



RAINBOW LODGE, 411 THE PARK FINDHORN, IV36 3YP



Superb and rare opportunity to purchase a delightful 7 Bedroom lodge with a unique flexibility to offer multiple occupancy accommodation with income potential through B&B or long stay rentals. This property would suit someone looking to invest their energy into this thriving Spiritual Eco Village and contribute to the community.

Accommodation comprises; Ground floor; entrance porch, utility room, Cloakroom, Office, Hallway, Therapy room and Two self-contained Apartments. The 1st Floor has a further Apartment with 4 Bedrooms, 2 Shower rooms, Kitchen, Open plan Lounge/Diner with 2 Balconies. The 2nd floor has a further apartment with Open Plan Lounge, Kitchen/Diner and Bedroom with separate Bathroom.

Further benefits include, wrap around garden, potting/ bike shed, double glazing and LPG Gas.

The property is situated within the heart of The Park Eco-Village, only a short walk to the sand dunes and the village of Findhorn's wonderful beach. To the west this extends only as far as the mouth of Findhorn Bay. But to the east it extends for seven miles of wide inviting sands.

EPC Rating Band "E"

OFFERS OVER £480,000

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

Entrance to the property is via a secure wooden door with double glazed window leading to the vestibule.

Vestibule – 5'9" (1.75m) x 4'11" (1.49m)

Velux window to the ceiling, single radiator, vinyl to the floor, curtain rail for hanging coats and seated bench for removing shoes. Wall mounted emergency light. Door to the Utility room and to the inner hallway.



Utility Room – 5'9" (1.75m) x 9'4" (2.84m)

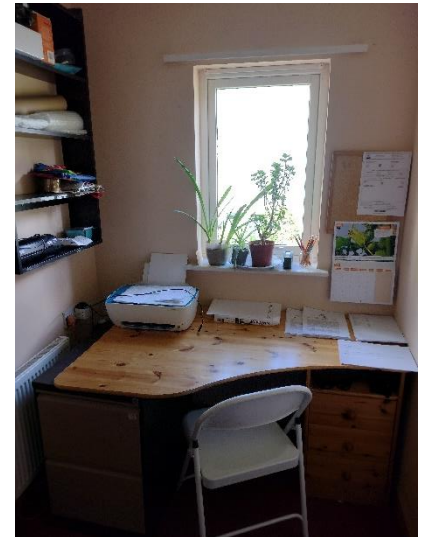
Wall mounted cabinets and a base unit with a roll top worksurface, stainless steel sink with chrome taps and part tiled splash back. Under counter space for 2 washing machines. Wall mounted light fitting, wall mounted fuse box, double radiator, vinyl to the floor. Thermostat control. Door to the W.C and Office. Ceiling Clothes Ainer. 2 Double power points.

Cloakroom- 5'10" (1.77m) x 3'3" (0.99m)

Low level W.C, sink with chrome taps, Worcester boiler, vinyl flooring, ceiling light fitting and extractor fan.

Office/ Storage

Shared office space with storage.



Hallway – 4'3" (1.29m) x 9'6" (2.89m)

2 Pendant light fittings, smoke alarm, emergency light, carpet to the floor, double power socket and wall mounted thermostat control. Staircase to the 1st floor accommodation with built-in under stair storage. Further fire door the rear hall which provides access to the therapy room and 2 apartments.

Inner corridor leading to Therapy room, Apartments 1 & 2

Pendant light fitting, emergency light, smoke alarm, mosaic vinyl to the floor and wall mounted coat hooks.

Therapy Room – 17'6" (5.33m) x 7'5" (2.26m) extends to 12'5" (3.78m) x 8'6" (2.59m)

A pendant light fitting and a further 3 bulb ceiling light. Carpet to the floor, 3 double glazed windows with venetian blinds and hanging curtains that overlook the front and side aspects. Built-in storage cupboard fronted by hanging curtains, radiator and various power points. Pedestal sink with chrome taps.



