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Oldmills

THE QUARTERS, FOCHABERS, SPEYSIDE, IV32 7HJ

FOCHABERS

Oldmills cottage is conveniently located in a secluded and delightful corner of the highly sought after village of Fochabers, yet only a short walk to the heart of the village. Fochabers has excellent pre and primary schooling, the popular Milnes High School and the private boarding school of Gordonstoun approximately a 30-minute drive away.

The village, a contender in Penelope Keith's Channel 4 series for Village of the Year, has a strong welcoming local community and a diverse range of local amenities. These include a recently built NHS health centre, banking facilities and restaurants. There are a number of cafés including an award-winning chip shop, an award-winning ice cream parlour (particularly for their haggis flavoured ice cream), hotels and pubs, Local shops include a traditional butcher, 3 antique shops and small supermarkets which can all be found in and around the village centre. Fochabers is also the home of the world-famous Baxter's food group which has its own popular visitors' centre. In addition, there is Christie's garden centre and restaurant and Gordon Castle which are also popular with both locals and visitors throughout the year. With a long-standing and successful tradition of musical events, Fochabers hosts the very popular annual Speyfest with 2019 being the 24th.

The Moray Coast is renowned for having a relatively mild climate. The River Spey, Scotland's 3rd longest river and just a minute's walk from the property, is world-famous for its salmon and trout fishing. The angler really is spoilt for choice with numerous rivers, beaches, and local harbours all waiting to be fished. There is also a huge variety of outdoor pursuits and leisure facilities, all within a short walk or drive.

On the Moray Firth, which has stunning scenery and beaches along its shoreline, you have a choice of spectacular walks on pebbled and sandy beaches, whilst enjoying the abundance of wildlife including dolphins and seals, which can often be seen along this rugged coastline. The Speyside Way is a delightful self-guided walking holiday through the heart of our Whisky Country to the foothills of the Cairngorm Mountains. Speyside is one of the loveliest and most unspoiled parts of the British Isles. It is overlooked by some of its highest mountains and beneath them are some of Scotland's grandest pine forests. This long-distance route truly captures the spirit of Scotland. It generally follows the River Spey running from Buckie on the Moray Firth coast, through the heart of Malt Whisky country, towards Aviemore, in the heart of the Cairngorm Mountains.

As you walk the Speyside Way through splendid scenery, from open coastlands and rich farmland to heather-clad hills and ancient Caledonian forests, look out for the dolphins as you pass Spey Bay and pay a visit to see the ospreys at Loch Garten. This wonderful area is known as 'Scotland's larder', and is home to many attractive villages, castles, and wildlife. Of course, the main highlight is the opportunity to visit some of the most famous whisky distilleries in Scotland, including Glenfiddich, Glenlivet and the Macallan. From Fort Augustus to nearby Spey Bay, with breathtaking scenery all along its path, the River Spey lies at the heart of the many famous Whisky trails.

The historic Cathedral city of Elgin is within nine miles of the property, providing all the amenities one would expect with modern-day city living, including superb educational and recreational facilities. The main East Coast Rail network operates through Elgin providing a link to both Inverness and Aberdeen, with Keith Railway station (with free parking) being the nearest link for the town of Fochabers, six miles away. Easy access onto the A96 gives direct routing to Aberdeen, approximately fifty-seven miles to the east and to Inverness forty-eight miles to the west. Both cities offer excellent rail and bus service, with national and international flights being provided by Aberdeen Dyce Airport and Inverness Dalcross Airport. New dual carriageways are included in the government's current plans to upgrade the route between Aberdeen and Inverness which will greatly reduce commuting time.

A very desirable location ideally situated for easy access to the village and nearby towns.





OLDMILLS

Oldmills offers a rare opportunity to own a traditional cottage that has been extensively upgraded and renovated to an exact standard by the current owners. The property retains many of its original features and has been thoughtfully extended to provide generous accommodation which superbly blends new with traditional finishes, providing a superior home where only the best of materials and craftsmanship have been used resulting in a beautiful property; a home you will be proud of.

This property must be viewed to fully appreciate the character, quality and spacious accommodation on offer. The downstairs offers flexible living spaces to suit various family needs. Full of quality fixtures and fittings with many pleasing internal features which include a multi-fuel stove in the lounge, ceilings with traditional moulded corning and original stonework.

Briefly, the property consists of:

GROUND FLOOR: Entrance vestibule, inner hall, large lounge with triple aspect windows and french doors and includes a feature stove and original stonework and incorporating an open plan stair to the upper level, formal dining room suitable for use as an additional lounge, luxury individually designed quality kitchen with integrated appliances including a wine fridge with space for dining, large double bedroom with double aspect windows also suitable for use as additional lounge, large family bathroom with separate shower, rear hall with large french doors leading to the rear garden, luxury shower room. The ground floor also benefits from a large storage area which has the potential to be used as a utility room.

FIRST FLOORS: Upper landing, two double bedrooms with attractive built-in mirrored wardrobes and dormer windows to the front elevation, bright study/boxroom with full-length dormer window overlooking the rear garden. An additional private double bedroom with dormer window to the front elevation accessed from the open plan stairs in the main lounge completes the first-floor accommodation.

EXTERNALLY: The property sits on a generous plot which is fully enclosed providing a private safe area for children and pets. The gardens have been well cared for and consist of a mixture of pathways, borders, shrubs, and plants. There are well-positioned seating areas to the front and rear to enjoy this lovely setting. The rear garden has main entrance gates which lead to a single garage which has power and light. In addition, there is a large garden shed which provides additional outside storage space.

