

# 3 Cloddymoss

KINTESSACK, FORRES, HIGHLAND, IV36 2TG



A GORGEOUS 3 BEDROOM  
SEMI-DETACHED HOME



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## THE PROPERTY

Set within the serene embrace of the internationally renowned Culbin Woods, 3 Cloddymoss stands as a testament to tasteful refurbishment and thoughtful extension. Originally constructed as a Forestry Commission training centre, this property has been meticulously transformed into a stunning 3-bedroom semi-detached home, boasting a highly desirable country lifestyle.





Perched on a raised outlook, residents of 3 Cloddymoss are treated to sweeping views of the surrounding countryside, while enjoying direct access to an extensive network of pathways meandering through sites of historical and environmental significance. From ancient ruins to hidden natural wonders, every stroll promises a new discovery.

Step inside to discover a kitchen that's as practical as it is stylish, featuring brand-new appliances including a cooker and hob. Most of the white goods, only four years old and impeccably maintained, ensure seamless functionality for everyday living.



The lounge invites relaxation with its plush furnishings and panoramic countryside vistas, providing a tranquil retreat from the bustle of modern life. A standout feature of this property is the impressive extension seamlessly integrated to create a spacious and inviting living environment. The extension, completed just four years ago, enhances the property's footprint greatly, offering ample space for entertaining and family gatherings.



