McEwan Fraser Legal
Solicitors & Estate Agents

# The Old Mason Lodge

DYKE, FORRES, MORAY, IV36 2TF



*A CHARACTERFUL VILLAGE COTTAGE*
*OFFERING SPACIOUS ACCOMMODATION*




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Steeped in history and full of character, The Old Mason Lodge is a charming end-terraced cottage dating back to 1720, situated in the popular village of Dyke. Originally the Old Mason Lodge, the property blends traditional charm with comfortable modern living. Offering two generous bedrooms with impressive high ceilings, the cottage enjoys a wonderful sense of space and natural light, together with a useful additional upstairs room providing excellent storage. A cosy living room with log-burning stove creates a welcoming retreat, while the spacious L-shaped kitchen and dining room features recently installed slate flooring and patio doors opening onto the extensive rear garden. The property also benefits from convenient side access. The fully enclosed garden offers excellent outdoor space, privacy and an attractive leafy outlook. A lovely opportunity to acquire a characterful piece of village history.

## The Property



Step inside The Old Mason Lodge and you are immediately welcomed into a lovely, cosy living room. The log-burning stove provides a natural focal point, bringing warmth and atmosphere and creating an inviting space to relax throughout the seasons.







Leading directly from the living room is the spacious L-shaped kitchen and dining room, combining traditional cottage character with modern practicality. Recently enhanced with beautiful new slate flooring, the kitchen offers generous space for cooking and everyday living, with the dining area positioned at the far end. Patio doors open directly onto the rear garden, creating a lovely connection between the indoor and outdoor spaces.













The property offers two particularly generous bedrooms on the ground floor. Both enjoy wonderful high ceilings, creating a real sense of volume and space, while the natural light makes them feel bright and airy.





## Bedroom 2





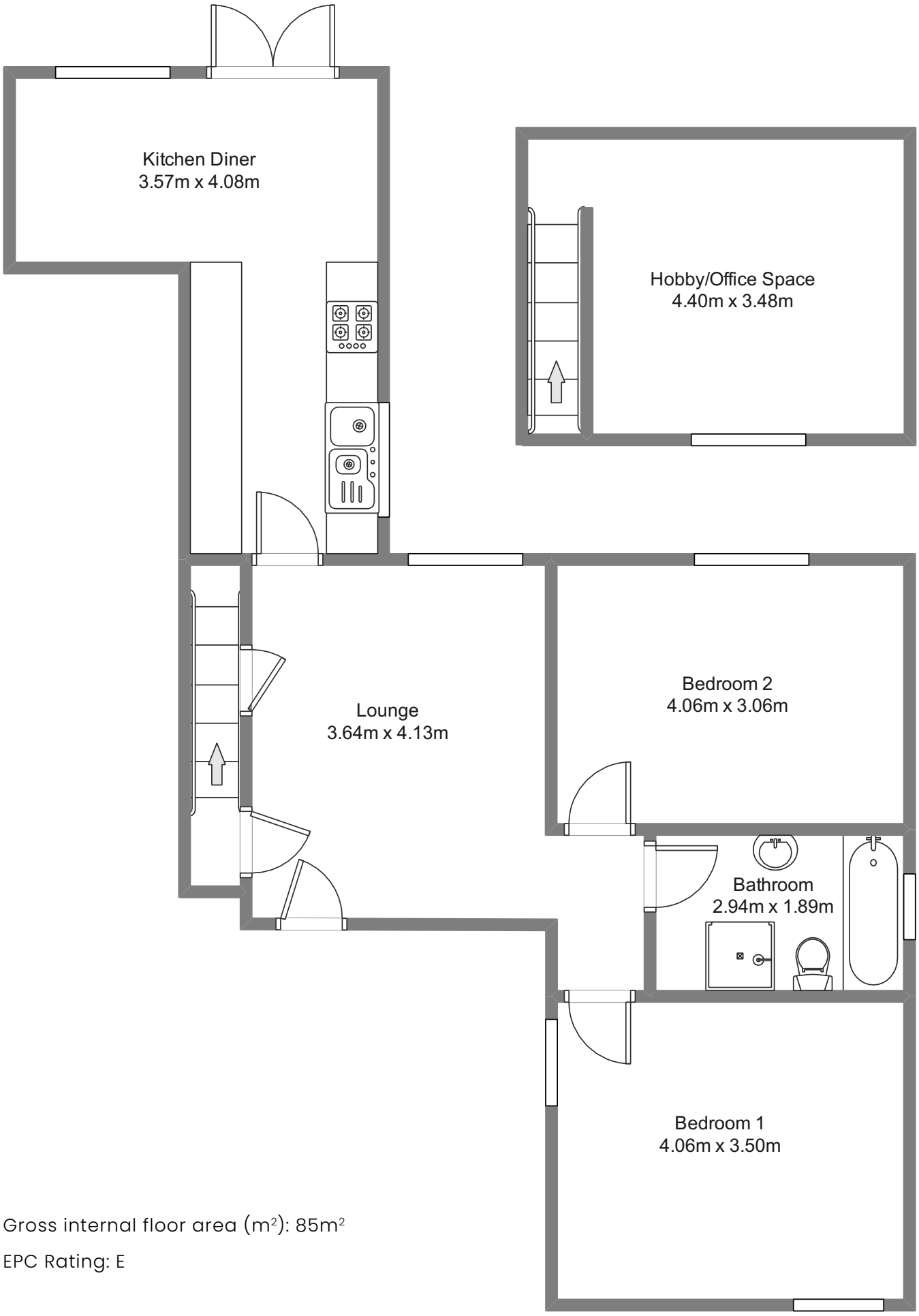
The spacious bathroom is fully tiled to both floor and walls and offers a separate bath alongside a walk-in shower, providing a comfortable and practical space.