APARTMENT 1

Single unit with Open Plan Lounge and Dining Area with "Dutch" Kitchen concealed behind doors, Bedroom and Shower room on the ground floor. This unit benefits from a private entrance at the front and access from the verandah at the rear of the property.

Open Plan Lounge, Diner and Kitchen – 19'2" (5.84m) x 7'7" (2.31m)

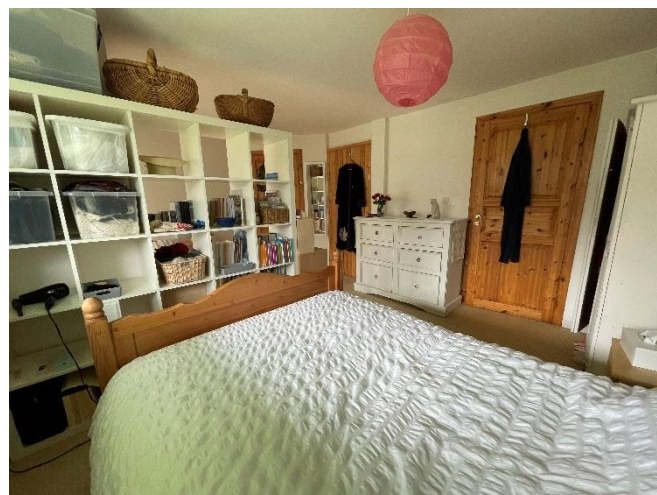
The dining area has a pendant light fitting, smoke alarm, carpet to the floor, BT point and double radiator. Ample space for a table and chairs. Built-in "Dutch" Kitchen which is cleverly concealed behind doors to provide a food storage and pantry space with sink, worktop and under counter space for a fridge/freezer. Open plan to the lounge area with a wall mounted light, 2 double power points, tiled flooring, double glazed window with roll blinds to the rear aspect. Patio doors with roller blinds lead onto the verandah.





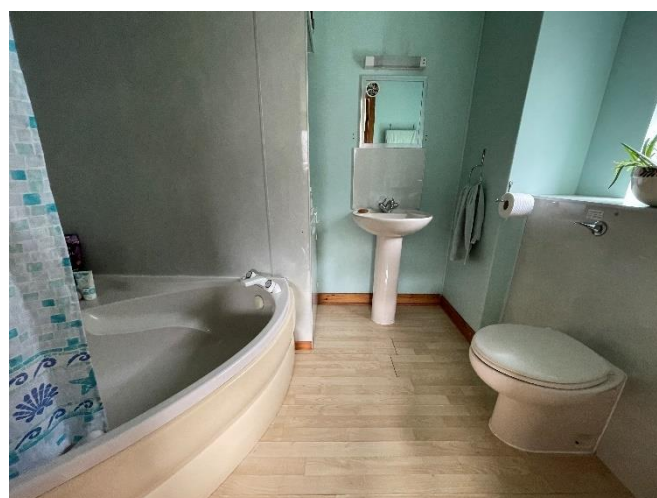
Double Bedroom – 9'9" (2.97m) x 12'5" (3.78m)

A double room with a pendant light fitting, double radiator, various power points, carpet to the floor and a double-glazed window with a roller blind which overlooks the rear aspect. Open shelving forming a partition wall to the dining area. Door to the bathroom.



Bathroom- 6'6" (1.98m) x 9'5" (2.87m)

Low level W.C with concealed cistern, pedestal wash hand basin with chrome mixer taps, wet wall splash back on the walls, all mounted mirror and shaver light. Corner bath with mixer tap and wall mounted shower, shower curtain and wet wall finish. Wood effect laminate flooring, single radiator, ceiling light fitting and extractor fan. Open section to shelving. Obscure double-glazed window with venetian blinds to the side aspect.



Verandah

Decked painted verandah providing a secondary access point to the apartment and also a lovely quiet place to sit out and enjoy the garden.

Apartment 2

Single unit with a Kitchen, Lounge Area, Bedroom and Shower room on the ground floor. This unit benefits from a private entrance at the front and access from the verandah at the rear of the property.