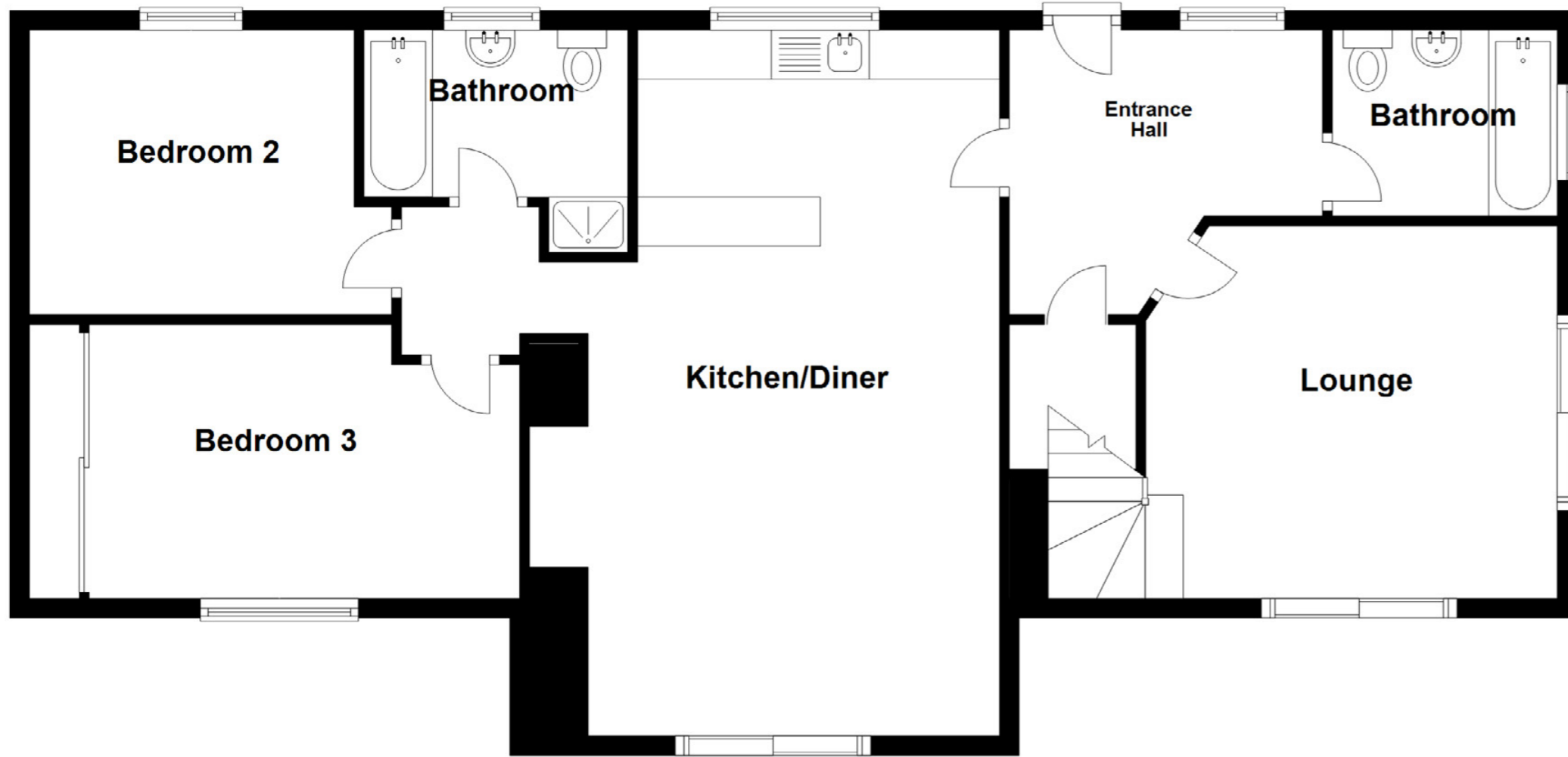




Ascend to the large attic space, with standing head height, plywood lining, insulation, lights, fire alarm, and a Velux window offering natural light and ventilation. Direct doorway access from the landing makes this space easily accessible, while additional floored loft storage adds practicality to this already impressive property.

Warmth and comfort are assured year-round with an oil boiler installed just four years ago, complemented by a wood burner with a back boiler and backup electric immersion. High-quality Nordan windows throughout the property ensure energy efficiency and aesthetic appeal, while a new mains water supply installed four years ago adds to the property's modern conveniences.

Ground Floor

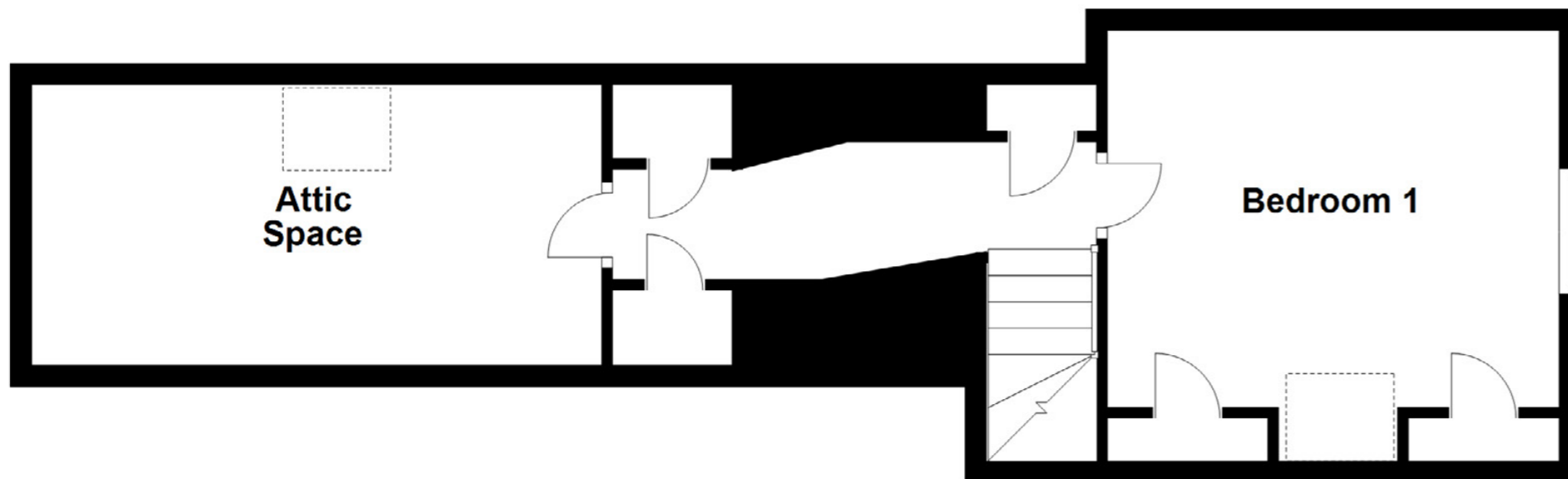


Approximate Dimensions  
(Taken from the widest point)

