

Sherston House

HILLHEAD, FORRES, MORAYSHIRE, IV36 2QT



Beautifully renovated detached home on the outskirts of Forres, blending boutique-hotel style high-end interiors with exceptional entertaining space, generous garden and countryside views



01542 280 444



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



There are some homes that immediately give you a sense that something special has been created, and Sherston House is certainly one of them. Occupying an enviable position on the outskirts of Forres, this impressive detached property has been extensively renovated and refurbished by the current owners over recent years, with an incredible level of care and attention given to every detail. The result is a home that combines generous proportions and practicality with the finish and feel you would normally associate with a much more contemporary property.

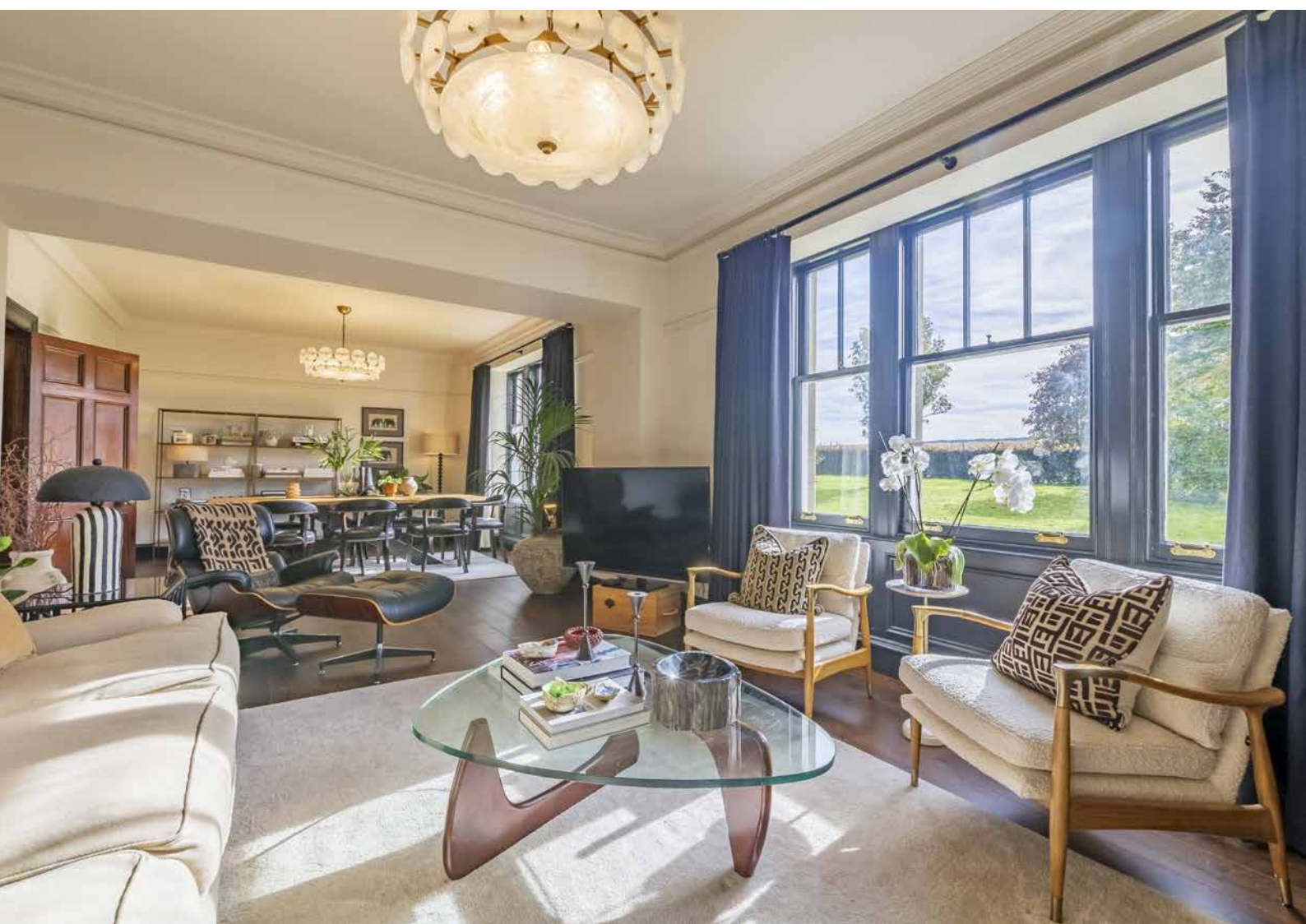
Originally a guesthouse in previous incarnations, the property lends itself perfectly to modern family living and entertaining.

