



The Pines, Wards Crossroads, Roseisle IV30 5YP



If you are looking for a spacious and modern home with a horse paddock/field, situated in a peaceful setting, look no further than this stunning 5 Bedroom Detached Villa. This property boasts a rural location with panoramic views of the countryside, has well-maintained gardens and access to a private paddock, in total the property sits within approximately 1.35 acres. Built in 2005, the property features cathedral style windows that let in plenty of natural light and showcase the scenic surroundings. You will also enjoy the convenience of being close to Forres, Elgin and local shops.

The property offers generous living space with a split-level Lounge, a Kitchen/Breakfast Room, Conservatory, Dining Room, Utility Room, Cloakroom and a ground floor Bedroom. Upstairs, you will find the Master Bedroom with a Dressing Area and an En-Suite Shower Room, as well as three further Bedrooms, one with an En-Suite Shower Room and a Family Bathroom. The property also benefits from a Detached Double Garage, Driveway, Oil Fired Underfloor Heating, Smart Vacuum System and Double Glazing.

As an added bonus, the property comes with additional land on the other side of the brook, which also benefits from separate access. This is ideal for those who want more space or potential development opportunities. This is a rare opportunity to acquire a superb property in a sought-after location.

Viewing is Strongly Recommended

Offers Over £475,000

Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296

Entrance Hallway

A white uPVC door with obscured glazed panels, welcomes you to the property. As you enter the hallway, you will notice the oak flooring that runs throughout the ground floor, the recessed spotlights and the three bulb light fitting that creates a bright and airy space. The hallway also features a smoke alarm, thermostat control, BT point, wall mounted bell chime, various power points and Hoover points for the convenient central vacuum system. Recessed alcove. There are two storage cupboards, one for hanging coats and the other for the fuse box and the under-floor heating thermostats. Doors leading to the Lounge, Kitchen, Dining Room, Bedroom 5 and Cloakroom. A spiral staircase leads you to the first-floor accommodation.



Lounge - 31'9" x 15'6"

The very well presented and spacious split-level lounge welcomes you with multi panel glazed doors that open to a bright and airy space. Focal point of the room is a wood burner. The large multi bay windows, fitted with venetian blinds, offer a view of the front aspect, while the recess spotlights create a cozy atmosphere. You can showcase your favourite items in the feature alcoves with ambient lights and enjoy the comfort of the under-floor heating controlled by a thermostat. The Lounge has a Hoover socket, carbon monoxide detector and various power points for your convenience. It also has a BT and TV connection for your entertainment. Oak wood flooring. A modern balcony partition with blacked out glass and stainless-steel posts separates the upper and lower levels of the lounge, adding a touch of elegance and safety. The lower level provides a secondary seating area, ideal for relaxing or socializing. The steps leading down to it have LED lights for extra visibility and style.





Breakfasting Kitchen - 21'8" x 15'11"

The Kitchen is a stunning feature of this property, offering ample space and modern design. It boasts a range of base units, wall mounted cupboards, display units with lighting, complemented by a co-ordinating worktop. A large Cruisemaster range cooker is set in an alcove, with a matching work surface and ceramic tiled splashback, and a Whirlpool stainless steel and glass whirlpool extractor hood above. The ceiling has four recessed spotlights and a smoke alarm. The floor is tiled for easy cleaning. A central island provides a seating area for informal dining, extra storage space, as well as a circular stainless steel sink with a mixer tap and a built-in weighing scale. The Kitchen is equipped with several integrated appliances, such as an AEG coffee machine, wine fridge and a dishwasher, a composite sink with a mixer tap and a drainer. There is also room for an American-style fridge freezer, which is currently connected to a water supply. The Kitchen has two windows with venetian blinds that overlook the side of the property, and French doors that open to a decked area at the front. Another set of French doors lead to a conservatory, where you can relax and enjoy the view. Doors leading to the Dining Room and Utility Room.





Conservatory - 12'10" x 12'2"

A spacious and elegant Victorian style Conservatory with a polycarbonate roof, dwarf wall and fitted venetian blinds offers a comfortable and relaxing space to enjoy the views of the garden. The Conservatory features two wall mounted light fittings, power points, and a thermostat control panel for adjusting the temperature. The floor is covered with ceramic tiles that add a touch of sophistication. The French doors lead to a patio at the side of the property, where you can enjoy outdoor dining or entertaining. The Conservatory is a perfect addition to this charming property.





Utility Room - 13'7" x 6'10"

A spacious utility room offers plenty of storage space with fitted base units, wall mounted cabinets, display unit and a laminate worktop. A composite sink with a mixer tap and a drainer is conveniently located next to the window overlooking the rear garden. The room is equipped with power sockets, an extractor fan, and two 4 bulb light fittings to the ceiling. The floor is tiled for easy cleaning. Wall mounted coat hooks. There is enough room to fit a large washing machine and a dryer. A partly glazed uPVC door leads to the back of the property.

