



## **St Ternans, Thornhill Road FORRES IV36 1LW**



We are delighted to be offering St Ternans, a highly desirable and magnificent detached family home located on Thornhill Road in Forres.

Forres provides all the local amenities including Supermarkets, Medical Centre, Dentist, Shops, Leisure Facilities, Primary and Secondary Schools, 18 hole Golf Course and Award Winning Parks.

Beautifully presented and comprehensively refurbished accommodation, benefitting from the most attractive wood, bringing such charm with original period features, high ceilings and deep skirtings.

Accommodation comprising of a Vestibule, Hallway, Piano/Music Room, Lounge, Family/Dining Room, Breakfasting Kitchen, Utility Room, Shower Room, Cloakroom, Master Bedroom with Dressing Room (Bedroom 6), Four Further Double Bedrooms, Bathroom and WC.

Further benefits include Gas Central Heating, Double Glazing- Installed by Current Owners in 2021, Off Street Parking, Garden and Detached Bothy/Garden Room.

EPC Rating Band "D"

### **OFFERS OVER £495,000**

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

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Entrance to the property is through secure, wooden double doors into the Vestibule.

**Vestibule - 4'4" x 2'0"**

Ceramic tiling to the floor, wood linings and a door with decorative glazed panel leading to the Entrance Hallway.

**Entrance Hallway**

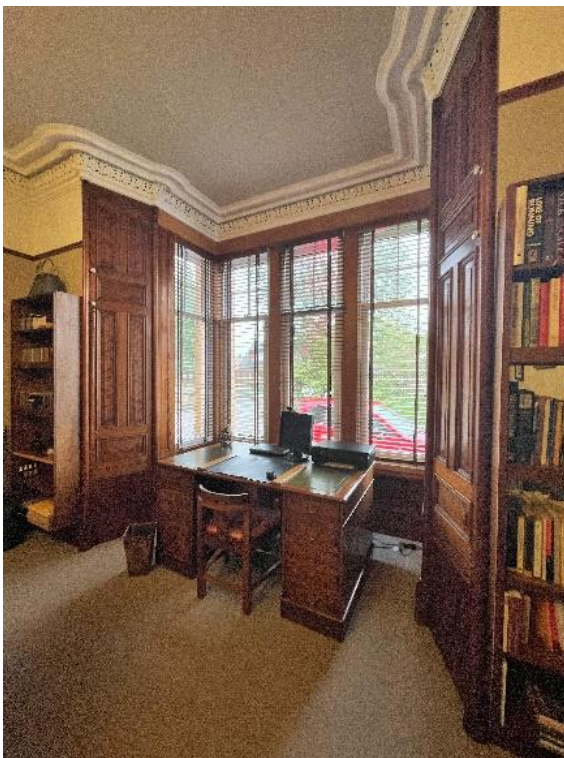
Fabulous Hallway with staircase leading to upper accommodation. 8 bulb light fitting with ornate ceiling rose and cornicing to the ceiling. Wood flooring. Various power points. Wall mounted coat hooks. Doors leading to the Piano Room and Lounge.



**Piano/Music Room - 22'3" x 14'10" (maximum measurement)**

Well proportioned and beautifully presented, spacious Piano Room with a bay window, overlooking the front aspect with venetian blinds and decorative shutters. The focal point of the room is a marble fireplace with flame effect fire, ceramic tiled inset and hearth with brass fender. Picture rail. Carpet to the floor. Various power points. Built in cupboard providing shelved storage. Bookshelves. Double radiator.





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**Lounge - 17'1" x 15'3"**

The Lounge is another charming room with large bay windows to the front aspect with venetian blinds and decorative shutters. The focal point of the room is a wooden fire surround with flame effect fire and wrought iron finish. 6 bulb light fitting, with ornate ceiling rose and cornicing to the ceiling. Picture rail. Various power points. Double radiator. Built in cupboard offering shelved storage. Door leading to the Family/Dining Room.





**Family/Dining Room - 26'3" x 15'9" (maximum measurement)**

Superb Family/Dining Room offering ample space for entertaining. Focal point of the room is a wooden fireplace with flame effect fire with ceramic tiled inset, heart and brass fender. Two 6 bulb light fittings and cornicing to the ceiling. Wood flooring. Bay windows overlooking the rear aspect with curtain pole. Various points. Two built in cupboard offering ample storage space. Double radiator.



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### **Inner Hallway**

The Inner Hallway provides access to the Family/Dining Room, Breakfasting Kitchen, Utility Room, Shower Room and Cloakroom. Two bulb light fitting to the ceiling. Wood flooring. Secure door leading to the Garden at the rear of the property. Built in cupboard providing under stair storage with light fitting.

### **Breakfasting Kitchen - 16'8" x 10'1" (plus door recess)**

The most fantastic Kitchen, designed and fitted by Riverside Kitchen, a reputable local company. Fully fitted with a range of base units, wall mounted cupboards and display shelves. Marble work surface with upstand, incorporating a composite double bowl sink with mixer tap providing hot, chilled and sparkling water. A feature cooking area with mantel, recessed mirrored wall, with under lighting, an AEG 4 ring induction hob with fully integrated air suction system. Further integrated appliances include an eye level oven, microwave, dishwasher and fridge. Tile effect vinyl to the floor. Fitted bench seating and space available for a small table for informal dining. Vertical radiator. Windows to the side aspect with venetian blinds. Various power points.







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## **Utility Room**

Useful Utility Room, fully fitted with base units and wall mounted cupboard, offering ample storage space. Marble effect work surface. Composite sink, drainer and mixer tap. Space available for washing machine, tumble drier and American style Fridge Freezer. Wall mounted gas fired Worcester boiler. Various power points. Wine rack. Vinyl to the floor. Windows overlooking the garden.