In fact, the boutique-hotel feel of the main living space is particularly fitting given the property's history, with carefully considered colour schemes, beautifully selected fixtures and fittings and an immaculate standard of presentation throughout.

THE LOUNGE/DINER



One of the standout features is undoubtedly the exceptional lounge/dining space, which spans the full width of the property and occupies much of the rear of the home. With large windows overlooking the garden and open farmland beyond, this is a truly impressive space in which to relax, entertain or simply enjoy the outlook. The generous proportions, considered design and quality of finish create an atmosphere that genuinely feels more akin to the lobby of a boutique hotel than a traditional home, while still retaining a warm and inviting feel.



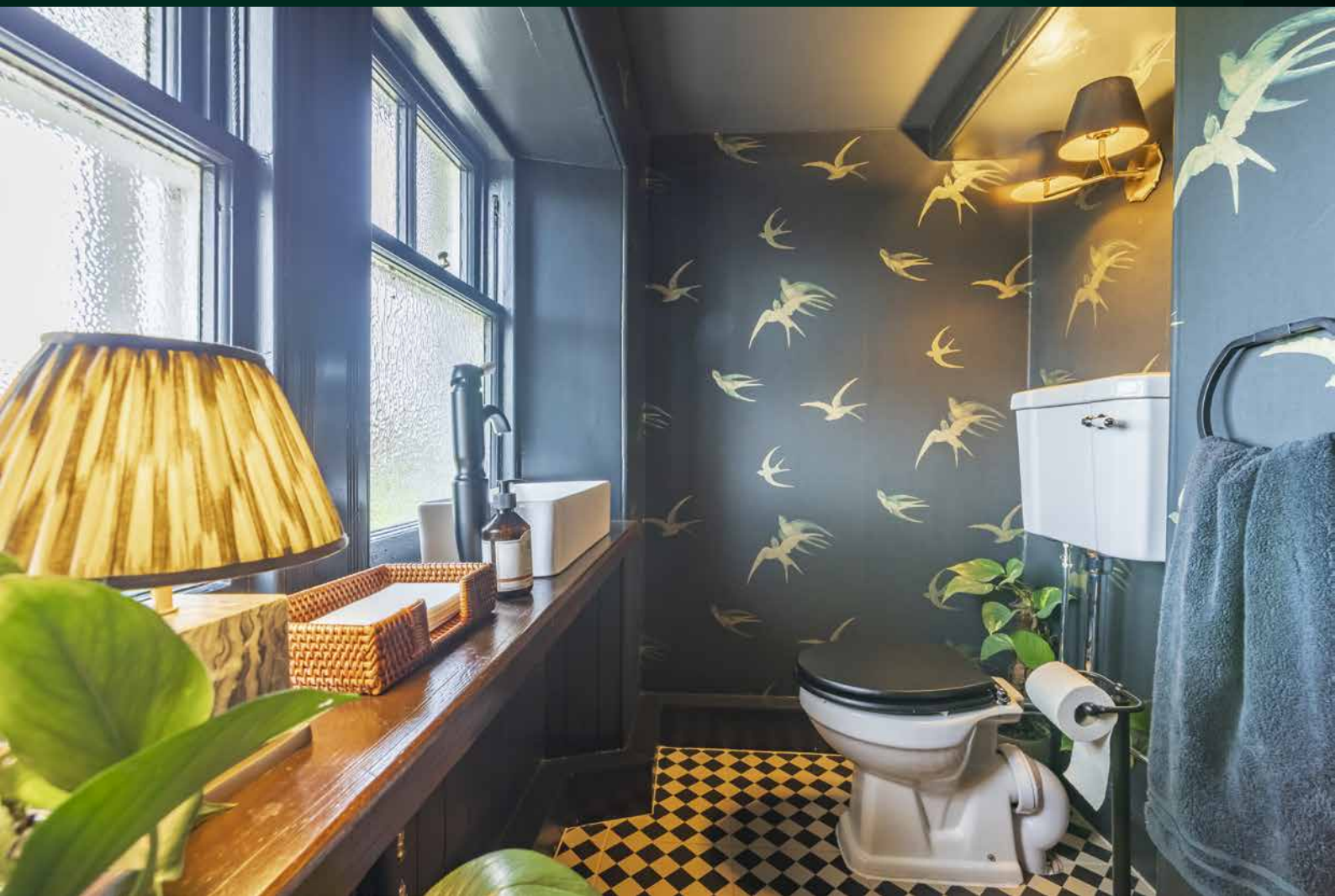
THE KITCHEN



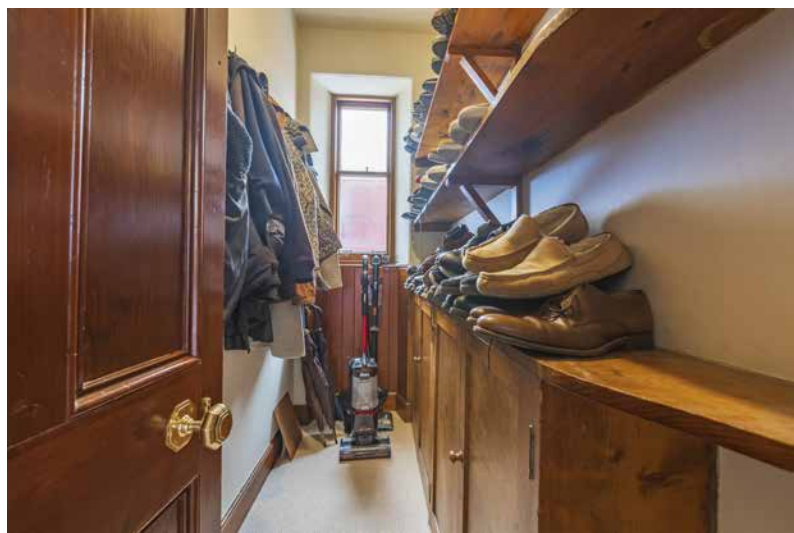
The kitchen is equally impressive and offers plenty of room for a dining table and sofa, making this much more than simply a functional cooking space.

