

Grigor & Young

SOLICITORS & ESTATE AGENTS

AVAILABLE FOR LET

**Inchstelly House, Alves,
Elgin IV30 8UY**

Rent: £1,200 PCM

Available Now



VIEWING STRICTLY BY APPOINTMENT ONLY WITH THE LETTING AGENTS

Please contact the Letting Agents at **Grigor & Young LLP, 1 North Street, Elgin IV30 1UA** on

☎ 01343 544077 Contact: Mrs Donna Skelly donna@grigor-young.co.uk

Inchstelly House, Alves, Elgin IV30 8UY

£1,200 PCM

Deposit: £1,200

Available Now

Landlord Registration Number: 03605/300/13020

EPC Rating – Band E

Letting Agents Registration Number: (Grigor & Young LLP)

LARN1905037

- Outstanding 6 Bedroom Detached House
- Quiet secluded area, with own access
- Extensive Garden (*circa* 1.30 acres) with Orchard, Woodland, Greenhouse, Pond, Raised Beds and Poultry House
- Available for Private Residential Tenancies or Company Lets
- Double – Glazed
- Oil Fired Central Heating
- In very good order throughout
- Many original features
- Well – behaved Pets welcome
- Council Tax Band - G
- Unfurnished, albeit an attractive Piano, Pool Table, Kitchen Table and Antique Dresser may remain as moveables, if the potential Tenant desires
- Mains Water and Private Septic Tank
- No Smoking

We are delighted to Offer for Let a lovely Listed B Category Detached House near Alves, Moray. Inchstelly House was built in or around 1835-40, probably by William Robertson, Architect of the commended Fisherton Farmhouse in Aberlour.

Situated within 1.30 acres of mature gardens and woods, this atmospheric property would suit Tenants hoping to benefit from the Property's rural location and intrinsic beauty. Inchstelly House is located near the iconic Moray Coast, with many facilities nearby. The Towns of Forres, Elgin and Inverness (the latter having an airport) are all within easy access, and all offer public transport by way of Bus and Train Stations. Schooling is available at Alves Primary School, Mosstowie Primary School, Elgin Academy and Forres Academy. Gordonstoun School and Aberlour House Preparatory School are within easy travelling distance.

Inchstelly House has spacious and well-presented accommodation, including 6 Bedrooms (some of which may be used as a study / work - space), a large fully fitted Kitchen, Sun Room with pool table, Drawing Room, Dining Room, TV / Music Room and more.

ACCOMMODATION COMPRISES

Lower Ground Floor:-

Cellar and Tool Store

Ground Floor:-

Pantry (including Wine Store)

Laundry/Boiler Room with connections for a washing machine and tumble drier (not included)

Boot Room / Coat Storage Area

Large Kitchen with copious storage, a built - in dishwasher, double oven, convection hob and microwave

Wet Room with an intrinsic shower and WC

Bedroom 1/Study

Dining Room with serving - hatch to Kitchen

Spacious and charming Drawing Room with an open fire

Sun Room, with extensive views over the garden

TV / Music Room with possible connections available for Satellite TV and Wi-Fi

Entrance and Hallway

1st Floor:-

(North Wing)

Bedroom 2,

Bathroom with bath, WC, large mirror and excellent lighting. This would be an ideal Guest Bedroom or could be used as a separate “space” for Children / Teenagers.

(Main House)

Master Bedroom 3 with a roomy ensuite containing a large shower and WC

Bedroom 4 with a charming “Victorian – style” sink

Bedroom 5 / Dressing Room / study

Bedroom 6, ideal for Guests

Separate Bathroom with bath and WC

Other miscellaneous features include a fitted gun – cabinet, wood-burning stove with a plentiful supply of wood available locally and a secluded stone – built garden seating area with wrought – iron tables and chairs.











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