

The Barn

EASTER COVESEA, DUFFUS, MORAY, IV30 5QY



CONVERTED FORMER BARN IN A
SEMI-RURAL LOCATION WITH A
SIGNIFICANT ANNEX



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The Barn, Easter Covesea, is a substantial steading that offers several possibilities to utilise this extensive, converted former Barn in a semi-rural location. The Barn lends itself to a large family home with a significant Annex (Airbnb or granny flat) or the potential to add a staircase and create one substantial family home.

The current owners have partially modernised and upgraded. Some work, however, remains. Therefore, the property is being sold as seen with recognition of the potential to increase the property's value once complete, particularly with the proximity and ongoing expansion of RAF Lossiemouth.

The Barn, Easter Covesea



The property has two elements – the family home comprising a large kitchen/diner, lounge, utility, workshop and four bedrooms. The main bedroom has a substantial walk-in wardrobe which could convert into an en-suite bathroom.

There is a further double bedroom and two smaller double rooms or work from home spaces—a large family bathroom with a separate shower and bath and an expansive kitchen with a family dining area.





Bedroom 1





Bedroom 2



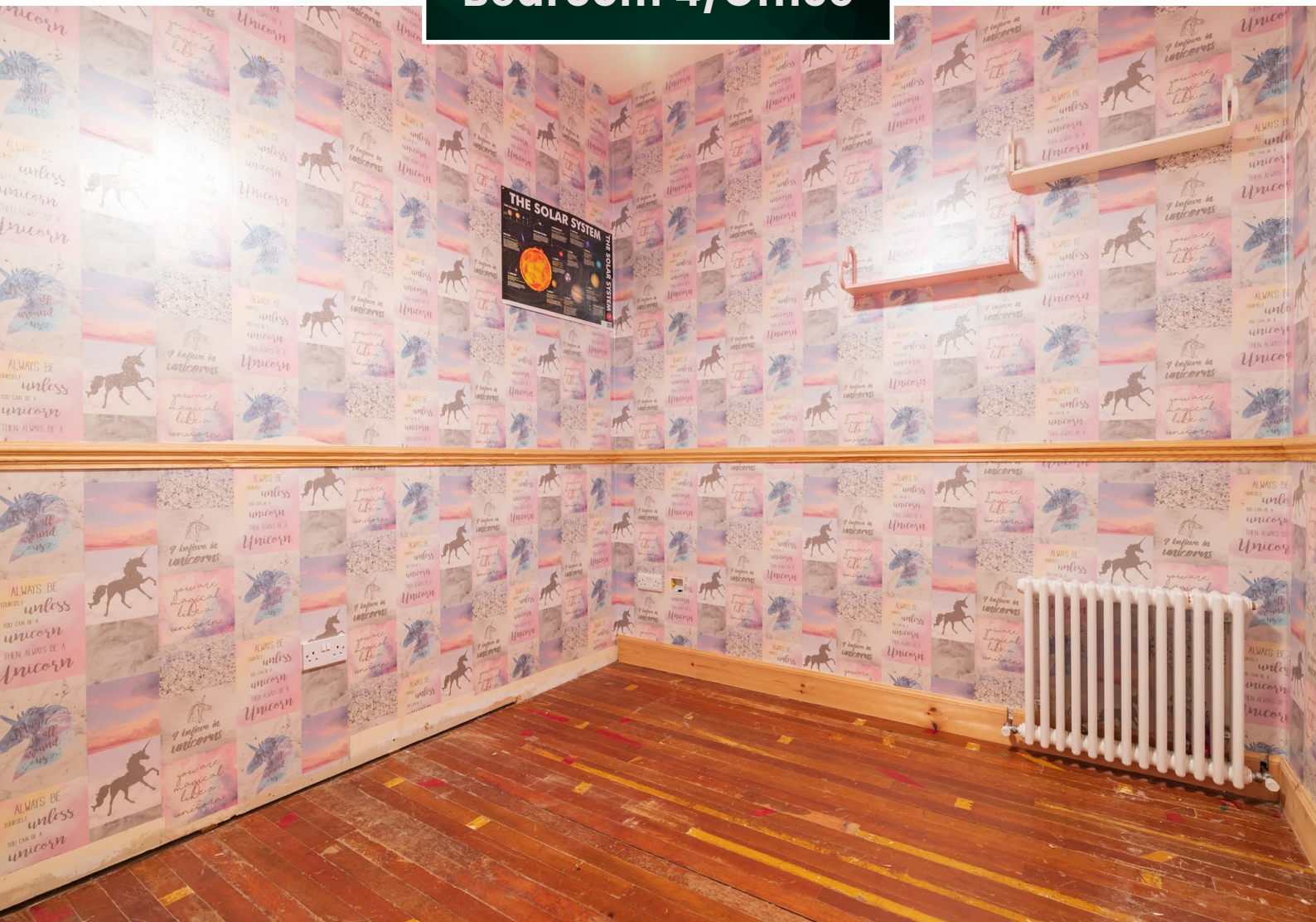


Bedroom 3

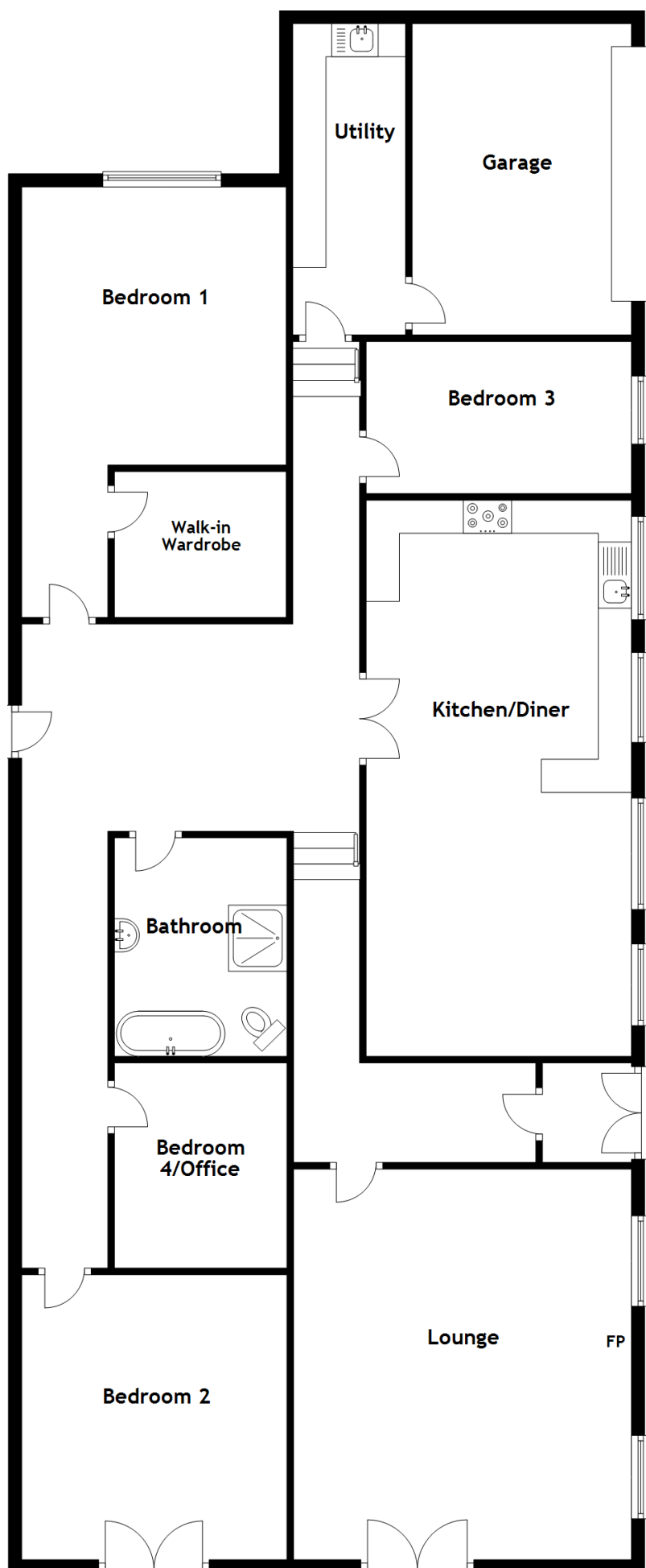




Bedroom 4/Office







Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	8.40m (27'7") x 4.00m (13'2")
Lounge	5.90m (19'4") x 5.10m (16'9")
Bedroom 1	4.20m (13'9") x 3.99m (13'1")
Bedroom 2	4.30m (14'1") x 4.00m (13'2")
Bedroom 3	4.00m (13'2") x 2.30m (7'6")
Bedroom 4	3.10m (10'2") x 2.60m (8'6")
Bathroom	3.30m (10'10") x 2.70m (8'10")
Utility	4.70m (15'5") x 1.70m (5'7")