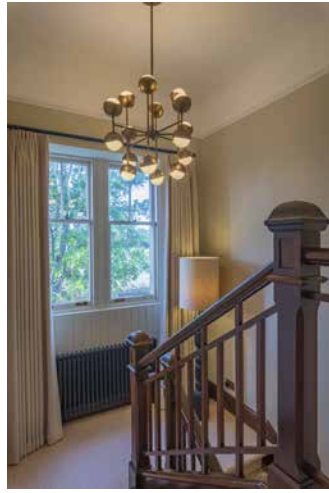


THE WC, UTILITY & BOOT ROOM



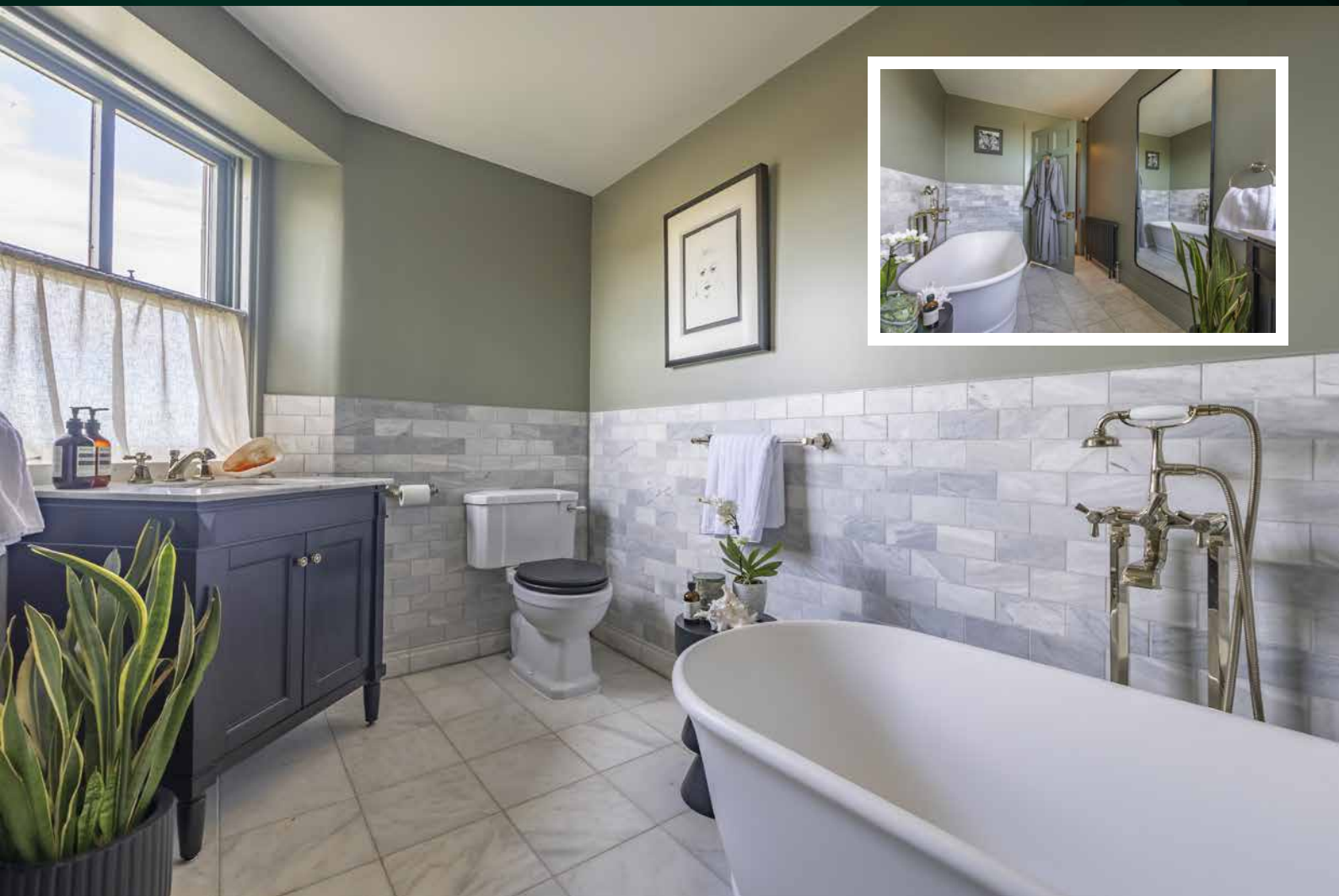
A separate utility area provides additional practicality, while a downstairs WC, boot room and excellent storage complete the ground floor.





Upstairs, the property continues to impress with three genuine double bedrooms. The principal bedroom has been thoughtfully designed to create a luxurious private suite, with a walk-through en-suite shower room leading through to a fully fitted wardrobe and dressing area. Bedroom two also benefits from its own en-suite shower room, while the beautifully finished family bathroom provides the perfect place to unwind, complete with a freestanding bath.

