



Califer Croft & Califer Croft Cottage Rafford, Forres

STRUTT & PARKER

Califer Croft & Califer Croft Cottage

Rafford, Forres, IV36 2RN

A magnificent Country house and cottage in beautiful surroundings and with spectacular panoramic views.

Forres 3 miles, Elgin 11 miles,
Inverness Airport 23 miles

Califer Croft

Ground Floor: Entrance vestibule | Hallway
Cloakroom | W/C | Library area | Bedroom with
en suite | Drawing room | Dining room | Kitchen
Breakfast area | Rear hall | Utility room / Boiler 1
with Drying room / Boiler 2 / Boot Room / WC
Integral double garage / Generator.

First Floor: Master bedroom with en suite
2 further bedrooms | Shower room.

EPC Rating: G

Califer Croft Cottage

Reception hallway | Bathroom | Sitting room
Sun Porch | Kitchen | 2 Bedrooms |
Detached garage.

Outside: Stunning landscaped garden grounds
with over 150 varieties of heather, an array of
colourful plants, trees and shrubs, with Clashach
sandstone paths and terracing | Floodlit granite
rockery | A one acre enclosed paddock / field
behind the garden with gated entrance
from the road.

In all around 2 acres.





The property

Califer Croft and Califer Croft Cottage are considered by many to have the best views in Moray. Occupying an elevated position the views are both breathtaking and ever changing with an outlook over Forres, Findhorn Bay and the Moray Firth coastline beyond.

The sale of both properties will suit a variety of buyers. Those looking for a private rural retreat in wonderful surroundings and those looking for a special house with extra features and amenities, or an investment property.

The main house was built in 1990 to a very high standard, with bespoke Clashach sandstone flagstones, Amtico flooring, oak doors, specially designed upholstery and wall coverings.

The property is approached over a cattle grid, along a private gravel driveway, bounded on either side with a range of colourful plants and shrubs. This leads to a large circular forecourt with ample parking and the double garage with remote controlled doors.

Entrance is via the vestibule which has a cloak room with a bi-fold door and plenty of storage for outdoor clothing and shoes. The hallway is most impressive and leads to a library area, WC and stairway.

Downstairs, there is a spacious double bedroom with a large en-suite bathroom, comprising two wash hand basins, WC, bidet, mirrored bath and heated towel rail.

The formal drawing room attracts a great deal of natural light through five large windows, whilst providing great views over

the local countryside and beyond. Features include an impressive feature fireplace of Clashach sandstone and hearth; raised skirtings and contemporary designer décor.

For formal occasions and entertaining the large dining room is well-proportioned and has two sandstone pillars and doors leading to the terrace and gardens. The kitchen has a comprehensive range of bespoke wall and base storage units with Corian worktops, integrated appliances, Amtico flooring and a breakfast area. The rear hall and rear vestibule provides considerable additional storage and hanging space for outdoor clothes. The utility room also has ample cupboards and space for white goods.

An integral double garage is accessed via the rear hallway and has boarded storage above accessed by a Ramsay ladder.

There is also further storage, a gardener's toilet and second boiler room and boot room. The property is protected by a mains powered burglar alarm system and outside light sensitive, security lighting.

On the upper level there is a master bedroom with en suite. Across the mezzanine landing there is a further shower room, study/bedroom and additional large double bedroom with built in wardrobe and cupboards.

Califer Croft Cottage

Califer Croft Cottage is a charming stone built cottage built circa 1900 and is located adjacent to the main house, far enough away to have its own privacy and space. This is a delightful property which has an entrance porch, hall, sitting room, 2 bedrooms, kitchen and bathroom. The cottage also has its own private access and a detached garage.





Location

Califer Croft & Califer Croft Cottage are located a short distance from the town of Forres and enjoys a private and picturesque location close to the much admired beautiful Moray Coast with its forests and golden beaches. This is an area renowned for the beauty of its scenery and abundance of wildlife including dolphins, seals and birdlife. Cairngorms National Park is within close proximity. Moray is central for touring the Highlands of Scotland, Speyside and Grampian and as a result has always been a popular destination for outdoor enthusiasts.

Forres has a range of shops including a supermarket, hotels, Post Office, railway station and a large secondary school. There is a well-regarded private nursery and primary school called Rose Abbey in Kinloss, whilst the renowned Gordonstoun School is nearby together with its Preparatory School – Aberlour House.

The surrounding area has plenty of sporting opportunities with superb salmon fishing available on the Rivers Spey and Findhorn, driven grouse

and pheasant shooting available to rent on surrounding estates and skiing at Cairngorm and at The Lecht in the Eastern Cairngorms. For the golfer, the coastal town of Nairn has two championship courses at Nairn Golf Club and Nairn Dunbar Golf Club. There are further courses nearby with the Moray Old Course at Lossiemouth and Castle Stuart Golf Links near Inverness, host to the Scottish Open Championship.

Califer Croft overlooks Findhorn Bay and the historic village of Findhorn, famed for its beautiful sandy beach and spectacular dunes. Findhorn has its well know seal colony and visiting Ospreys. There is sailing, windsurfing, sea angling and dolphin watching in the Moray Firth. Forres lies on the edge of the A96 trunk road which provides good access to Inverness where you can join the A9, the main highway North and South. Inverness airport is around a 30 minute drive from the property, providing regular flights to London and beyond. There is a railway station in Forres and a mainline railway station at Inverness.

General

Services: Mains water and electricity, private drainage to septic tank. There are two LPG fired boilers in the main house one of which provides domestic hot water, the other the central heating system. There is an LPG boiler and radiator system in the Cottage.

Fixtures and Fittings: All fitted carpets and integrated appliances are included in the sale. Other items may be available subject to separate negotiation.