Gross internal floor area (m²): 291m²

EPC Rating: C



The second element is a stand alone Annexe which is accessed by external stairs. They are a further two large double bedrooms and a standard double bedroom—a family bathroom with a separate shower and bath. The Annexe kitchen has a gas hob electric oven space for a standalone fridge/freezer, dishwasher, and adequate storage.

The bedroom to the front of the Annex has elevated views over RAF Lossiemouth, where you could lose hours watching the aircraft landing and taking off. There is a separate boiler for the Annexe, which will need to be repaired or replaced.

The Barn, Easter Cove sea



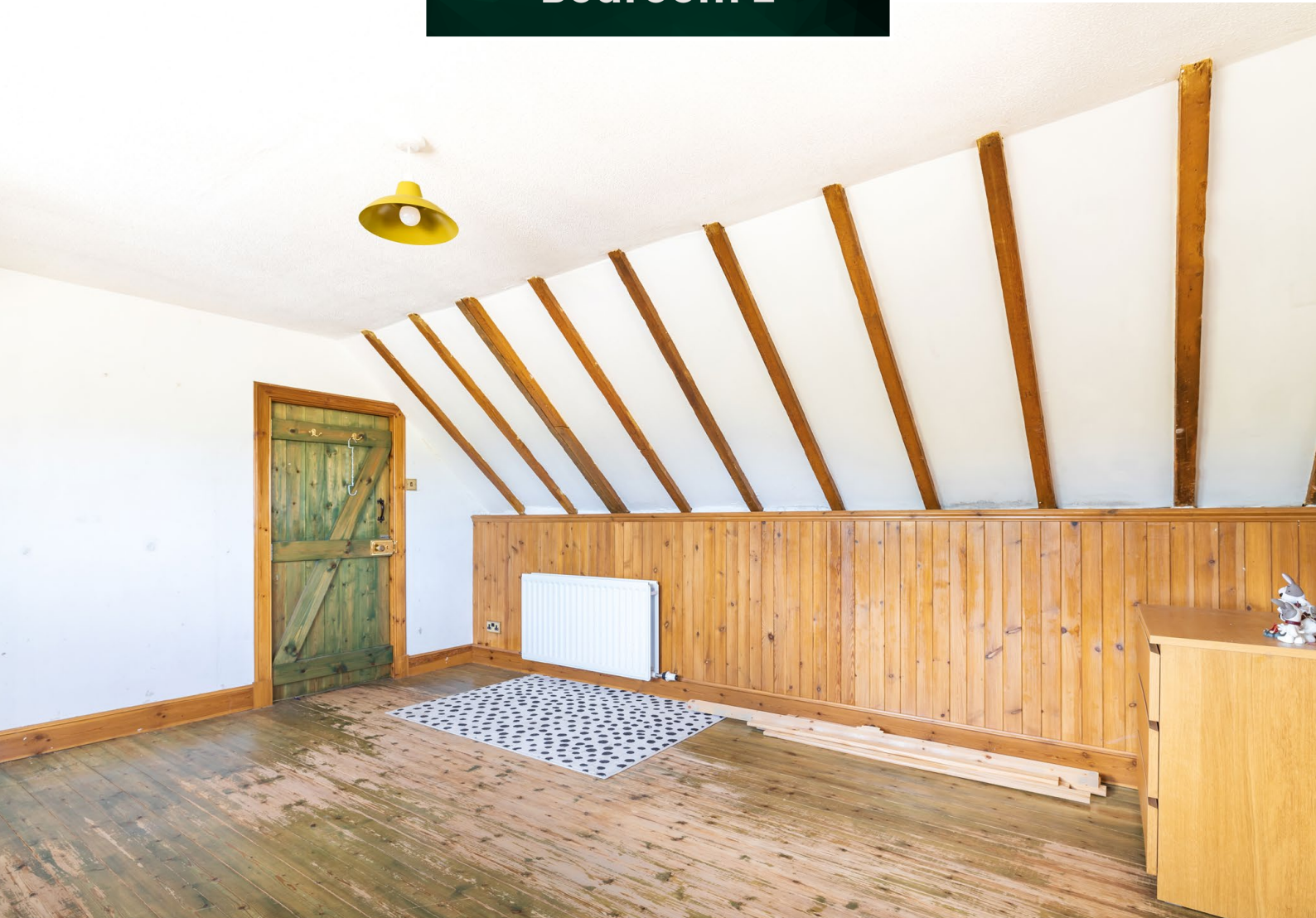