Kitchen/Diner	7.20m (23'8") x 4.20m (13'10")
Lounge	5.20m (17'1") x 3.80m (12'6")
Bedroom 1	4.20m (13'9") x 4.00m (13'1")
Bedroom 2	3.70m (12'2") x 2.90m (9'6")
Bedroom 3	4.40m (14'5") x 2.80m (9'2")
Bathroom	2.30m (7'7") x 1.90m (6'3")
Bathroom	2.70m (8'10") x 2.10m (6'11")
Attic Space	5.30m (17'5") x 2.60m (8'7")

Gross internal floor area (m<sup>2</sup>): 114m<sup>2</sup>  
EPC Rating: D

First Floor







Outside, the large sweeping garden beckons with its well-manicured lawn and inviting sit-out fire pit area, providing the perfect setting for al fresco gatherings. Additional amenities include a timber boarded and lined garage with electric supply, ideal for hobbyists or storage enthusiasts, along with a wood store and a smaller rear store for added convenience. The property's roof, gutters, and drainage, were all replaced 4 years ago, and the external paint refreshed at the same time, ensuring not only aesthetic appeal but also structural integrity.

You can stay connected with Starlink high-speed broadband, offering up to 100mbps for seamless internet access, making remote work or leisurely streaming of your favourite shows a breeze. Indulge in the epitome of countryside living at 3 Cloddymoss, where modern comfort harmoniously blends with timeless charm amidst nature's embrace.



## THE LOCATION

Nestled within the internationally renowned Culbin Woods, 3 Cloddymoss offers a prime location, situated on an elevated perch. Residents here have direct access to an extensive network of pathways and numerous sites steeped in historical and environmental significance, allowing for an immersive experience in the vibrant landscape that surrounds them.

Located in close proximity to the historic Royal Burgh of Forres, residents also have convenient access to the town's abundant amenities, including a swimming pool, golf course, and the picturesque Grant Park, celebrated for its awards. The allure of the Moray coastline is evident with its expansive stretches of pristine white sandy beaches, adorned by sand dunes, and inhabited by a resident population of bottle-nosed dolphins. Outdoor enthusiasts will find ample opportunities for forest walks, exploring historical monuments, visiting castles, and discovering popular visitor centres.

## THE LOCATION

Just 2 miles away lies the captivating Brodie Castle and Brodie Countryfare, offering an ideal escape for indulging in shopping or enjoying leisurely afternoon teas.

For whisky aficionados, Forres boasts two distilleries, Benromach and Dallas Dhu, key stops on the esteemed Scottish Whisky Trail. Furthermore, the Cairngorm Mountains, only an hour's drive to the south, provide a plethora of activities such as mountain biking, hiking, skiing, and snowboarding, catering to enthusiasts of all levels.



Golf enthusiasts will relish the challenge of Forres' own golf course and can also explore internationally acclaimed courses in nearby Nairn and Castle Stuart.

Findhorn, once a bustling fishing port, has transformed into a conservation village, attracting sports enthusiasts with activities such as kayaking, kite surfing, and fishing. It is home to the Royal Findhorn Yacht Club, boasting a marina and sailing club. Notably, the renowned Findhorn Foundation is located on the outskirts of the village.

Despite its serene atmosphere, Findhorn benefits from excellent transportation links, providing easy access to major cities within the UK and Europe. Additionally, the area enjoys a recognised microclimate, characterised by relatively low rainfall, further enhancing the appeal of outdoor adventures and exploration in this captivating locale.