THE BATHROOM



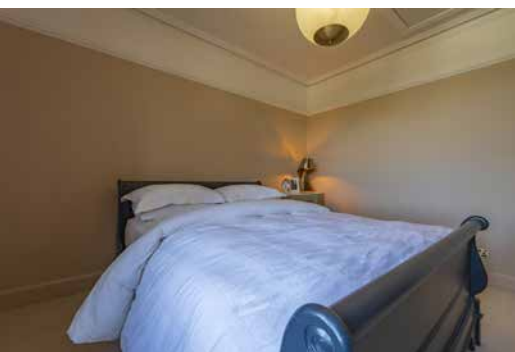
BEDROOM 1



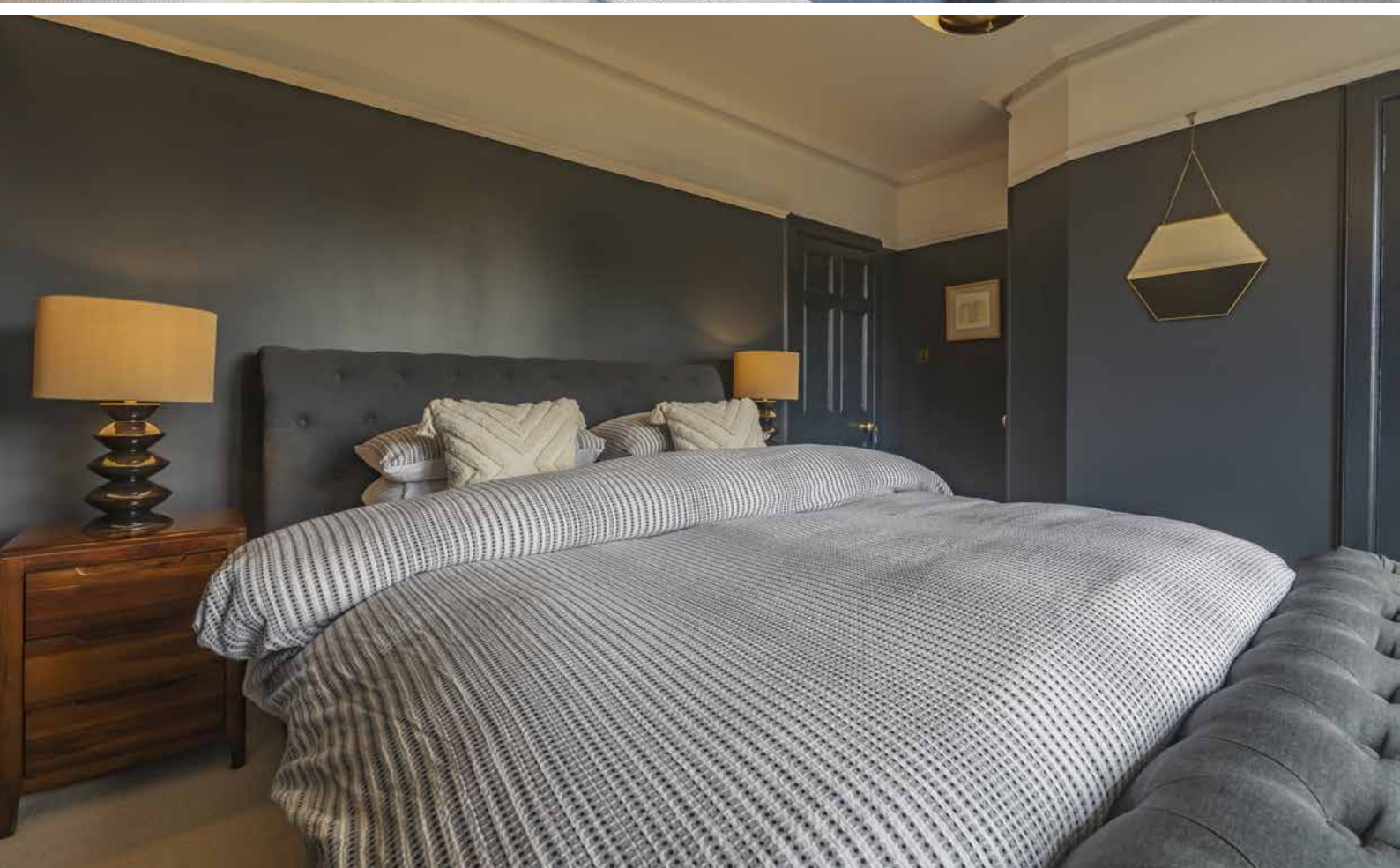
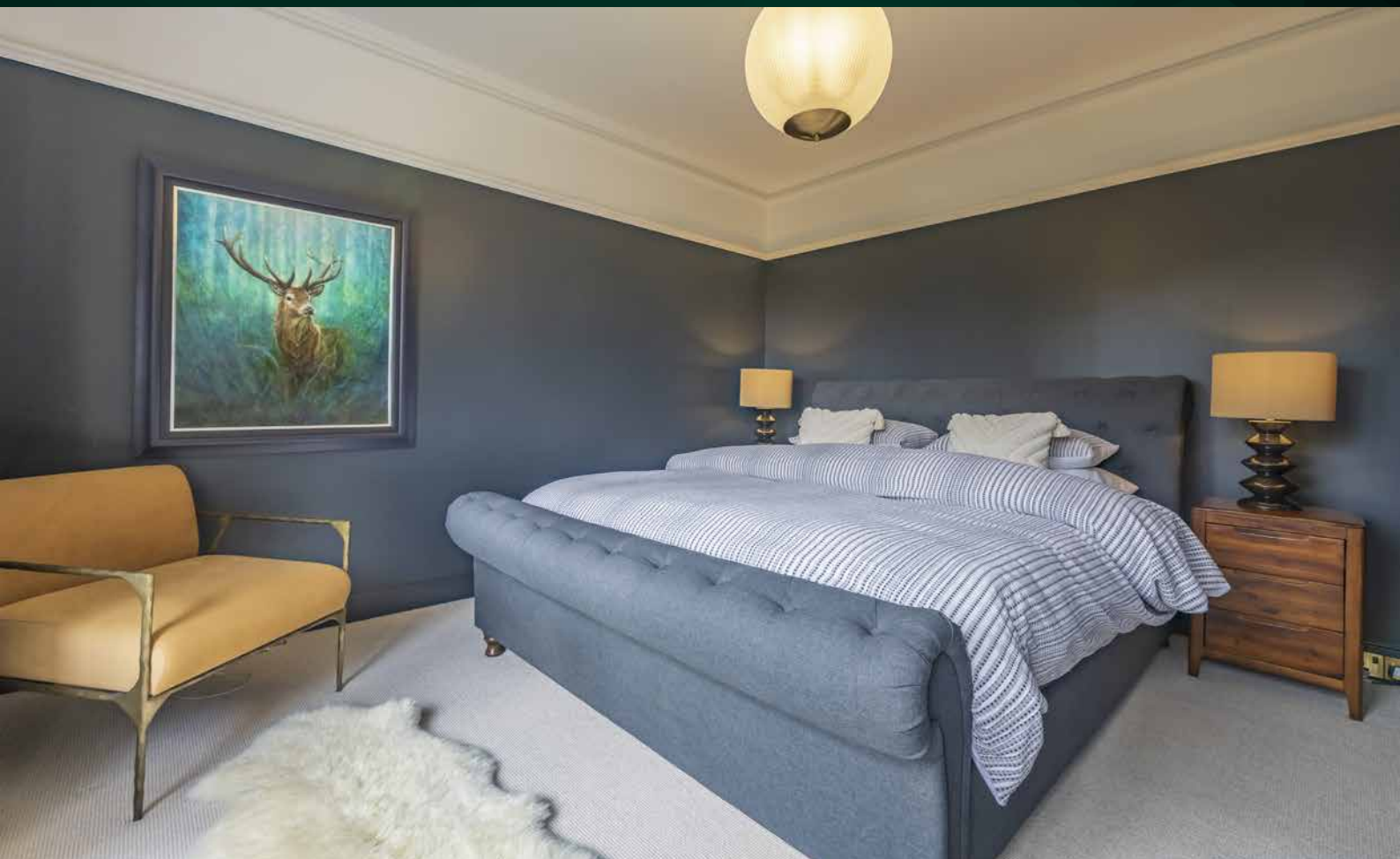
BEDROOM 2



