

CHARLESVILLE

STOTFIELD ROAD, LOSSIEMOUTH, MORAY



CHARLESVILLE, STOTFIELD ROAD, LOSSIEMOUTH, MORAY

An impressive traditional town house with spectacular sea views.

Elgin 5 miles ■ Inverness 41 miles ■ Aberdeen 68 miles

Guide Price £600,000

- 2/3 reception rooms. 4/5 bedrooms
- Bright, spacious and flexible accommodation
- Many fine original features
- Extensive enclosed garden
- Garage and useful outbuildings
- Within easy access of a wide range of amenities
- Convenient and highly sought after location
- Breathtaking coastal views

Galbraith

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 **OnTheMarket**



SITUATION

Charlesville is a spacious and very characterful traditional town house located in one of Moray's most sought after locations. Positioned on the north side of Stotfield Road, the house and garden enjoy enviable and uninterrupted views over the Moray Firth, at the heart of the coastal town of Lossiemouth. The house is located a relatively short walk from the town centre, Moray Golf Club and the town's excellent sandy beaches. Lossiemouth is a prosperous town on the Moray coast that originated as a fishing village and sea port serving the historic city of Elgin nearby. Along with one of Europe's largest air bases (RAF Lossiemouth), the town provides a good range of shops, bars, restaurants and other local amenities whilst the surrounding area offers some fine hotels, restaurants and local attractions. Well regarded primary and secondary schooling is available in the town whilst private schooling is available at Gordonstoun, about 4 miles away. Elgin (about 5 miles) provides a wider range of facilities whilst Inverness (about 41 miles) has all the facilities of a modern city including its airport which offers regular flights to the south and summer flights to many European destinations. Aberdeen Airport is located about 64 miles to the east.

DESCRIPTION

Charlesville is a wonderful, detached town house occupying one of the most desirable positions on Stotfield Road and indeed across the whole of Moray. Sitting back from the main road and positioned within a generously sized enclosed garden, Charlesville enjoys a stunning and uninterrupted outlook over the Moray Firth and out towards the distant hills of Sutherland. Constructed of stone under a slate roof, the house provides very well appointed and spacious accommodation over two storeys. On the ground floor, there is a generously sized, sitting room, dining room and library / 5th bedroom in addition to a well equipped kitchen, sun room / conservatory, a cosy snug, utility room, boiler room, shower room, a useful store room and a WC /cloak room. On the first floor, a half landing leads to the family bathroom whilst from the main landing, doors lead to a box room, study and four bedrooms. The house has a wonderfully bright and airy feel with many of the period features one would hope to find in a property of this age and character including tall, corniced ceilings and open fireplaces. With deep set bay windows, the dining room, sitting room and master bedroom are particularly impressive rooms whilst in general the house offers enormous flexibility. It is double glazed and is connected to all mains services with gas central heating.

ACCOMMODATION

Ground Floor: Vestibule. Hall. Sitting Room. Dining Room. Library / 5th Bedroom. Conservatory. Kitchen. Snug. Utility Room. WC. Shower Room. Store Room.

First Floor: Landing. Family Bathroom. Box Room. Study. 4 Bedrooms.

GARDEN

Outside, the extensive garden is enclosed by a stone wall ensuring it is largely safe and secure for pets and smaller children. With areas of lawn and a variety of mature shrubs and plants, the garden provides a wonderful green space from which to enjoy the very scenic outlook. A direct access can also be taken to the open heath and west beach to the front. There is a very useful garage and outbuildings (workshop) whilst parking for several vehicles is available on a private driveway.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Mains Gas	Band F	E	YES	YES

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

POST CODE

IV31 6QP



WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: remaining.grove.polishing

SOLICITORS

Grigor & Young (Elgin Office)

