4 Newton of Dalvey, Forres, IV36 2TB



A beautifully presented and spacious family home, offering well-proportioned accommodation, contemporary living spaces and delightful countryside views. The property boasts three double bedrooms, a modern fitted kitchen/diner with an impressive range of integrated appliances, a comfortable family lounge with multi-fuel stove, and a fabulous sunroom enjoying uninterrupted views across the surrounding countryside. Further accommodation includes a welcoming entrance vestibule, generous hallway with excellent storage, family bathroom, separate utility room and cloakroom.

Externally, the property enjoys mature and well-maintained gardens, featuring a wildlife pond, greenhouse, raised vegetable beds and a charming fruit orchard. A covered timber-framed seating area provides the perfect setting for relaxing and enjoying the views. A gated stone-chip driveway offers ample off-road parking, together with a useful carport incorporating an outdoor washing and dog grooming area and single garage.

Additional benefits include double glazing, solar PV with annual income up to £2000 p.a, excellent storage throughout and a wealth of practical outdoor facilities.

An internal viewing is strongly recommended. EPC Rating Band “D”

OFFERS OVER £360,000

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Entrance Vestibule – 5'11" x 6'9"

Accessed via a secure uPVC entrance door featuring double-glazed panels, the vestibule provides a welcoming entrance to the property. There is a ceiling light fitting, carpeted flooring and double-glazed windows overlooking two front aspects. Fitted shelving provides useful storage, together with a built-in cupboard housing additional shelving, the fuse box, solar PV equipment and meters. A set of double doors with glazed panel inserts leads through to the main hallway.



Hallway – 21'7" x 3'3", extending to 14'7" x 4'10"

A spacious L-shaped hallway providing access to the principal living accommodation, bedrooms and bathroom. The hallway benefits from three pendant light fittings, a ceiling-mounted smoke alarm, double radiator, double power socket and wall-mounted bell chime. Carpeted flooring runs throughout.

There are two useful walk-in storage cupboards, one fitted with wall-mounted shelving and coat hooks, and the other providing additional shelving. Both have carpeted flooring. Loft access is available via a Ramsay ladder.



Lounge – 14'5" x 14'5" (including recess)

A spacious and inviting family lounge, offering a comfortable and attractive living environment. The room features a striking multi-fuel stove set beneath a wooden mantel with tiled hearth, creating an attractive focal point.

Additional features include a five-bulb ceiling light fitting, decorative coving, smoke alarm, double radiator, carpeted flooring, satellite connection and various power sockets.

The lounge enjoys a lovely double aspect, with windows overlooking the front and side aspects, all complemented by curtain poles, curtains and tie-backs. A door leads back to the hallway, while double doors provide access through to the kitchen/diner, offering flexibility for both everyday living and entertaining.







Kitchen/Diner – 19'8" x 11'2"

A particularly impressive, contemporary kitchen and dining space, beautifully fitted with a comprehensive range of high-gloss wall and base units, complemented by quartz sparkle work surfaces and matching upstands. Under-unit lighting enhances the modern finish.

The kitchen boasts an excellent range of integrated appliances, including an electric oven with warming drawer, combination microwave, wine cooler, full-size fridge and integrated dishwasher. Cooking facilities comprise a large Siemens induction hob with stainless-steel chimney-style extractor hood.

Further features include a stainless-steel sink with Quooker hot water chrome mixer tap and separate filtered water tap, a concealed pull-out refuse cupboard and additional condiment storage with a pull-down shutter door, shelving and double power socket. There is a useful breakfast bar, together with ample space for a dining table and chairs, making this an ideal space for everyday family living and entertaining.

The room benefits from two uPVC double-glazed windows overlooking the rear aspect, recessed LED spotlights, an upright radiator, additional double radiator, various power points, BT and Wi-Fi connections, thermostat control panels and a ceiling-mounted heat detector.

Attractive Amtico wood-effect flooring runs throughout. Multi-panel glazed doors provide access to both the lounge and the delightful sunroom, while a further door leads to the utility room.











Utility Room – 6'5" x 5'7"



A practical and well-appointed utility room fitted with high-gloss wall-mounted cabinets, incorporating under-unit lighting, and quartz work surfaces with matching upstands. There is under-counter space for a washing machine, tumble dryer and freezer, together with a single radiator, double power point and Amtico wood-effect flooring. A timber door with double-glazed inset panels, complemented by matching side windows and an external canopy, provides direct access to the garden. A further door leads to the cloakroom.

Cloakroom – 4'8" x 4'2"

Fitted with a low-level WC and a wall-mounted vanity arrangement incorporating cupboards and useful base storage. There is a single utility sink with chrome mixer tap, ceramic tiled splashback, wall-mounted mirror, chrome accessories, extractor fan and LED lighting. Amtico flooring completes the room.