Dining Room - 11'9" x 11'7"

The Dining Room features French Doors that open to a decked area in the back garden, fitted with brass curtain pole. Light fitting controlled by a dimmer switch. The floor is made of Oak wood. There are several power outlets. The Hallway and the Kitchen are accessible from this room.



Ground Floor Bedroom - 15'9" x 11'10"

This is a spacious double bedroom with plenty of natural light from three windows. Two of them overlook the rear garden, with fitted blinds and the other one faces the side of the house, with curtain pole. The floor is made of oak wood and has a warm and elegant feel. The ceiling has four spotlights that provide enough illumination for the room. The temperature can be adjusted with the thermostat control panel on the wall. The room also has several power outlets for your convenience.



Cloakroom - 4'11" x 4'7"

This property features a cloakroom with a modern and sleek design. It has a low level WC with a hidden cistern and a stylish vanity unit, providing storage space, with a wash hand basin and mixer tap. Ceramic tiling to the walls. Single spot light on the ceiling and an extractor fan. There is also a storage cupboard. The floor is made of oak wood, adding warmth and elegance to the space.

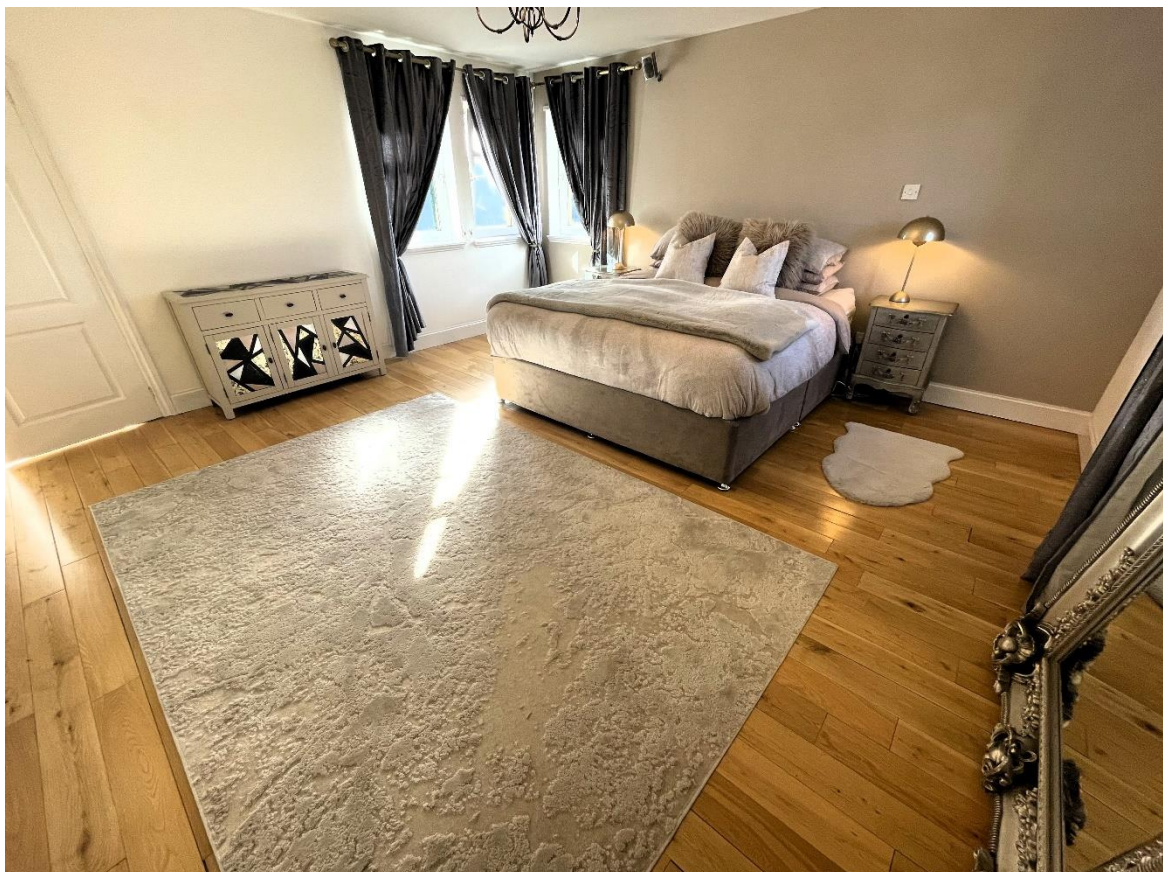
First Floor Landing

The landing is designed in a unique horse shoe shape that creates a spacious and elegant impression. A large cathedral-style window offers a stunning view to the front of the property. The landing has a single light fitting, oak wood flooring, Hoover sockets, smoke alarm and various power points. It also provides access to further accommodation.



Master Bedroom - 15'0" x 15'7"

This is a spacious Master Bedroom with two corner windows that have venetian blinds and brass curtain poles. There is another window on the side wall with brass curtain pole. The ceiling has a chandelier light fixture. The floor is covered with oak wood. There is a thermostat control panel and several power outlets. A hallway connects the bedroom to the Dressing Area and the En-Suite Shower Room.