LOCAL AUTHORITY

Moray Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

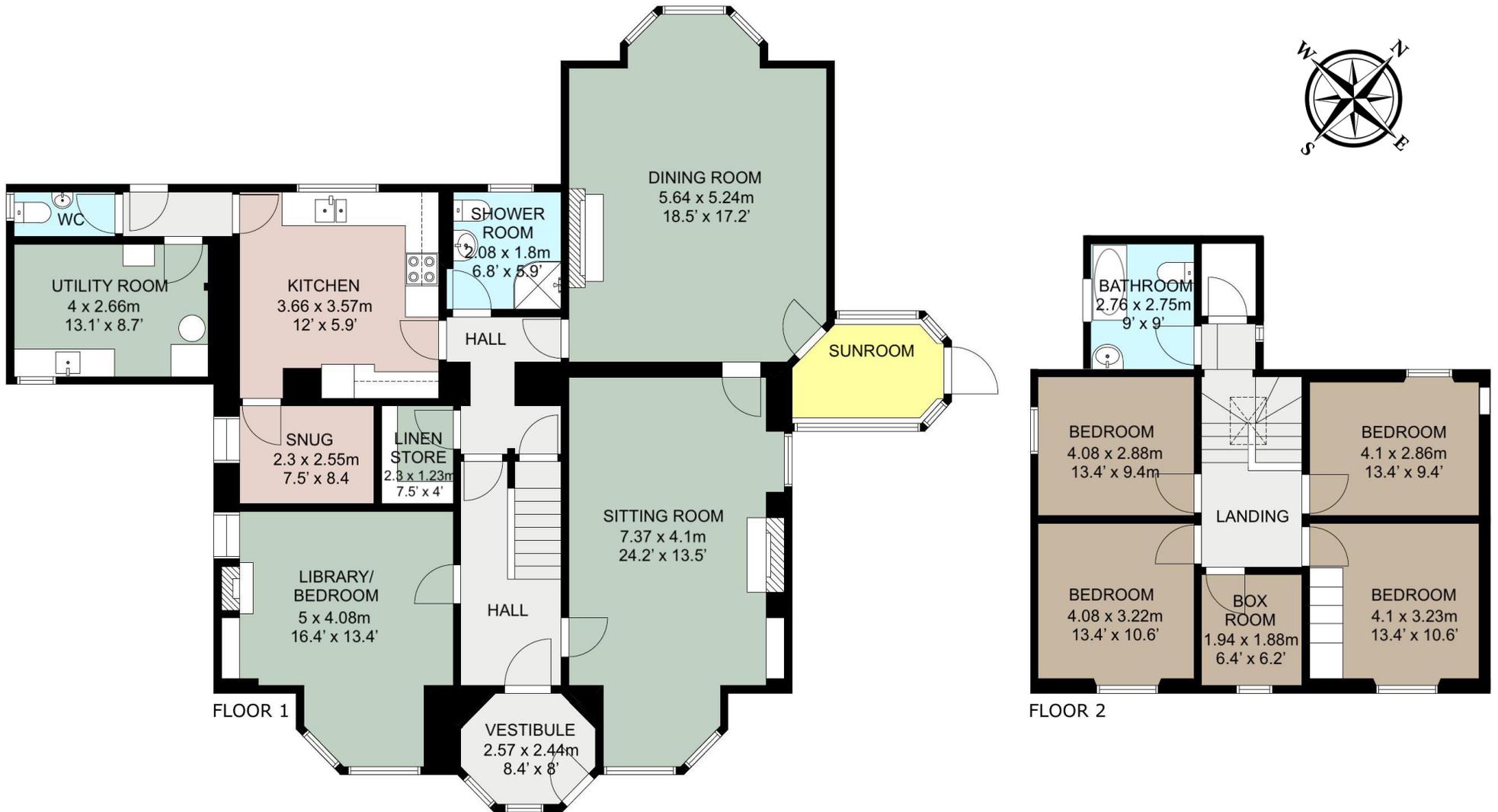
Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.







Charlesville, Stotfield Road, Lossiemouth, IV31 6QP

Illustration for identification purposes, actual dimensions may differ. Not to scale.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in (insert if applicable ie photos taken a period of time prior to launch)





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