



Green Cove House

Dallas, Forres, Morayshire, IV36

2RZ

Offers Over £575,000



* UNDER OFFER *

Green Cove House is a bespoke 6 bedroom self-build detached house set on 10 acres of ground. The land was purchased in 2006 and the building began in 2012, it is an incomplete property with minor works to be completed. There is planning for a triple garage and pole barn. A completion appraisal valuation of circa £800K in the present market. A project for a keen enthusiast to finish off or for an allocated price pay a builder to complete.

The ground floor of the property comprises; hallway, open plan living room/dining/kitchen, four bedrooms, bathroom, shower room, plant room and utility. The first floor; landing and two bedrooms (one with en suite shower room and walk-in wardrobe). Viewing is essential to fully appreciate the setting and potential of this property.

** Please note this is a cash purchase only.



ENTRANCE HALLWAY 26'2" x 9'2"

Entry to the property is into the hallway which has a wow factor with its double height entrance and slate tiled floor. From the hall there is access to the kitchen, understairs cupboard, utility room, shower room, bedroom one and staircase to first floor. There is a corridor that takes you along to bedroom 2,3,4 and shower room. There is also access out to the front of the property via French doors.

DINING/KITCHEN/LIVINGROOM 45'11" x 25'11"

The open plan living/dining/kitchen is 5.5m at the highest point above the living area and offers a real sense of space whilst the triple aspect windows and two patio doors allow a good source of natural light into the room. There is a bay window with floor to ceiling windows allowing for un-interrupted spectacular views over the land. There is an opening for a log burner to be installed. Between the sitting area and kitchen is space for a large family dining table with views out the French doors which have large windows on both sides
The kitchen has dove grey full height units with integrated oven and microwave and space for an American fridge freezer. An island with dove grey units contains the sink, dishwasher, 5 ring induction hob and extractor hood set in the ceiling. Grey slate tiled flooring.

UTILITY ROOM 9'10" x 10'9"

The utility room has plumbing for two white goods, under sink units, drawers and wooden worktop. Coat hooks, storage cupboard and vinyl flooring.

PLANT ROOM 11'5" x 6'6"

The plant room houses the boiler and fuse boards. Access to the rear of the property is gained from here.
The property is fitted with a 14kW Mitsubishi air source heat pump, underfloor heating on the ground floor, 5Kw Solar Panels, windows are double glazed timber and aluminium framed units, a private septic tank and water supply.

SHOWER ROOM 13'5" x 5'10"

The shower room is fitted with white wash hand basin and w/c. There is plumbing for a shower to be fitted. White tiled walls, grey slate flooring, shelved storage cupboard.

BEDROOM 1 19'4" x 13'1"

This bright and spacious bedroom sits to the rear of the property and provides ample space for a king-size bed and freestanding furniture. Views across the countryside and access to the garden through the French doors.

BATHROOM 16'0" x 5'10"

The spacious bathroom is complete with WC, wash hand basin, bath and heated towel radiator. Grey slate tiles and led lights to complete the room.

BEDROOM 2 15'8" x 10'9"

This spacious bedroom provides ample space for a king-size bed and freestanding furniture. A fitted triple wardrobe, Velux window and carpet complete the room.

BEDROOM 3 15'8" x 10'9"

This spacious bedroom provides ample space for a king-size bed and freestanding furniture. A fitted triple wardrobe, Velux window and carpet complete the room.

BEDROOM 4 19'4" x 10'9"

This spacious bedroom with triple aspect windows provides ample space for a king-size bed and freestanding furniture. A fitted triple wardrobe, Velux window and carpet. There is a framework in place which has been covered over in the gable end of the house to add French doors.

FIRST FLOOR

MASTER BEDROOM 20'11" x 14'5"

This spacious bedroom with a WOW factor as you walk into the suite and see the view through the french windows with Juliette balcony. This room provides ample space for a king-size bed and freestanding furniture The suite has a walk-in wardrobe with shelving and a hanging rail and the en-suite is fitted with w/c, wash hand basin and double shower with wet wall. Anti-slip flooring.

BEDROOM 5 17'8" x 15'5"

This spacious bedroom provides ample space for a king-size bed and freestanding furniture. Double aspect Velux windows provide a good source of natural light. There is plumbing in place for a radiator.

ADDITIONAL INFORMATION

Council Tax band - G
EPC Rating - B (90)
Roof mounted Photovoltaic Panels provide additional electricity
Air source to water heating system Private water and septic tank
SEPA authorisation for discharge is in place

LOCATION

Green Cove House is located in a rural setting on the outskirts of Dallas (approx 2 miles) along a private track. Forres and Elgin are both approximately a 20-minute drive, where you will find a full range of amenities and services.

Please use What3words to find the property ///musical.scribbled.delved

Directions ; Take the B9010 from Forres to Bridge of Lossie. Then take the road to Craigroy and head along for 1 mile where you will see Blackmyre Farm on your left. Green Cove House is the next road on your left and then onto the private driveway.

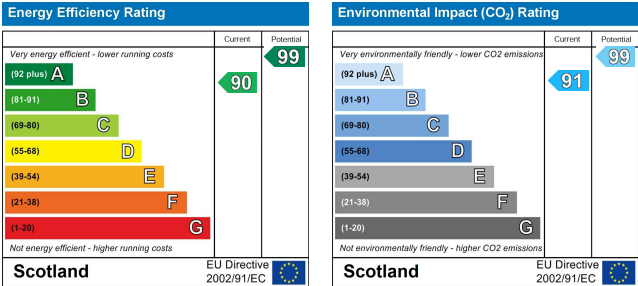
Area Map



Floor Plans



Energy Efficiency Graph







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