benefits from its own
en-suite shower room



BEDROOM 3



Outside, Sherston House continues to deliver. The front of the property provides generous parking for multiple vehicles, while to the side is a substantial wooden garage/workshop together with a covered lean-to area, offering excellent additional storage and space for hobbies, equipment or workshop use.

The rear garden is a particular highlight. Generously proportioned and backing directly onto fields and farmland, it provides a wonderful sense of space and privacy that is becoming increasingly difficult to find. There is ample room for outdoor dining, entertaining, children to play, or simply enjoying the surroundings, with the outlook adding another dimension to what is already an exceptional home.

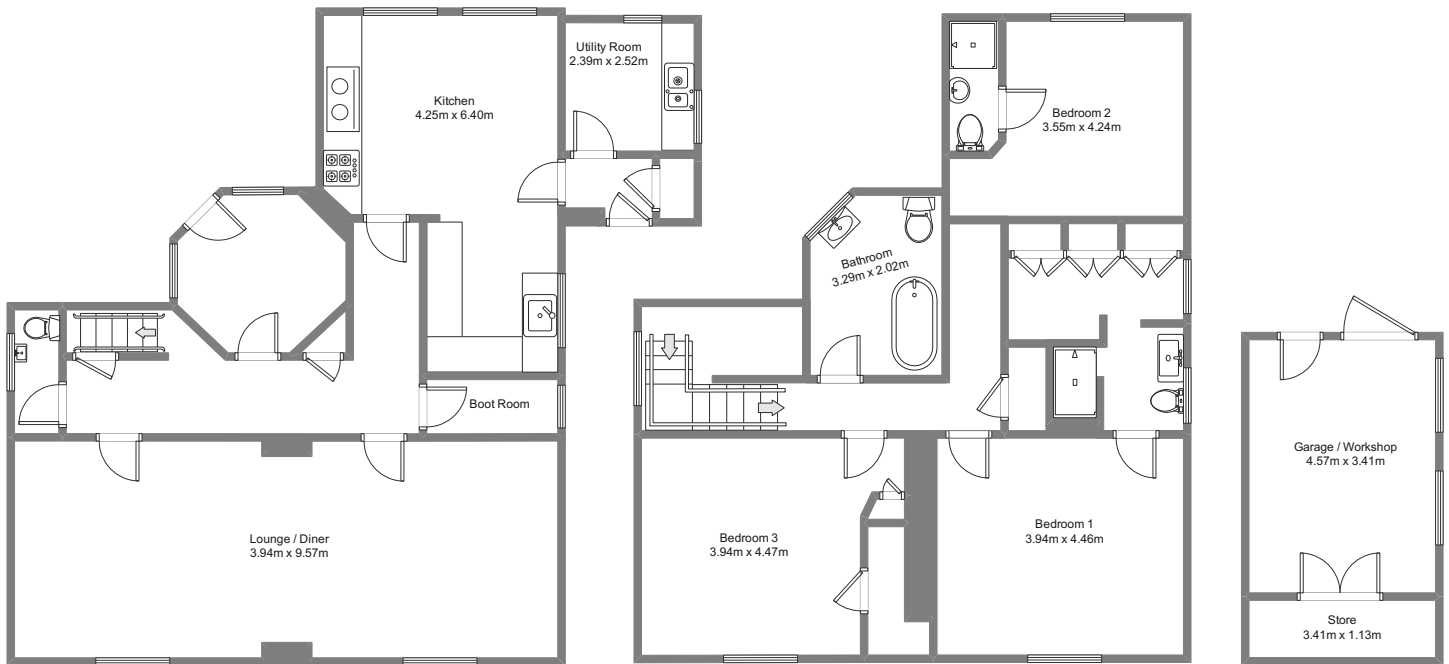
Sherston House is one of those properties where the photographs will certainly give you an impression of what has been created, but it is only on a personal visit that you will truly appreciate the quality, attention to detail and sheer amount of thought that has gone into the renovation. A beautiful, individual detached home in a superb setting on the outskirts of Forres, offering an impressive combination of style, space, practicality and countryside outlook.

