



# Stynie House, Fochabers

Offer Over £620,000

*ccl*  
PROPERTY



# Stynie House

Fochabers, IV32 7LE

CCL are delighted to offer for sale this superb detached Grade B Listed Georgian farmhouse situated in lovely countryside with approximately 2 acres of garden grounds and woodland, yet only a short distance from the popular village of Fochabers. The property comprises of entrance hallway, elegant lounge, spacious sitting room/dining room, W.C, Study, Pantry, fabulous kitchen and utility room on the ground floor, from the main staircase on the first floor there is the main bedroom with dressing room and en-suite shower room, 2 further double bedroom and the family bathroom. From the ground floor accessed from the rear stairs is 2 adjoining rooms which were the original servants quarters. On the third floor 2 further double bedrooms, a further snug/study and a storage attic into the eaves. The house has been refurbished to the highest of standards with the utmost care given to the period of the property and retaining as much of the charming original features, viewing is highly recommended to appreciate quality and space this property provides.









### The Property

Stynie House is a beautiful Georgian 3 Storey property which the current owners have sympathetically restored to its former glory. It has a modern feel yet still holds the charm of a traditional property with the many original features to be seen throughout. The striking high skirtings and ceiling cornices, original wood floors and fireplaces now with multi fuel stoves installed. The property also benefits from recently installed Bio-mass heating and secondary glazing.

Entering through the original wooden exterior door into the welcoming hallway with stained and polished wood floors, the door to the left accesses the elegant formal Lounge, with statement fire place housing the multi fuel stove, wood wall panelling and bay window. The door to the right gives access to the spacious Sitting Room/Dining Room with double aspect windows, again an original fireplace housing a multi fuel stove and a spacious tranquil formal dining area. To the rear of main entrance hall a door leads to an inner hallway, from there you access a cloakroom with white WC and wash hand basin, a large under stair storage cupboard, continuing on to a good sized Study equipped with built-in bookcase on either side of the room and has an exterior door leading to the rear patio. There is a very traditional cold store pantry where many original features remain with the slate cold stone floor, built in larder shelving and further wall shelving, next to the pantry is the spacious kitchen which is light and airy with white base units and matching white quartz work tops. With matching central island with further storage and seating. Integral fridge, freezer, dish washer, boiling water tap and free standing 'Lacanche' 5 ring induction range cooker. Beautiful original fire place with wood burner and log store, double aspect windows and door through to the utility room which has further wall and base units providing excellent storage with contrasting wood work top incorporating white twin Belfast sink unit and has an exterior door to the garden. Moving back through the property to the inner hallway, a door leads to stairs giving access to the original servants quarters which consisted of two similar sized rooms, both can accommodate a double bed and bedroom furniture.

The main staircase with original turned banisters and spindles leads to the first floor with large window on the half landing which floods the area with natural light. From the landing you enter the main bedroom into a light tranquil space with the attractive feature of wall panelling, the large dressing room is on an open plan and fully fitted with an array of wardrobes, shelving and drawer storage, a further door continues to the en-suite shower room with walk in shower tiled in white, matching his and her vanity sinks and wood panelling. Next is the family bathroom with three piece white suite comprising Wash hand basin, WC and free standing claw foot bath, a corner



shower cabinet with brick effect tiling house the electric shower. Two further extremely spacious double bedrooms complete this floor.

A hidden staircase again lead up to a landing on the top floor with large storage cupboard, you then access two good sized double guest bedrooms, both elegantly decorated and fire feature fire places. A further smaller room with a sky light window would be ideal as a study or play room completes the top floor.

