fitting; vinyl tiled flooring; double wooden and glazed doors to the hallway.

HALLWAY

22'2" at longest x 16'6" at widest (6.77m at longest x 5.05m at widest)



"L" shaped hallway; built-in cupboard with hanging rail and shelving; three ceiling light fittings; fitted carpet; hatch with Ramsay ladder giving access to the spacious, partially floored loft space which spans the extent of the cottage.

LOUNGE

14'0" x 11'8" (4.27m x 3.58m)



Windows to front and side; traditional fireplace with multi-fuel stove; ceiling light fitting; two wall light fittings.

BEDROOM 3

12'2" x 8'1" (3.72m x 2.48m)



Window to rear; full wall of bespoke built-in wardrobes; ceiling light fitting; fitted carpet.

FAMILY BATHROOM

7'7" x 6'0" (2.33m x 1.83m)



Window to side; wooden flooring; pedestal sink, WC; bath with electric shower over (shower has been disconnected from the power currently); ceiling light fitting; extractor fan.

BEDROOM 2

11'5" x 11'3" (3.50m x 3.44m)



Window to rear; traditional decorative fireplace; ceiling light fitting; fitted carpet.

BEDROOM 1

11'6" x 11'1" (3.53m x 3.40m)



Window to rear; traditional decorative fireplace; ceiling light fitting; fitted carpet.

DINING KITCHEN

14'3" x 11'11" (4.36m x 3.64m)



Window to front; traditional black Rangemaster dual-fuel cooker with gas & electric stove; large fireplace with multi-fuel stove; built-in storage cupboard; traditional ceiling clothes drying rack; ceiling light fitting; vinyl tiled flooring; two built-in storage cupboards; door to utility room.

UTILITY ROOM

9'3" x 8'0" (2.84m x 2.45m)



Window to side; ceiling light fitting; tiled flooring; full height built-in storage cupboards and integrated fridge freezer; concealed wall mounted LPG gas boiler; Shaws England double Belfast sink; integrated washing machine & dishwasher.

OUTBUILDINGS

The property benefits from four spacious stone-built outbuildings.

BARN

42'7" x 22'11" (13m x 7m)



Formerly a cattle byre, this is the largest of the stone outbuildings with timber extension to the rear; power.

WORKSHOP

32'9" x 19'8" (10m x 6m)



Power & strip lights; range of storage; work benches. There is also a outdoor larder attached to the workshop with separate access door; power & light; fridge & freezer.

GARAGE

19'8" x 13'9" (6m x 4.20m)



Power & light; electric car charging point.

BOTHY

19'8" x 19'8" (6m x 6m)



Power & light; wooden staircase.

DOG RUN

19'8" x 9'10" (6m x 3m)

DRIVEWAY



There is a driveway to the front of the property providing off street parking.

OUTSIDE



The cottage sits in a generous plot, extending to 0.7 acres, bound by dry stone dyke to the front & remainder by stock fence and enjoys a private, non-overlooked setting while being just a few hundred metres from the village centre. The front garden has two areas ready for planting, bordered by a cobbled stone path. The large expanse of rear garden has many raised beds which has given the current owners a very productive kitchen garden. The garden has been thoughtfully planted with a mix of shrubs, perennials, and bulbs, providing year-round colour and interest. It also boasts multiple herb and fruit gardens, along with a wide variety of established fruit trees and hedging. Large Rhino black framed greenhouse with power & automated roof vents. The rear garden has multiple power distribution boxes throughout, one at the green house, one in the summer house with outdoor socket and one in the centre of the garden ready for patio lighting or for a pond. The rear garden has also been plumbed ready for irrigation system to be installed, if desired.



NOTES

Included in the asking price will be all carpets and fitted floor coverings, all light fittings, all bathroom fittings, the Range cooker in the kitchen, the tumble dryer in the entrance porch, the integrated fridge freezer, washing machine & dishwasher in the utility room and the fridge & freezer in the outdoor larder.

The large dresser in the kitchen will be removed.