Open Plan Kitchen/Diner and Lounge – 18'9" (5.71m) x 7'0" (2.13m)

Fitted kitchen with a range of wall mounted cupboards and base units with a roll top worksurface. Stainless steel sink with chrome mixer tap and under counter space for a fridge. 2 double power points, 4 bulb strip light fitting, heat detector, double radiator and laminate wood flooring. Space for a small table and chairs. Open plan to the lounge area with a wall mounted light fitting, tiled flooring, double glazed window with fitted blinds overlooks the rear aspect. Double power point and secure door to the verandah.



Double Bedroom – 9'11" (3.02m) x 12'6" (3.81m)

A double room with a pendant light fitting, double radiator, various power points, laminate wood flooring and a double-glazed window with venetian blinds and hanging curtains overlooks the rear aspect. Door to the shower room.



Shower room- 8'8" (2.64m) x 3'11" (1.19m)

Low level W.C, pedestal wash hand basin with chrome taps, and tiled splash back on the walls, wall mounted shaver light and retractable shaver mirror. Shower enclosure with shower tray mains operated shower, tiled walls and retractable screen door. Wood effect laminate flooring, single radiator, ceiling light fitting and extractor fan. Built-in cupboard fronted by louver doors. Obscure double-glazed window with venetian blinds to the side aspect.



Verandah

Decked painted verandah providing a secondary access point to the apartment and also a lovely quite place to sit out and enjoy the garden.



Staircase & Landing to Apartment 3 – 9'6" (2.89m) x 4'7" (1.39m)

A carpeted staircase with pine balustrade and spindles leads to the 1st floor accommodation and landing. Wall mounted light fitting. The landing has 2 pendant light fittings, smoke alarm, single radiator, partial carpet and vinyl to the floor. Double power point and emergency light fitting. Staircase to the 2nd floor accommodation.

APARTMENT 3

Open plan lounge/diner – 15'5" (15.67m) x 22'8" (6.90m)

Lovely bright and airy open plan South facing room with exposed beams to add character and charm. Ample space to accommodate a lounge and dining area. 2 pendant light fittings with a further two wall mounted lights. Carpet to the floor, double radiator, TV and various power points. Double glazed patio doors lead onto the two side balconies which enjoy the views around the village. 4 further large double glazed picture windows to the rear aspect. Doors lead to the Kitchen, 4 bedrooms and two shower rooms.



Kitchen – 9'7" (2.92m) x 7'2" (2.18m)

Modern fitted kitchen with a range of wall mounted cupboards and base units with a "junker" style wood effect work top and ceramic tiled splash back to the walls. Double electric oven and hob, under counter fridge, stainless steel 1 ½ sink with chrome mixer tap and drainer. Various double power points, vinyl to the floor, 3 bulb ceiling light fitting, single radiator, heat detector and double-glazed window to the front aspect.



Bedroom 1- 12'6" (3.81m) x 9'9" (2.97m)

Double bedroom with a ceiling light fitting, single radiator, various power points, carpet to the floor and 2 double glazed windows with hanging curtains which overlook the side and rear aspects.



Bedroom 2 – 6'10" (2.08m) x 9'10" (2.99m)

Single bedroom with a pendant light fitting, single radiator, carpet to the floor, power point, built-in open plan wardrobe providing shelved and hanging storage. Double glazed window with hanging curtains to the side aspect.





Shower room- 5'10" (1.77m) x 5'3" (1.60m)

Low level W.C, pedestal wash hand basin with chrome taps and part tiled splash back, wall mounted mirror and shaver light. Shower enclosure with mains operated shower, tiled walls, shower tray and retractable screen doors. Mosaic tile effect vinyl, ceiling light fitting, extractor fan and single radiator.

Bedroom 3- 12'5" (3.78m) x 9'7" (2.92m)

Double bedroom with a ceiling light fitting, single radiator, various power points, carpet to the floor and 2 double glazed windows with hanging curtains which overlook the side and rear aspects.



Bedroom 4 – 6'10" (2.08m) x 9'10" (2.99m)

Single bedroom with a pendant light fitting, single radiator, carpet to the floor, power point, built-in open plan wardrobe providing shelved and hanging storage. Double glazed window with hanging curtains to the side aspect.