EXTERNALS & VIEWS



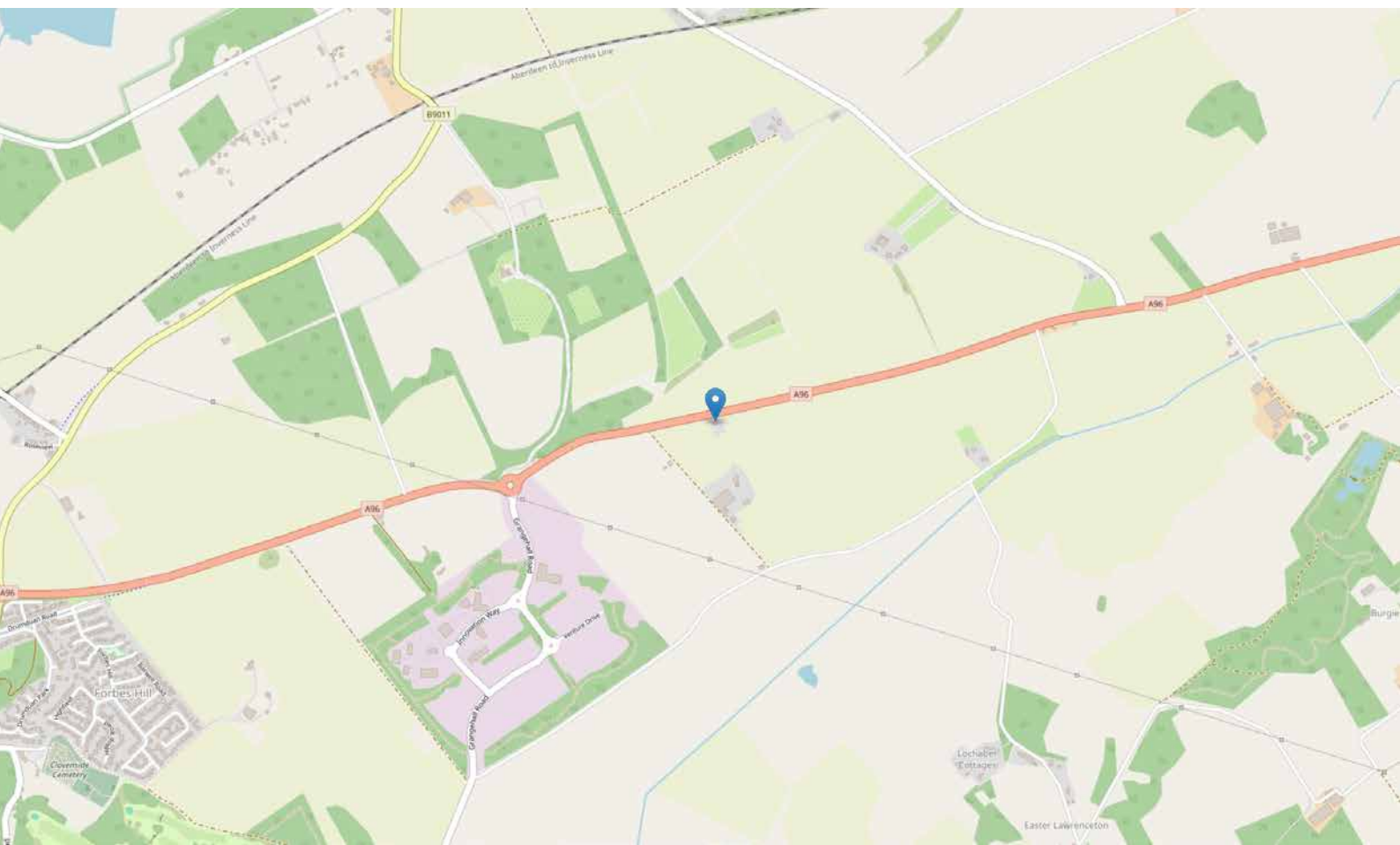


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 190m² | EPC Rating: D



THE LOCATION

Forres is a well-regarded town in the north-east of Scotland, offering an excellent quality of life within attractive and well-connected surroundings. The town has a strong local community and 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 School is also within easy reach, with local school transport available.





The surrounding area is particularly renowned for its natural beauty. Forres itself is celebrated for its attractive parks, floral displays and woodland walks, while the nearby village of Findhorn offers beautiful beaches, watersports and a relaxed coastal setting. The extensive forests of Culbin and Newtyle provide excellent opportunities for walking, cycling and riding, while the Cairngorms and Lecht ski areas can both be reached in under an hour, providing a wide range of outdoor pursuits throughout the year.

Forres is also well placed for travel and commuting, with a railway station providing services on the Aberdeen to Inverness line, regular bus services and convenient road links to the wider region. Inverness Airport is readily accessible, while Aberdeen Airport is also within reach, providing a range of domestic and international connections. Further amenities and services, including major retail facilities, healthcare and hospitals, can be found in nearby Elgin and Inverness, making Forres an attractive base for both everyday living and exploring the wider Highlands and Moray region.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01542 280 444

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
CRAIG PETERS
Surveyor



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.