Upstairs, an additional bedroom is currently used as a hobby space and provides excellent flexibility for a variety of uses.






Gross internal floor area ($m^2$): $85m^2$

EPC Rating: E

# Floor Plan







One of the real highlights of The Old Mason Lodge is its generous rear garden, which provides a wonderful amount of outdoor space, together with convenient side access to the property. The rear garden is predominantly laid to lawn, with established trees at the far end and a further attractive area of trees beyond, creating a lovely green outlook. Enclosed by hedging along one boundary and wooden fencing along the other, the garden enjoys a good degree of privacy and seclusion.

A dedicated decking area provides the perfect spot for outdoor seating and entertaining, while two useful timber sheds, one large and one smaller, offer excellent additional storage. With its generous proportions, established greenery and private setting, the garden is a particularly lovely feature of this charming cottage.

## The Property







Dyke is a popular and welcoming village in Moray, offering a lovely sense of community, a well-regarded primary school and an active village hall. Just a few miles away, Forres provides a good range of shops, cafés, restaurants and everyday amenities, along with primary and secondary schooling. The surrounding area is ideal for enjoying the outdoors, with Brodie Castle Estate and Culbin Forest close by, offering beautiful woodland walks and cycling routes. The picturesque coastal village of Findhorn is also within easy reach, with its sandy beaches and opportunities for sailing, paddleboarding and swimming. Forres offers rail and bus links towards Inverness and Aberdeen, with airports at both cities providing further connections. Combining village charm with easy access to countryside, coast and amenities, Dyke is a wonderful place to call home.

## The Location

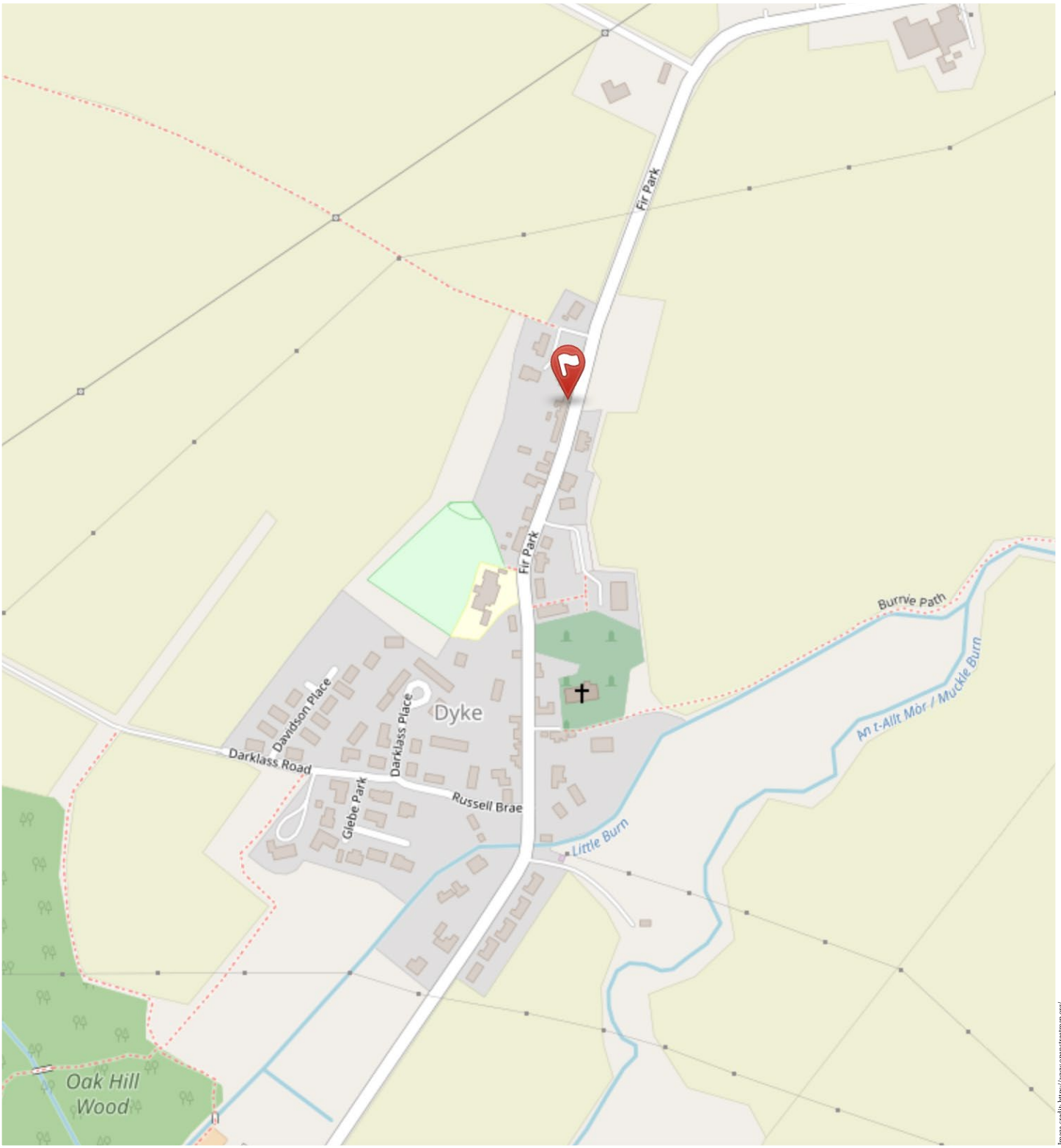



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