



Harbour House, 40 Findhorn, Forres

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BNP PARIBAS GROUP 

# Harbour House

## 40 Findhorn

### Forres, Morayshire

#### IV36 3YE

A richly historical detached home in a wonderful setting with views to the idyllic Findhorn Bay.

Forres 5.5 miles, Nairn 15.5 miles, Inverness Airport 24.5 miles, Inverness 32 miles (mileages are approximate).

Entrance hall | Sitting/Dining room | 3 Bedrooms | Kitchen | Utility | Family bathroom WC | Office/Storage room | Garden

EPC Rating: F

### The property

Harbour House is an attractive, beautifully appointed stone-built home offering 1755 sq. ft of charming, characterful accommodation. Originally built circa. 1901, the current owners have carried out a meticulous, sympathetic refurbishment of the property, retaining all of its charm and period features. This is a property truly at one with its beautiful surroundings, with a fascinating past. During the 1950s, Harbour House, then called Seaview, was the summer holiday home of Viscount James and Lady Rachel Stuart of Findhorn.

The bright entrance hall with its fitted store cupboard opens via double doors into an airy hallway with ceiling roses and picture rails, which branches off onto the flexible accommodation. The impressive 25 ft. multi-aspect sitting/dining room provides an ideal entertaining space offering two original feature fireplaces, one with an ornate carved surround, striking cast iron radiators that run throughout the home, and far-reaching views, along with

wide wooden floorboards, high ceilings and inset shelving. The spacious kitchen also has a unique feature fireplace and enjoys French doors flowing directly onto the south-facing sun terrace. It has a wide range of wall and base units with various integrated appliances, ample space for dining with views to the garden, and a sizeable adjacent utility room with additional units giving access to the office/storage room.

The home benefits from two well-proportioned bedrooms both with characterful fireplaces, with the principal bedroom also benefitting from a large sliding mirrored walk-in wardrobe. A third bedroom opposite could also serve as a study. Completing the accommodation is a family bathroom with a bespoke curved marble vanity top and cabinetry and a neighbouring second wc.

### Outside

The property occupies a prime position with its garden enclosed via low pebble dashed walls and is within close proximity to the seafront. There is an onsite parking place at the front and a pathway flowing up to the main entrance. This is flanked by a beautifully presented garden overlooking the bay, with neat lawns and a wealth of colourful planting, shrubs and climbers. There are two courtyards: a spacious private oasis off the kitchen enjoying morning sunshine, and a charming paved west-facing courtyard which is an ideal spot for al fresco dining with impressive views across the bay and beyond.





## Situation

The picturesque coastal town of Findhorn offers ample opportunities for walking, sea and bay angling and The Royal Findhorn Yacht Club and nearby marina offer a base for sailing and canoeing. Findhorn Beach is famous for its vast sands and sandbanks, home to a large colony of seals, and ospreys dive for fish in the bay in spring and summer. There are a range of local amenities, including shops, two public houses and various eateries, with the ecovillage at The Park providing further independent shops and restaurants, along with the Moray Arts Centre and The Universal Hall Performance Centre. Nearby Forres offers a railway station and a wealth of additional shops, schools and supermarkets, with further recreational facilities at Elgin, while Morayshire is famous for its many whisky distilleries and salmon fishing. There are convenient road connections via the A96 and domestic and European flights departing from Inverness airport.



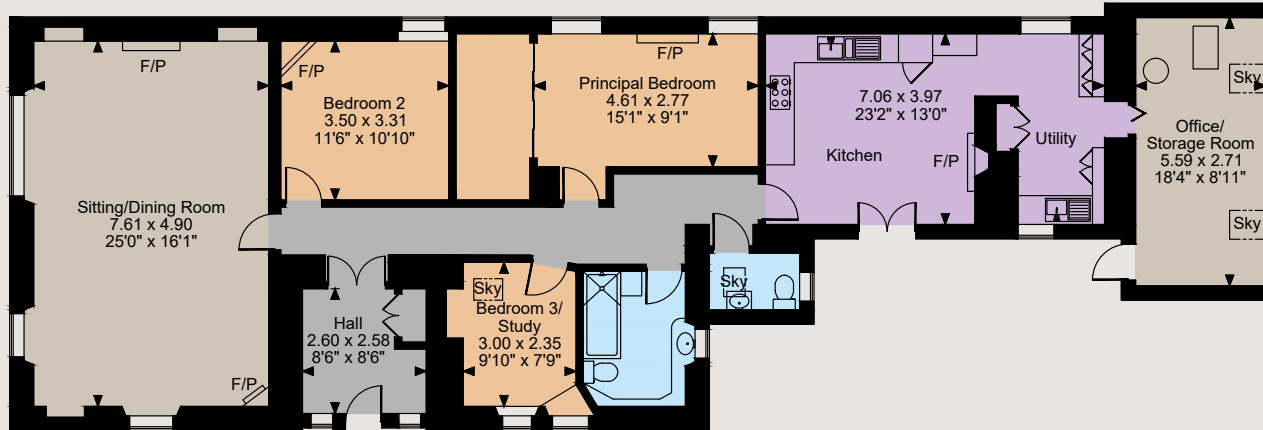
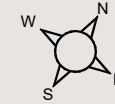








Floorplans  
Internal area 1,755 sq ft (163 sq m)  
For identification purposes only.



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.  
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## Directions

What3Words - ///resorting.shield.clinked

## General

**Local Authority:** Moray Council - [www.moray.gov.uk](http://www.moray.gov.uk)

**Services:** Mains electricity, water and drainage.  
Biomass boiler.

**Council Tax:** Band E

**Fixtures and Fittings:** Fitted floor coverings and integrated kitchen appliances will be included in the sale.

**Tenure:** Freehold

**Guide Price:** Offers Over £620,000

## Inverness

Castle House, Inverness, IV2 6AA

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