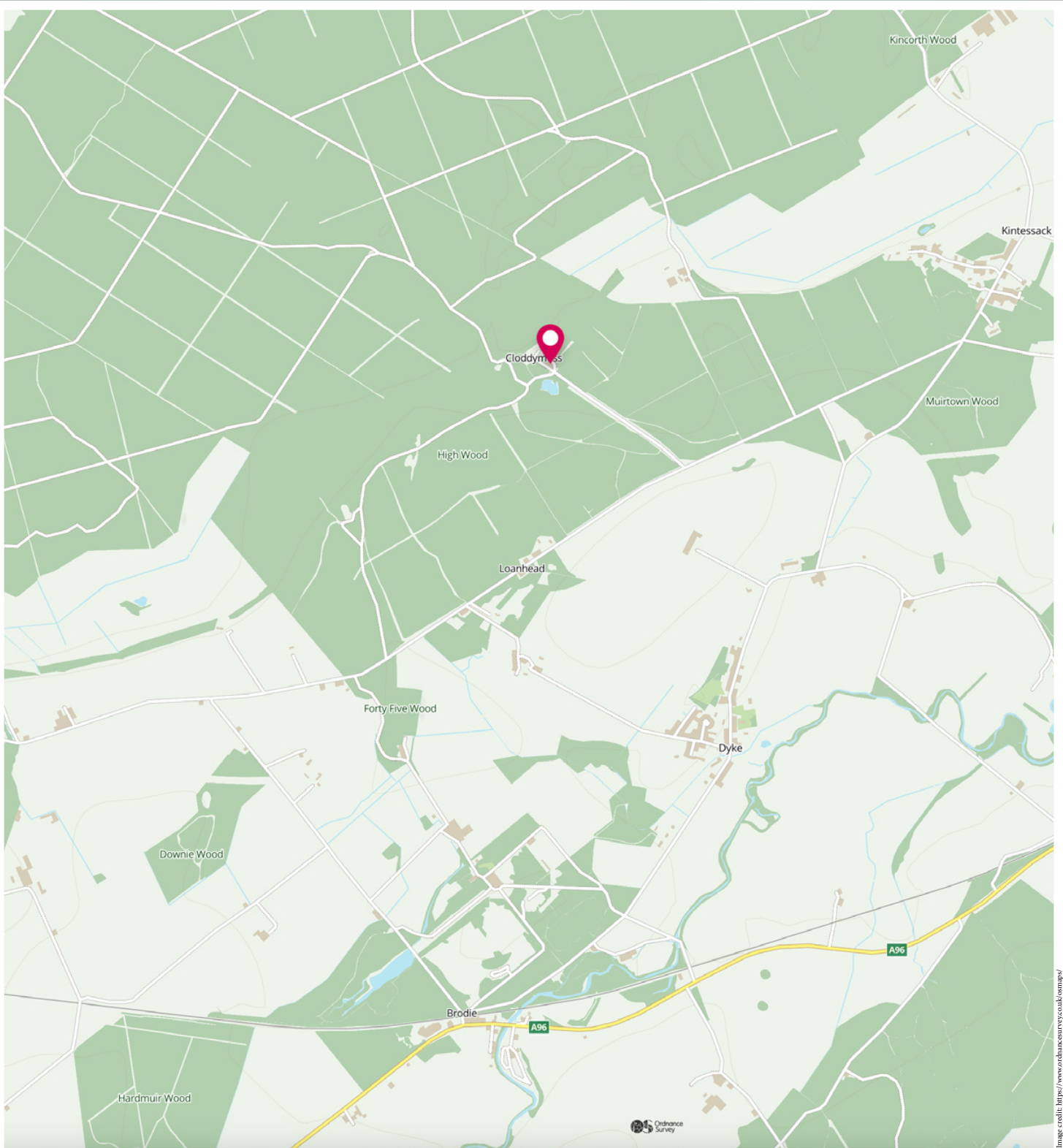


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