Sunroom – 14'5" x 9'3"

A fabulous addition to the property, this delightful sunroom enjoys uninterrupted views across the surrounding countryside through extensive double-glazed windows to three aspects. Wooden Venetian blinds provide privacy when required, while allowing natural light to flood the room.

The room further benefits from a four-bulb ceiling light fitting, smoke alarm, double radiator, Amtico flooring and various double power sockets. Multi-panel glazed doors lead directly back into the kitchen/diner, creating a wonderful flow between the living spaces and making this an ideal spot in which to relax and enjoy the outlook throughout the seasons.





Bedroom One – 11'2" x 10'7"

A generously proportioned principal bedroom offering a pleasant outlook over the rear aspect. The room benefits from ceiling light fittings, a single radiator, two double power points and carpeted flooring. A built-in double wardrobe, finished with wooden sliding doors, provides a combination of shelving and hanging storage. A uPVC double-glazed window, complete with curtain pole and curtains, overlooks the rear aspect.





Bedroom Two – 10'10" x 9'10"

A further comfortable double bedroom with pendant light fitting, single radiator, carpeted flooring and two double power points. A built-in double wardrobe, fronted by attractive wooden sliding doors, provides useful shelving and hanging storage. The uPVC double-glazed window overlooks the front aspect and is fitted with a curtain pole and curtains.





Bedroom Three – 9'7" x 10'8"

A well-proportioned double bedroom featuring a pendant light fitting, single radiator, carpeted flooring and two double power points. A built-in wardrobe provides a combination of shelving and hanging storage. A uPVC double-glazed window, complete with curtain pole and curtains, overlooks the front aspect.





Bathroom – 6'7" x 11'4" (maximum measurements)

A well-appointed bathroom fitted with a white suite comprising a low-level WC and pedestal wash hand basin with chrome mixer tap. There is a wall-mounted mirror, glass shelf and shaver light, together with attractive mid-height wall tiling.

The bathroom further benefits from a panelled bath with chrome mixer tap and shower attachment, alongside a separate walk-in shower enclosure fitted with a Triton electric shower, shower tray, full-height tiling and glazed shower screen doors. Additional features include chrome accessories, ceiling light fitting, single radiator, vinyl flooring and an obscure uPVC double-glazed window overlooking the rear aspect.





Outside

Gardens

The property enjoys particularly attractive and well-established gardens, offering a wonderful opportunity for those who appreciate outdoor space, gardening and the surrounding countryside.

The mature front garden incorporates a wildlife pond, greenhouse and six raised vegetable beds, which have enjoyed a particularly productive season with raspberries and rhubarb along with Blackcurrant and White currant bushes. There is also a charming small orchard, planted with apple, pear and plum trees, providing an abundance of home-grown fruit.

The gardens are enclosed by established hedging, which continues around the rear boundary, providing a good degree of privacy and a natural setting.

To the side, the garden is predominantly laid to lawn, with four compost bins and a stone-chip pathway leading through to the rear garden.

A particularly appealing feature is the timber-framed *Sitooterie*, with its raised decking and polycarbonate covered roof. This provides a sheltered outdoor seating and entertaining area from which to enjoy the lovely surrounding countryside views. A grapevine grows from one corner, adding further charm and character.











Driveway & Garage– 19’6” x 10’4”

A stone-chip driveway provides generous off-road parking and is secured by timber entrance gates. The driveway offers access to both the garage and carport. The garage has an up and over door to the front access and further door with safety glass to the rear, side window overlooks the car port. Concrete base floor with breeze block walls with rafter storage accessed via a ladder. Power and lighting. Central heating system combi-boiler located here.

Carport

A useful, covered carport, incorporating partial walling, timber sides, a polycarbonate roof and secure gates. The space has been adapted to provide a practical dog grooming or outdoor washing area, complete with a sink, hot water tap and hose.

There is also a further external cold water tap, two wood stores and outside lighting. A further secure gate provides access from the carport into the rear garden.





Rear Garden

The rear garden provides access to the oil storage tank, a timber garden shed offering additional storage and the external entrance to the utility room.

Along the rear boundary, an established embankment of mature shrubs provides an attractive natural backdrop, incorporating holly, viburnum and berberis. A further outside water tap is conveniently positioned beneath the kitchen window.











Loft Space

Accessed via a Ramsay ladder from the hallway, the loft space benefits from two Velux windows overlooking the front aspect and is well insulated. The solar panel inverter is also housed within the loft. Architect loft conversion plans available.

Additional Information

All floor coverings, light fittings, curtains and blinds are included within the sale.

The Solar PV Income agreement which is generating up to. £2000 p.a can be passed on to the new owners of the house, until 2036.

Note 1 –

All floor coverings, blinds, curtain poles, curtains and integrated appliances are included in the sale.

Council Tax Band "E"

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