Shower room- 5'11" (1.80m) x 5'2" (1.57m)

Low level W.C, pedestal wash hand basin with chrome taps and part tiled splash back, wall mounted mirror and shaver light. Shower enclosure with mains operated shower, tiled walls, shower tray and retractable screen doors. Mosaic tile effect vinyl, ceiling light fitting, extractor fan and single radiator.



Staircase & Landing to Apartment 4 – 9'6" (2.89m) x 4'7" (1.39m)

A carpeted staircase with pine balustrade and spindles leads to the 2nd floor accommodation and landing. Wall mounted light fitting. Emergency light. smoke alarm, hanging rail, 2 x BT points and carpet to the floor.

APARTMENT 4

Open plan lounge/diner/kitchen and bedroom – 33'6" (10.21m) x 13'9" (9.67m) extends to 22'9" (6.93m) x 14'8" (4.47m) max measurements

This fabulous self-contained apartment on the upper floor has an unusual, vaulted ceiling maximizing storage at every corner and providing a tunnel vision through to the floor to ceiling windows which sit in the apex of the roof. The apartment is well planned to provide a lounge, kitchen and diner with a double bedroom area.

The bedroom has 3 recess halogen spotlights to the ceiling, double radiator, 4 double power points, BT point, velux window with integrated blind to the rear aspect and ample built-in storage cupboards. Carpet to the floor.

The lounge area has TV and various double power points.

The kitchen has wall mounted cupboards with open style shelving, base units with a roll top work surface and ceramic tiled splash back to the walls. Glass shelving. Stainless steel dual basin with chrome mixer taps and drainer. Double electric oven and hob. Under counter space for a fridge and freezer. Large, double-glazed window with integrated blind to the front aspect. Wood effect laminate flooring. Strip light fitting.

Dining area with ample space for a table and chairs. 3 wall mounted light fittings, carpet to the floor, built-in storage cupboards; one of which houses the hot water tank, another is a utility cupboard. Double glazed velux window to the rear aspect.







Bathroom – 7'7" (2.31m) x 8'8" (2.64m)

Modern bathroom with floating W.C with concealed cistern, Vanity sink with chrome mixer tap and tiled splash back, bath with chrome mixer tap, tiled walls, electric shower and glass shower screen door. Wall mounted shelving, extractor fan, chrome heated towel rail, wall mounted mirror with integrated light, 3 recess light fittings and built-in cupboard storage. Double glazed velux window to the front aspect. Tiled flooring.



Front, Side and Rear Garden

To the front of the property there is a paved and decked patio outside the front access which is partially enclosed within a retainer wall with established trees, shrubs and plants. A decorative paved pathway leads along the side of the property to the rear. A large Shed provides two sections, one a shelved area to use as a potting shed, the other is a useful storage area currently utilised for storing bikes. Service door access through both sides. The side garden on the other side has a stone chip and paved seating area next to the drying area. Lawn with flower borders and raised beds for growing your own veg. Pathway leading to the rear aspect with further established plants and trees. The rear also has a well planted and mature garden with a decorative pergola and gives access to the ground floor apartments via the verandahs.





'The Park Eco-Village Findhorn is an ecological and spiritual community and international centre for holistic living, helping to unfold a new human consciousness and create a positive and sustainable future.

There are organic gardens, an award-winning organic shop and cafe, and over 50 innovative ecological buildings including recycled whisky barrel houses, a strawbale house, grass roofed buildings, a 400-seat Universal Hall auditorium, youth building and play area, cafe and shop. There is creative use of local materials, three wind turbines and The Living Machine ecological sewage treatment system. There is also an Art Gallery, and art, pottery and weaving studios and many alternative therapists and ethical businesses.

Every year many thousands of people come as day visitors for tours and to participate in community life for short periods of time.

Events and workshops are often held in areas such as spiritual practice and personal growth, nature and ecology, creativity and celebration, health and wellbeing, sustainability, leadership and community, and healing.'