## **Shower Room - 7'5" x 8'2" (maximum measurement)**

Modern Shower Room with low level WC, wash hand basin within a vanity unit, providing storage space and a large shower enclosure with overhead mains shower with rain shower and shower attachment, finished with wet wall. Wall mounted mirror. Chrome accessories. Two recessed spotlights, xpelair and gloss ceiling linings. Window with obscure glass to the rear aspect and venetian blind.

## **Cloakroom - 4'10" x 2'10"**

Cloakroom with easy access from the Garden, offering a low-level WC, wall mounted wash hand basin with ceramic tiled splash back. Window to the rear aspect with obscure glass and venetian blind. Wall mounted mirror. Chrome accessories. Vinyl to the floor.

## **Stairs and Mid Landing**

Traditional wooden staircase with fitted 'runner' carpeting, wooden handrail and balustrades, leading to the landing which has fabulous stained decorative window, designed by the current owners and newly fitted. Access to WC and Family Bathroom. Linen cupboard providing shelved storage. Stairs leading to Bedrooms 4 and 5 and further stairs leading to the top landing which provides access to the Master Bedroom, Dressing Room, Bedrooms 1 and 2.



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**WC - 3'9" x 5'0"**

Low level WC. Wall mounted mirror. Single light fitting to the ceiling. Vinyl to the floor. Window with obscure glass and venetian blind.

**Upstairs Shower room - 6'6" x 11'8"**

Family Bathroom with large shower enclosure with mains overhead rain shower and wet wall finish. Wash hand basin within a vanity unit, providing storage. Tile effect vinyl to the floor. Wall mounted chrome heated towel rail. Wall mounted cupboard. Feature mantelpiece with illuminated mirror situated above. Two windows to the rear aspect with obscure glass and venetian blind.



Stairs leading to the Landing which provides access to double rooms. Single light fitting to the ceiling.

**Bedroom 4 - 15'10" x 15'8" (maximum measurement)**

Double Bedroom with large bay window overlooking the Garden. 4 bulb light fitting and loft access to the ceiling. Carpet to the floor. Various power points.



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### **Bedroom 5 - 15'10" x 9'10"**

Double Bedroom with windows to the side aspect. 4 bulb light fitting to the ceiling. Carpet to the floor. Various power points. Built in cupboard offering storage space.



### **Stairs and Landing**

Stair leading to the landing which provides access to the top landing which provides access to the Master Bedroom, Dressing Room, Bedrooms 1 and 2. Wood flooring. Single light fitting and smoke alarm to the ceiling.



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**Master Bedroom - 14'10" x 18'10" (including bay window, plus door recess)**

Delightful Master Bedroom, which is spacious and airy. Large bay windows to the front aspect with venetian blinds and a further window to the side aspect with venetian blind, both with curtain poles. 5 bulb light fitting and ornate cornicing to the ceiling. Carpet to the floor. Built in cupboard offering storage space.



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### **Dressing Room/Bedroom 6 - 10'8" x 10'3" (plus storage units)**

Dressing room, fully fitted with floor to ceiling storage cupboard providing ample hanging and shelved storage space. Dressing table. Carpet to the floor. Various power points. Window to the side aspect with venetian blind and curtain pole. Single light fitting to the ceiling.

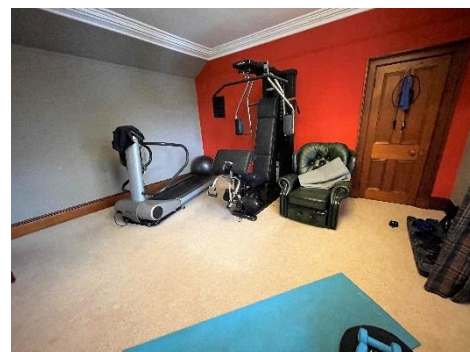


### **Walk in Cupboard/Boiler/Airer**

Houses the unvented indirect cylinder. Wall mounted heating control. Single light fitting. Wall mounted consumer units. Carpet on the floor.

### **Bedroom 2 - 15'3" x 14'7"**

Double Bedroom, currently being utilised as the gym. Windows to the front aspect with venetian blinds. 4 bulb light fitting to the ceiling with ornate corning. Carpet to the floor. Various power points. Built in cupboard with shelved storage. Door leading to Bedroom3, ideal for use as a nursery possibly.



### **Bedroom 3 - 11'0" x 10'0"**

Double Bedroom with windows to the front aspect with venetian blinds. Single light fitting and ornate corning to the ceiling. Wood flooring. Various power points.



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## **Front Garden and Driveway**

Stone chipped driveway providing off street parking for several cars. There are mature trees and shrubs and enclosed by a wall boundary. Pathway to the side of the property leading to the Garden at the rear of the property.



## **Rear Garden**

Gate access and pathway leading from the front of the property. The garden is enclosed by a fence and wall boundary, which is an ideal place to have a 'Zen Garden' which has been created by the current owners, perfect for peace, conducive to meditation and great degree of privacy.

Also, an area to laid to lawn, a paved patio seating area with mature shrubs.

## **Bothy /Garden Room - 8'1" x 21'7" - and Shed - 6'2" x 8'4"**

Stone Bothy/Garden Room with wood linings and 10 recessed spotlights to the ceiling. Wood effect vinyl to the floor. Various power points. Two window to the front aspect with venetian blinds and a uPVC double glazed secure door. Ideally can be used for socialising or alternatively make an ideal space for an office.

Stone Shed providing storage space, single light fitting and double power point.



Note 1

All floor coverings and integrated appliances are included in the sale.

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