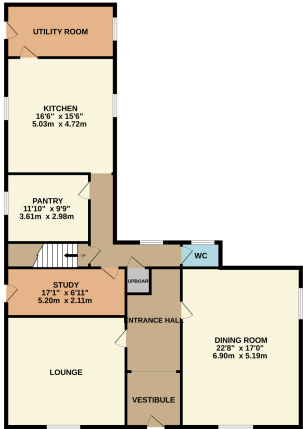
### External

Entering the property on the gravel driveway with woodland to your right and front lawn to your left which is secluded with mature trees and hedging, the driveway continues to the rear where there is parking for several vehicles and leads to the double garage. From the driveway there are gates to both the rear and front of the property. Wrought iron gate gives access onto the large front lawn which is given privacy with the hedging and trees surrounding, the lawn continues round to the side and rear lawns again with privacy from the mature hedging. There is also a raised patio with seating, a further area laid in gravel chips with raised bedding boxes with an array of flowers and shrubs. Then continues to the sheds where the bio-mass boiler is situated and has further storage, there is also a log store and a door into a work shop area which continues on to the double garage. The main entry doors to the garage are from the gravel driveway where there is an outside WC/utility room. At the rear of the driveway is further grass area which leads on the woodland on the far right of the property.

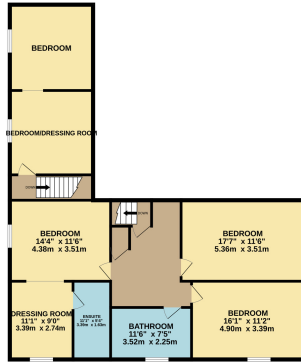
### Situation

The property is located in peaceful countryside yet only a few minutes drive from the centre of Fochabers, where all local amenities are available including; grocery stores, clothes shops, doctors and leisure facilities. The town has both a primary and secondary school, with further education available from UHI Moray College in Elgin. Located on the main A96 trunk road, it enables quick connections between Fochabers and local towns such as Elgin. Elgin is the administrative and commercial capital of Moray and provides further shopping facilities and leisure facilities. From Elgin, train and bus links provide transport to Aberdeen and Inverness where both have vast transport links including International Airports which connect the North of Scotland to the rest of Europe.

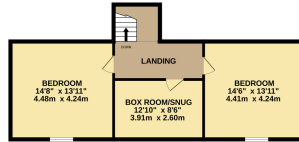
GROUND FLOOR  
1585 sq.ft. (147.2 sq.m.) approx.



1ST FLOOR  
1280 sq.ft. (119.0 sq.m.) approx.



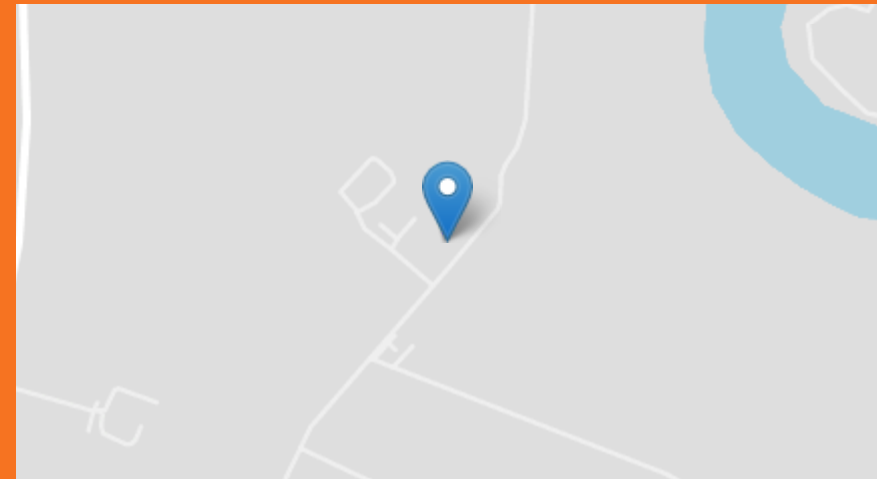
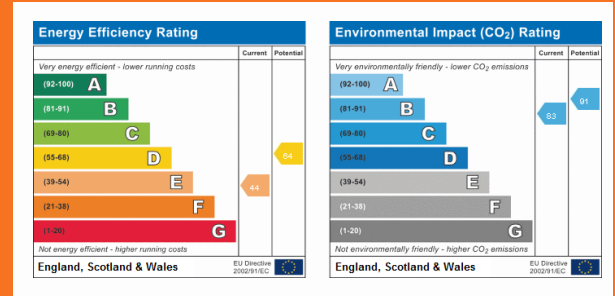
2ND FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



STYNIE HOUSE, FOCHABERS, IV32 7LE

TOTAL FLOOR AREA : 3485 sq.ft. (323.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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