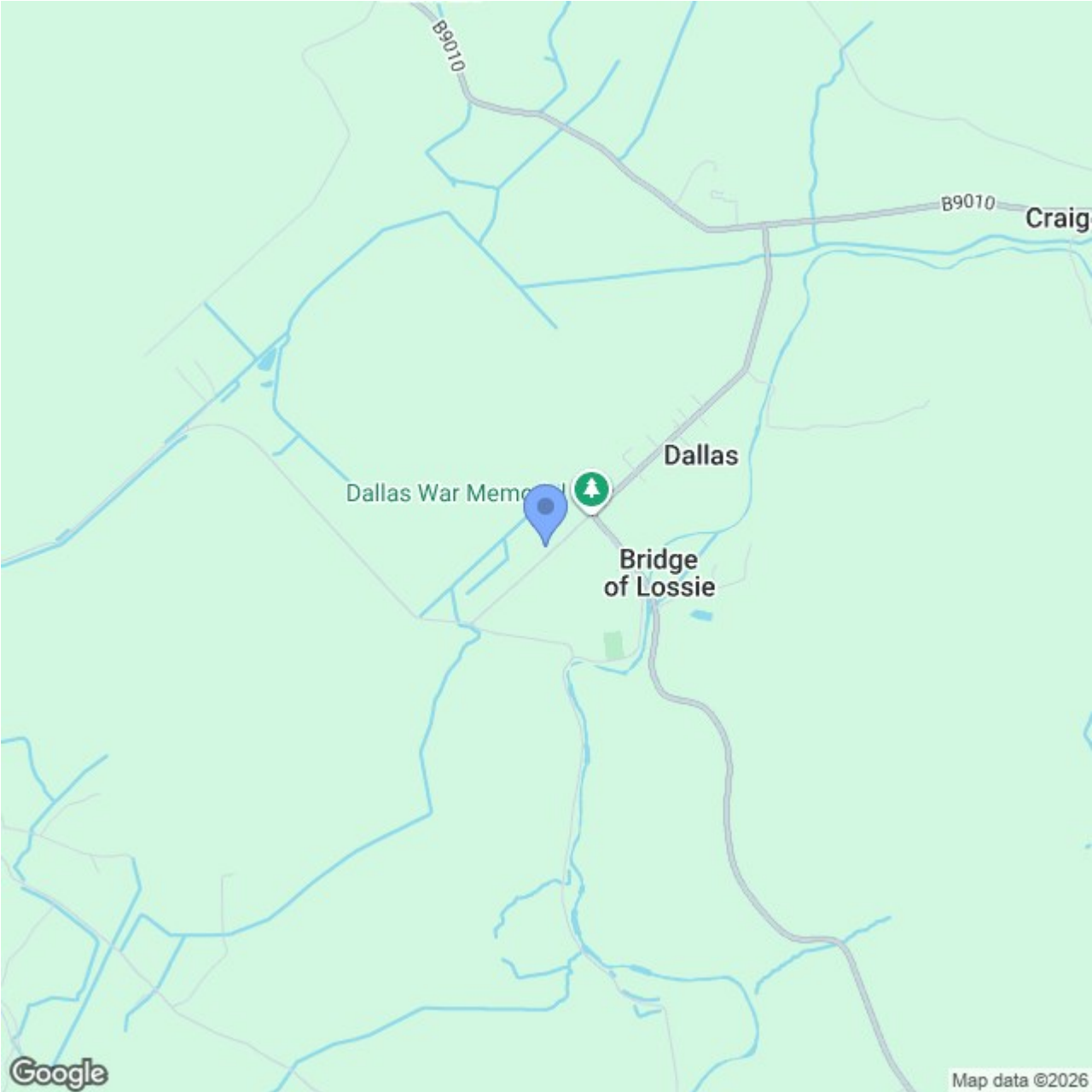
Council Tax Band: C

HOME OFFICE/SUMMER HOUSE

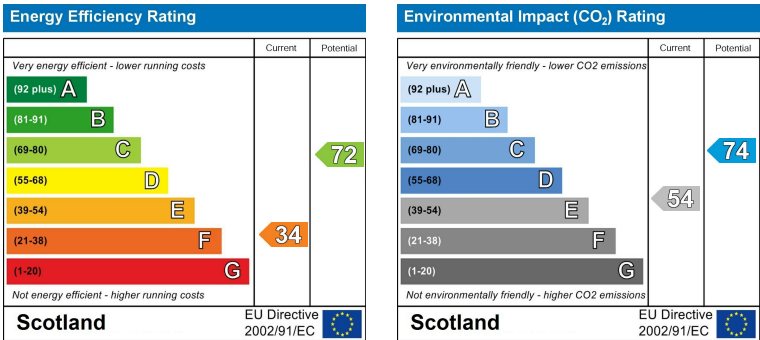


The home office benefits from 45mm thick solid walls and insulated roof & floor; power; light; hardwired Wi Fi.

Area Map



Energy Efficiency Graph



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