



Cowiesburn House, Pluscarden, Elgin

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Cowiesburn House

Pluscarden, Elgin IV30 8TZ

A hugely impressive, “B” listed former manse in beautiful surroundings, set in magnificent garden grounds of approx. 8 acres.

Elgin/Station 6 miles, Inverness 36.8, Inverness Airport 30 miles, Aberdeen 71 miles

Entrance hall | Drawing room | Sitting room
Study | Kitchen/breakfast room | Dining room
Utility | Store | Cloakroom | Principal bedroom
with en suite shower room | 4 Further bedrooms
Family bathroom | Shower room | Garage
Carport | Stable building | Shed | Garden
Tennis court | Approx. 8 acres

EPC Rating E

The property

Cowiesburn House is a striking mid-19th century converted church manse, with a handsome symmetrical design and a wealth of retained period features, including Gothic arched windows and glazing, tall, corniced ceilings with high skirting and thick wooden doors. This is a richly historical home located 6 miles from the town of Elgin.

The arched entranceway opens into an airy hallway with a wide turned wood-carved staircase with cast iron balustrading. The hallway gives access to the array of elegant ground-floor living spaces with pretty views of the leafy grounds, including a front-facing drawing room and adjacent formal dining room, a peaceful study and a sitting room with a cosy log-burning stove. Further is a useful utility room and the accommodation flows into a large kitchen with double doors to the rear terrace. The kitchen contains a range of wooden cabinetry and various appliances including an

AGA stove. From here is a store, cloakroom and access through to the attached carport and garage.

The first-floor landing branches off onto five well-proportioned and light-filled bedrooms, many of which feature fitted wardrobes. There is a luxury contemporary family bathroom and separate shower room, whilst the principal bedroom with its charming window seat also benefits from the use of an en suite shower room.

Outside

The beautifully landscaped and meticulous garden grounds are a particular feature of the property and total approx. 8 acres, approached via a long sweeping in-and-out driveway which leads up to the attached carport, garage and store. The grounds are surrounded and interspersed by tall mature trees and neatly trimmed hedging. It includes a beautiful wooded section with divided herbaceous planting and a meandering stream, formally arranged gardens, a paved raised sun terrace beside the home with impressive far-reaching vistas and generous expanses of manicured level lawn. There is a two-storey stone-built detached stable building with development potential (subject to the appropriate planning consents) and a full-sized tennis court, shed/summer house and a section of versatile fenced amenity land.

Location

The scenic rural village of Pluscarden with its church and village hall provides a wide variety of scenic woodland walks and sits within easy reach of the popular Moray town of Elgin. Elgin offers a plethora of recreational facilities, a leisure centre, hospital, numerous shops and schools, including Gordonstoun Independent School, and many historic cultural sites. The station here offers regular links to the thriving Highland capital of Inverness, with convenient road connections via the A96 and a range of domestic and European flights departing from Inverness Airport.





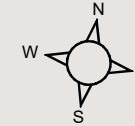
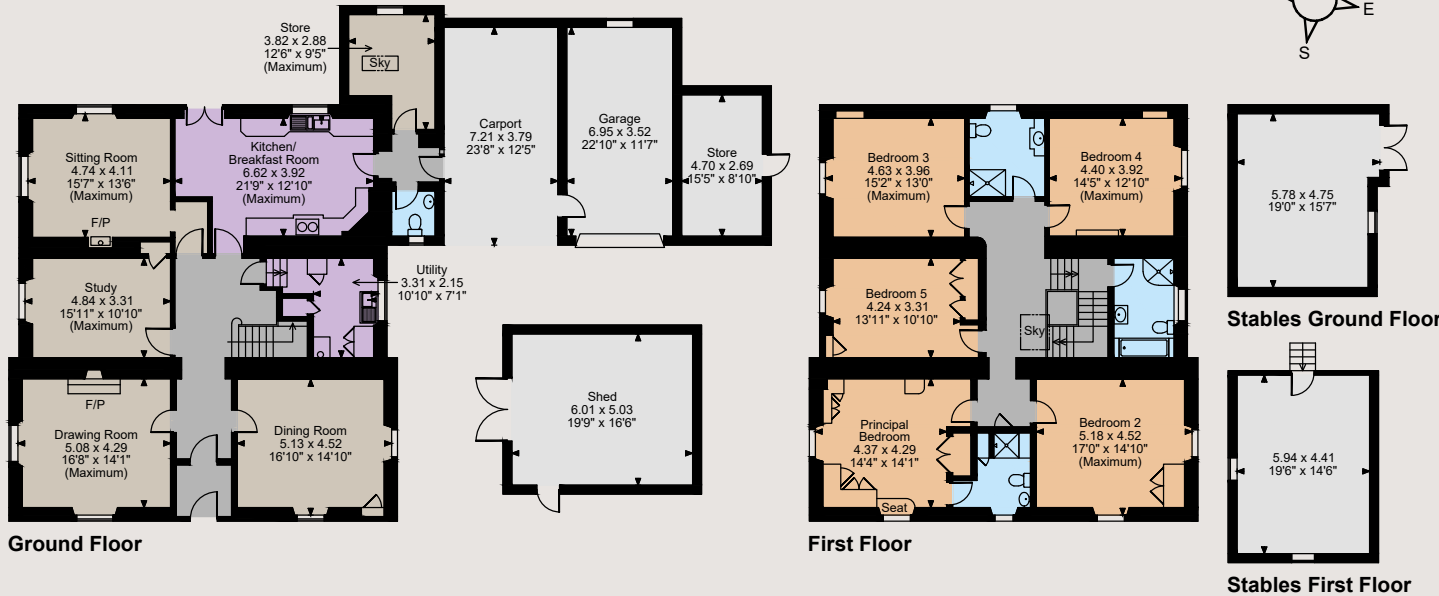








Floorplans
 House internal area 3,463 sq ft (322 sq m)
 Garage & Carport internal area 582 sq ft (54 sq m)
 Stable building internal area 562 sq ft (52 sq m)
 For identification purposes only.



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

What3Words - ///fears.hounded.eyelashes

From Elgin, follow signs along the A96 heading south west for around half a mile before taking the second exit at the roundabout onto Pluscarden Road (B9010). Proceed for 4.4 miles before turning left and after 0.8 miles, the property will be on the left.

General

Local Authority: Moray Council - www.moray.gov.uk

Services: Mains electricity and water, private drainage to septic tank (SEPA registered), oil-fired central heating.

Council Tax: Band G

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

Tenure: Freehold

Guide Price: Offers Over £1,000,000

Inverness

Castle House, Inverness, IV2 6AA

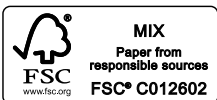
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