



## HIGH TORE

FORRES, IV36 2RW

£695,000  
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present High Tore, a truly exceptional five-bedroom family home nestled in the heart of beautiful countryside, approximately midway between Rafford and Pluscarden at the top of the scenic Pluscarden Valley. Offering around one acre of private grounds, this impressive residence combines space, natural light, and refined design to create a home of real distinction.

Set over two floors, the property offers a superb flow and balance between family living and entertaining space. The welcoming entrance hallway is bright and airy, featuring a woodburning stove shared with the generous triple-aspect lounge, which enjoys garden views and patio doors to the outdoors. To the opposite side, the stunning kitchen/dining/family area is the true heart of the home—an expansive, light-filled space with floor-to-ceiling windows and sliding doors running the full southern aspect. The bespoke kitchen features painted solid oak cabinetry, granite worktops, a large island, and a woodburning stove, creating a warm and sociable environment perfect for gatherings.

A home office, utility room, store, integral garage, and stylish shower room complete the well-planned ground floor. Underfloor heating throughout enhances comfort and energy efficiency.

Upstairs, the galleried landing with Velux windows adds to the home's airy atmosphere and leads to five double bedrooms, two of which benefit from balcony windows, including a luxurious master suite with walk-in wardrobe and ensuite bathroom. Two further bedrooms share a contemporary Jack-and-Jill shower room, while an additional family bathroom ensures excellent practicality for larger households.

Externally, High Tore enjoys beautifully maintained garden grounds extending to approximately one acre, offering privacy, open views, and ample space for relaxation and outdoor entertaining. A truly remarkable country home combining modern comfort with timeless rural charm.

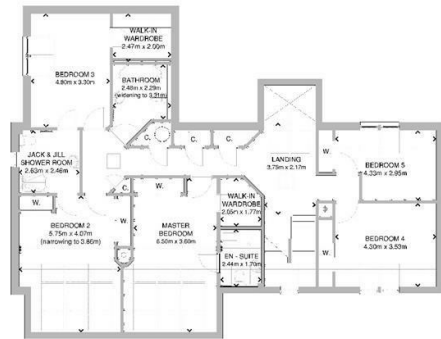
 **ARANCI  
& FIRTH**  
PROPERTY

## HIGH TORE

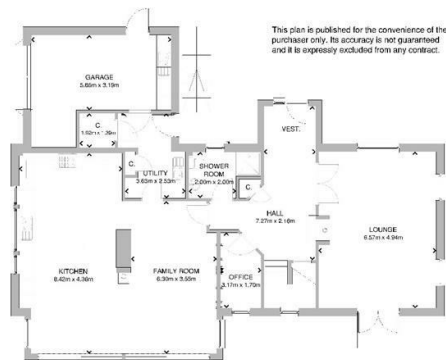
- Outstanding beautiful countryside setting
- Spacious five-bedroom family home set in over an acre of private garden grounds
- Two elegant reception rooms with impressive triple-aspect lounge
- Stunning open-plan kitchen/dining/family area with floor-to-ceiling windows
- Bespoke kitchen design featuring painted solid oak cabinetry, granite worktops, island unit, and woodburning stove
- Luxurious four modern bathrooms, including master en-suite and jack and jill en-suite
- Underfloor heating on both floors ensuring year-round warmth and comfort
- Flexible ground floor layout with home office, utility, store room, and integral garage
- Light-filled galleried landing with Velux windows, two balcony windows and generous storage solutions
- Impressive garden grounds providing privacy and excellent space for outdoor entertaining







First Floor Plan



Ground Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

**EPC Rating: D Council Tax Band: F**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Inclusions: - Included in the sale are all fixed floor coverings, window blinds and integrated appliances.

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