Solicitors: Mrs Barbara Lock, Allan, Black & McCaskie, 151 High Street, Elgin, IV30 1DX. Tel 01343 543355.

Local Authority: Moray Council, High Street, Elgin, IV30 1BX, tel 01343 543451.

Viewing: Strictly by appointment with Strutt & Parker.

Council Tax: Califer Croft has been assessed for council tax purposes as Band G.

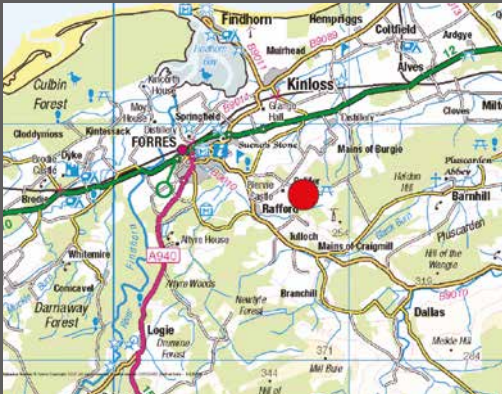
Califer Croft Cottage has been assessed for council tax purposes as Band D.

Possession: Vacant possession will be given on completion.

Offers: Offers are to be submitted in Scottish legal terms to the selling agents Strutt & Parker, 9-11 Bank Lane, Inverness, IV1 1WA. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents in order to be kept fully informed of any closing date that may be fixed.







Directions

From Inverness, take the A96 heading east towards Forres. On entering Forres, take the turning onto the B9010 signposted for Rafford. On entering Rafford take the left hand turn for Church Terrace in the direction of Blervie Castle. Continue along this road past the Castle and take the right hand turn at the junction. Follow the road up and you will find the property located on the left hand side.

Inverness

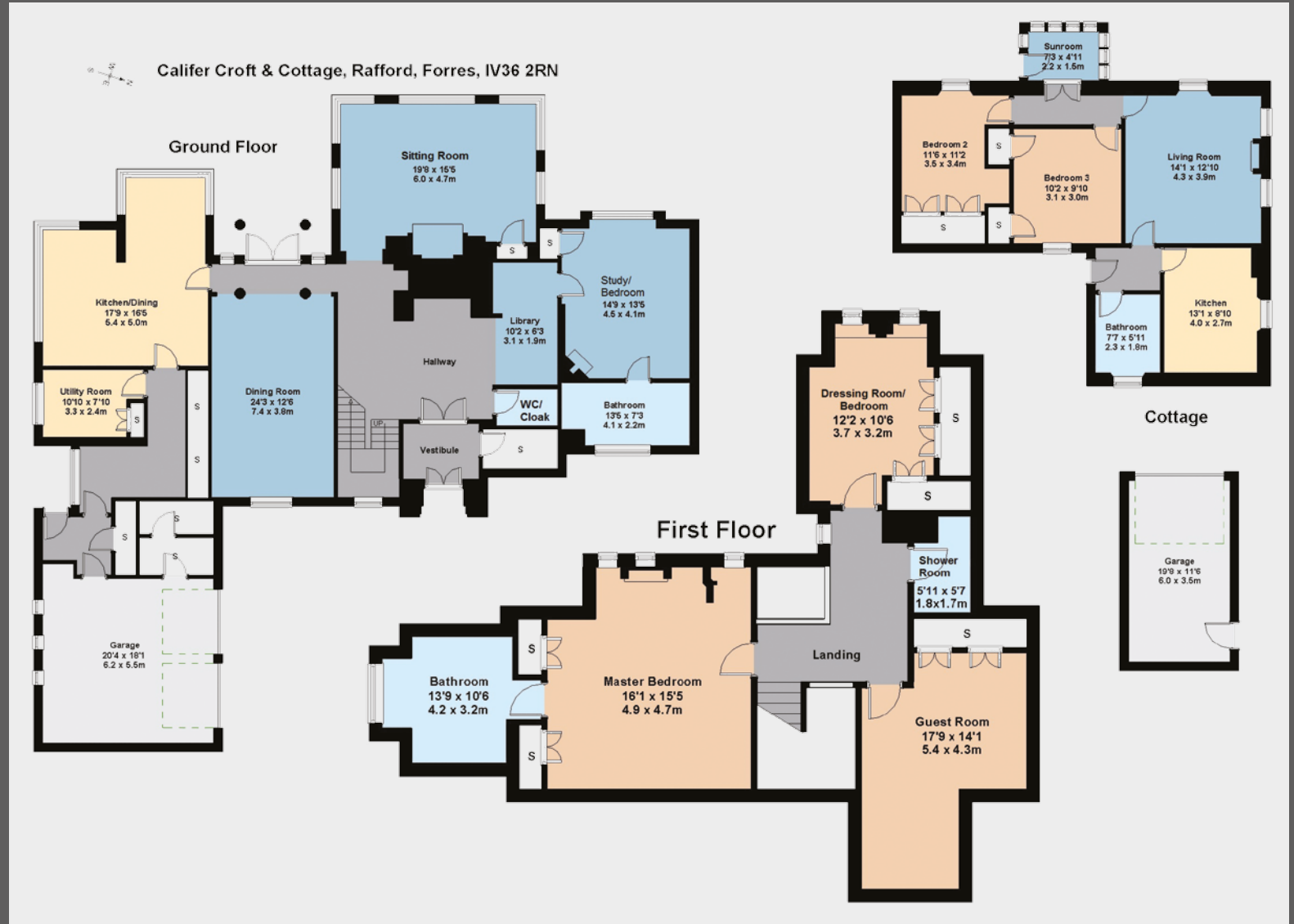
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50 offices across England and Scotland,
including 10 offices in Central London



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