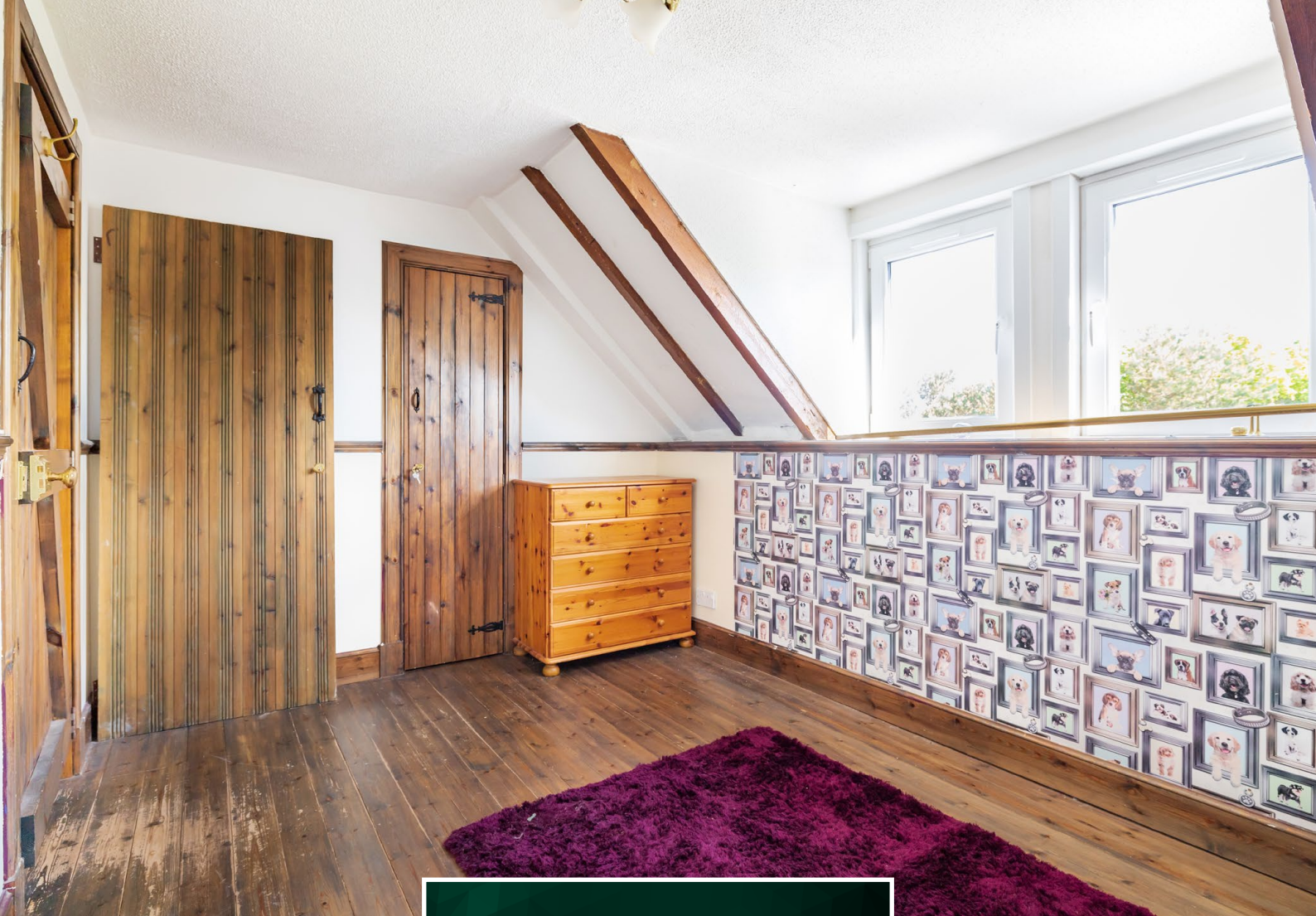
Bedroom 1





Bedroom 2

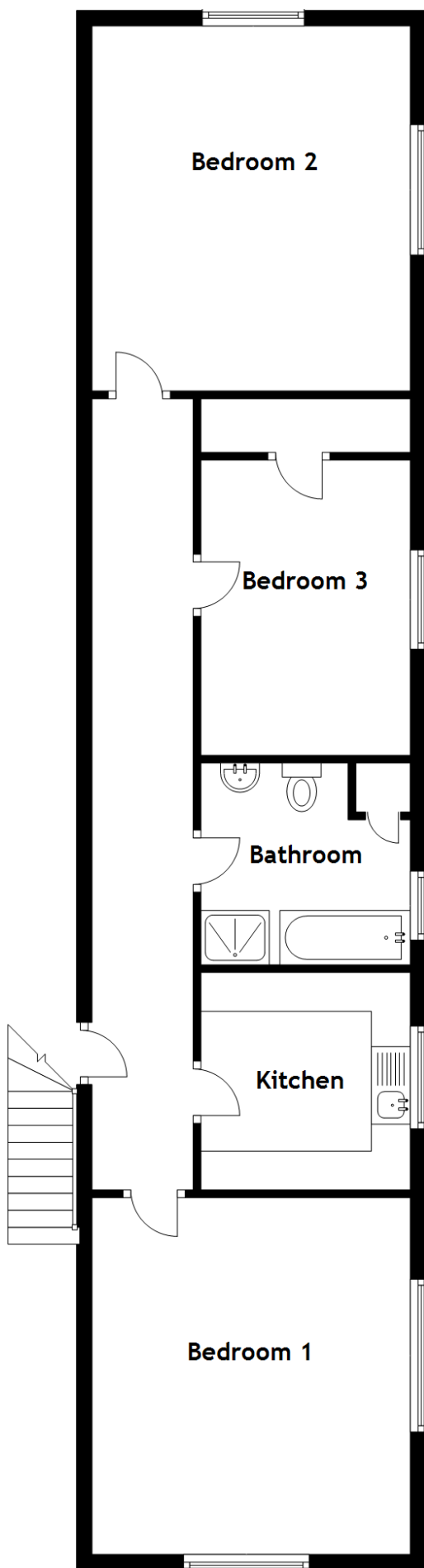




Bedroom 3







Approximate Dimensions
(Taken from the widest point)

Bedroom 1	4.60m (15'1") x 4.10m (13'5")
Bedroom 2	4.70m (15'5") x 4.10m (13'5")
Bedroom 3	3.80m (12'6") x 2.70m (8'10")
Bathroom	2.70m (8'10") x 2.60m (8'6")
Kitchen	2.80m (9'2") x 2.70m (8'10")

Gross internal floor area (m²): 291m²

EPC Rating: C



The front garden comprises a large decking area in front of the lounge patio doors and a wooden summerhouse connected with water/electricity/lighting. Additionally, a fenced inner courtyard includes the oil storage container, the exterior stairs to the Annexe, and sizeable secure storage shed. Adjacent to the front garden is a partially completed lock bloc drive (with just the edging to finish) that will accommodate one car.

The Barn is presented to the market with hardwood floors, generous room sizes, double glazing and oil central heating. There is additional informal off-road parking for up to three cars in front of the property.

Once finalised, this will make a unique and wonderful family home for an expanding family. Due to the accommodation available, it would be perfect for the extended family or separate income stream. First-hand viewing is a must to appreciate this substantial property's scale and potential.