KEY FEATURES

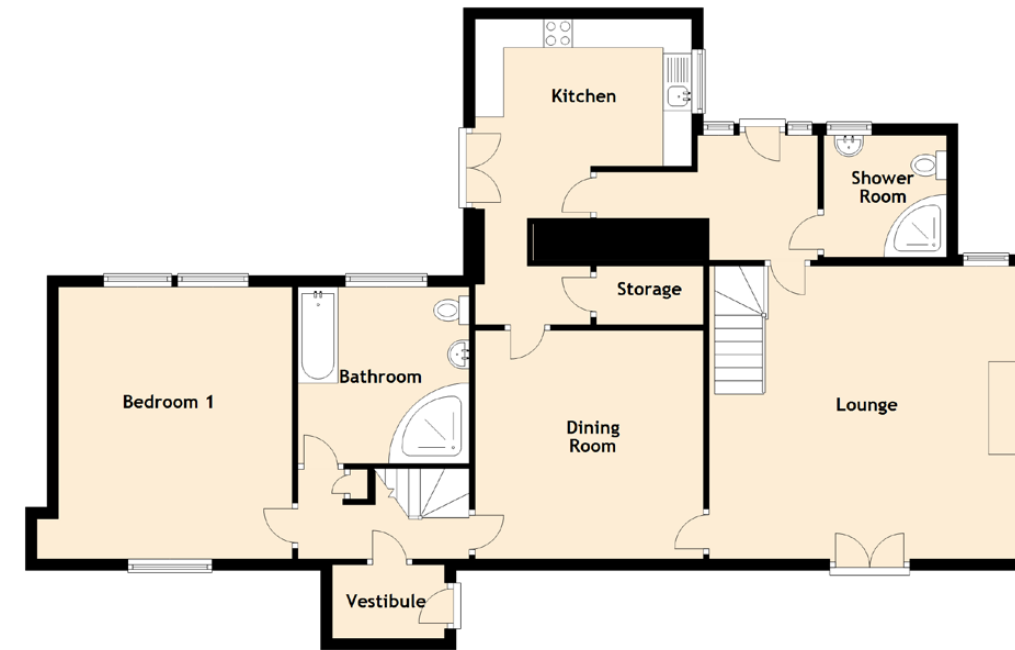
- In truly walk-in condition and available for early entry.
- Private, desirable location in The Quarters.
- Three reception rooms.
- Four double bedrooms, one on the ground floor, suitable for use as an additional reception room.
- High-performance aluminium radiators.
- Large main lounge with feature stove and french doors leading to the front garden.
- Individually designed and crafted kitchen with quality utilities.
- Large luxury family bathroom with separate shower with a state of the art infra-red ceiling-mounted heating panel.
- Excellent storage throughout.
- Large plot with a stunning garden providing a safe area for children and pets.
- Ample driveway parking to the rear which leads to the garage.

Rarely available in this area, a quality, traditional cottage in a popular, highly desirable location in Fochabers which is well known for its welcoming community. Early viewings are a must to appreciate the character and features that this fine property offers.





FLOOR PLAN, DIMENSIONS, LOCATION



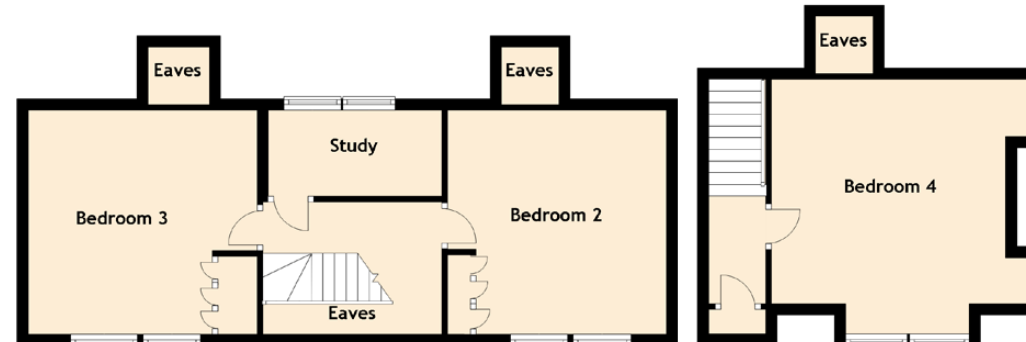
Approximate Dimensions (Taken from the widest point)

Lounge	5.40m (17'9") x 5.13m (16'10")
Kitchen	5.34m (17'6") x 2.00m (6'7")
Dining Room	4.00m (13'1") x 4.00m (13'1")
Study	3.10m (10'2") x 1.40m (4'7")
Bedroom 1	4.76m (15'7") x 2.00m (6'7")
Bedroom 2	4.10m (13'5") x 3.60m (11'10")
Bedroom 3	4.10m (13'5") x 3.60m (11'10")
Bedroom 4	4.50m (14'9") x 3.91m (12'10")
Bathroom	3.00m (9'10") x 2.70m (8'10")
Shower Room	2.00m (6'7") x 1.80m (5'11")

Gross internal floor area (m²): 172m² | EPC Rating: D

Extras (Included in the sale):

All fixed floor covers and blinds where applicable are included in the sale. Other items are available on request. The property benefits from double glazing and central heating.






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