Dressing Area - 13'11" x 4'7"

The room features a Dressing Area with a wall to wall wardrobe with sliding opaque glazed doors. The wardrobe has shelves and rails for organizing clothes and accessories. There is also an extra alcove with more rails for additional storage. The room has a small window that faces the rear of the property, letting in natural light. The floor is covered with oak wood, giving the room a warm and elegant look. The room has power points for electrical devices and appliances. The dressing area is spacious and comfortable, ideal for anyone looking for a stylish and practical living space. Door leading to the Shower Room.

En-Suite Shower Room - 7'7" x 10'9"

This shower room is a luxurious retreat for relaxation and pampering. It features a low level WC, twin wash hand basins with vanity units and mixer taps, a shaving point and a medicine box with a mirrored door. The spacious shower enclosure has two built-in shower heads and jets, as well as a glass shower screen. The walls and floor are covered with ceramic tiles, and the lighting creates a soothing atmosphere. The ceiling has recessed spotlights for extra brightness. There is also a wall-mounted chrome heated towel rail and a small window with a venetian blind for privacy. This shower room is a stunning addition to the property.



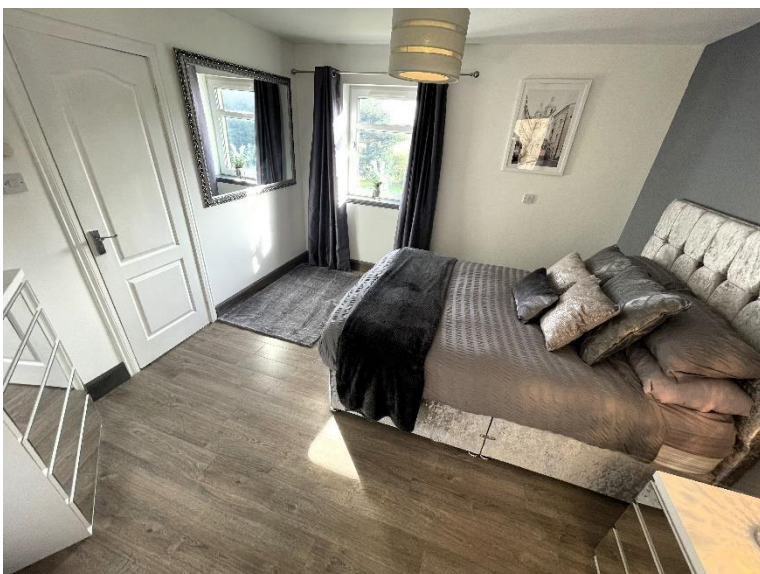
Bedroom 2

A spacious double bedroom with oak flooring and a double wardrobe that provides plenty of storage space. The room has a heating thermostat and multiple power outlets for your convenience. Enjoy the view of the rear garden from the windows, which has a curtain pole for easy hanging of curtains. The room also has a single light fixture on the ceiling.



Bedroom 3 with En-Suite Shower Room

A spacious double bedroom with a window overlooking the side aspect with chrome curtain pole. The ceiling has a single light fixture and the floor is covered with oak wood. The room has several power outlets, as well as access to the attic. A thermostat allows you to adjust the temperature for Bedroom and En-suite. There is also a door that leads to a private shower room.



En-Suite Shower Room

Shower Room with shower cubicle, low level WC and pedestal wash hand basin. Partially tiled walks and floor. Recessed spot lights. Recessed area which could be utilised as a dressing area or for storage. Small velux window to the rear aspect.



Bedroom 4

Single Bedroom with window to the front aspect with brass curtain pole. Built in cupboard providing storage space. Single light fitting. Oak wood flooring. Thermostat control and various power points.



Family Bathroom - 10'9 x 7'8" (plus door recess)

Fabulous Bathroom with a double whirlpool spa bath, set within a ceramic tiled frame with co-ordinating wall and floor tiles. Corner shower enclosure with jet system. Low level WC and wash hand basin within a vanity unit. Chrome accessories. Wall mounted chrome towel rail and illuminated mirror. Shaving point. Built in television. Four spotlights to the ceiling. Velux windows to the rear aspect with countryside views. Built in cupboard providing storage space.



Garden and Paddock/Field

This property boasts a spacious front garden with a large area laid to lawn, a fence and a hedge boundary, and a raised deck seating area that connects to the kitchen through French doors. On the side, there is a paved patio that can accommodate a large dining set for outdoor meals and leads to the conservatory. The back garden features a paved area that extends from the side, and a cozy corner with a raised wooden deck, a bar, a hot tub (included in the sale), wooden seating, lighting, wooden pergola and wooden screen for privacy. A small brook flows at the end of the garden, and a bridge crosses over to the private field, which is fenced and gated. The field can also be accessed by a separate shared vehicle entrance from the public road.