Easter Covsea is situated just 3 miles west of Lossiemouth which is a beautiful coastal town on the Moray Firth. Renowned for its unique climate, and is known as the Jewel of the Moray Firth.

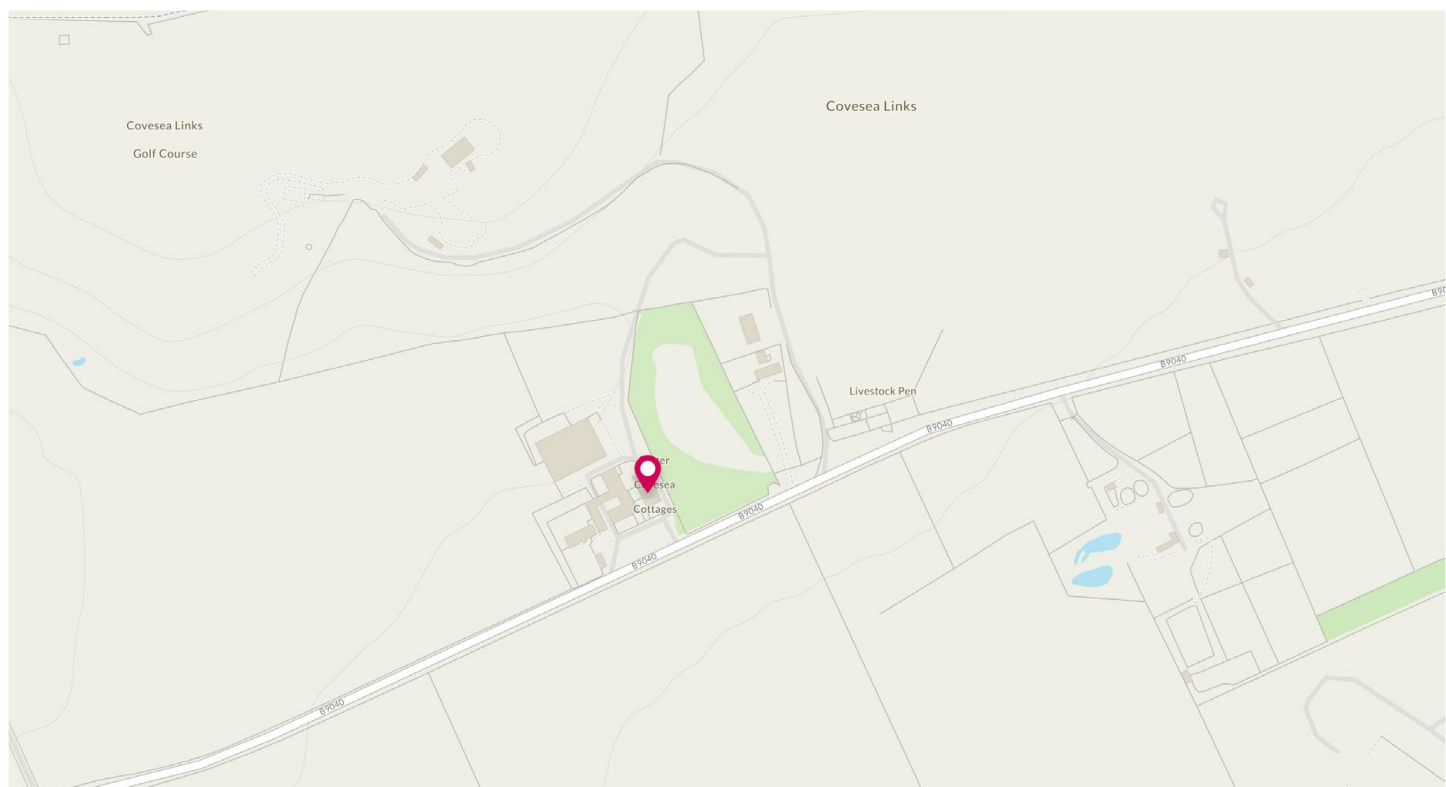
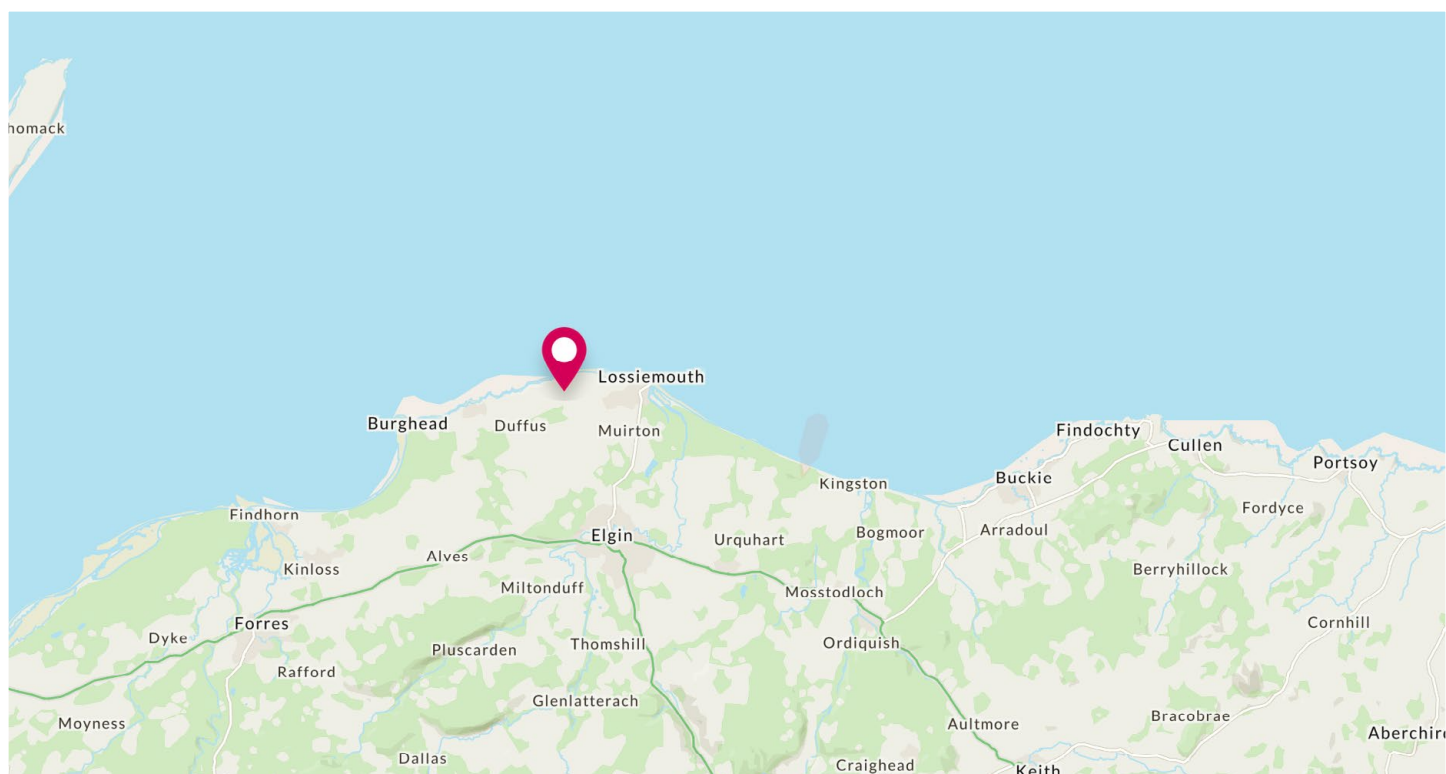
Situated on the Moray Coast, Lossiemouth is favoured by the mild temperatures of the Gulf Stream, miles of excellent beaches and surrounded by Laich of Moray. Lossiemouth West Beach extends for three glorious miles towards Covesea Lighthouse, and the East Beach enjoys undulating dunes which parallel the sea and River Lossie. The town offers excellent services and facilities, including primary and secondary schools, local shops, supermarkets and a Post Office.

The Moray Coast is very diverse and offers spectacular walking, fishing and golf. There is abundant wildlife, including Osprey's, dolphins and seals, frequently seen along this rugged coastline.

Elgin is a cathedral city situated 5 miles south of Lossiemouth and located on the A96, linking Aberdeen and Inverness. Elgin's leisure facilities include a swimming pool, ice rink and many golf courses.







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