



**Harper
Macleod LLP**
Estate Agents & Solicitors



Rockybank, Stotfield Road, Lossiemouth, IV31 6QS

Offers over £240,000

CLOSING DATE FOR OFFERS - FRIDAY 17TH JANUARY 2025 AT 12 NOON Rockybank House and adjoining cottage is a substantial stone and slate dwelling house situated on sought after Stotfield Road, Lossiemouth. Although in need of upgrading and modernisation this property has great potential to be a superb family home or guest house, subject to local planning consents. The accommodation in the the main property comprises ground floor entrance hallway, two good size reception rooms, dining room, Orangerie, kitchen, bathroom and on the first floor, four bedrooms, boxroom, bathroom and WC. The cottage which has a connecting door to the main property has a lounge, dining room, kitchen/utility room, two bedrooms, bathroom and WC. The property further benefits from electric storage heating, garden and garage.

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ENTRANCE HALLWAY



Wooden storm doors; wooden and glazed entrance door; vinyl flooring; ceiling light fitting.

RECEPTION ROOM 1

21'3" x 16'7" (6.49m x 5.07m)



Bay window to front; fireplace with open fire; solid wood floor; ceiling light fitting.

RECEPTION 2

21'8" x 13'10" (6.61m x 4.24m)



Bay window to front; solid wood floor; ceiling light fitting.

ORANGERIE



Wooden Orangerie, glazed on three sides; solid wood floor; ceiling light fitting.

DINING ROOM

15'10" x 10'3" (4.84m x 3.14m)



Window to side; solid wood floor; ceiling light fitting.

REAR HALLWAY & KITCHEN

10'1" x 8'5" (3.08m x 2.59m)



Window and door to rear; walk-in pantry; solid wood floor; ceiling light fitting.

GROUND FLOOR BATHROOM

8'1" x 7'11" (2.47m x 2.42m)

Window to rear; bath; sink; WC and shower cubicle.

MAIN STAIRCASE & LANDING

Solid wood staircase with fitted carpet runner; ceiling light fitting.

BEDROOM 1

15'9" x 13'10" (4.82m x 4.23m)



Dormer window to front; feature fireplace; solid wood floor; ceiling light fitting.

BEDROOM 2

15'9" x 10'9" (4.81m x 3.29m)



Dormer window to front; plumbed in sink; solid wood floor; ceiling light fitting.

BEDROOM 3

15'3" x 8'7" (4.65m x 2.64m)



Window to side; solid wood floor; ceiling light fitting.

BEDROOM 4

15'2" x 7'5" (4.63m x 2.27m)



Window to side; vinyl flooring; ceiling light fitting.

BOXROOM

10'2" x 9'9" (3.12m x 2.99m)

Internal room; plumbed in sink; solid wood floor; ceiling light fitting.

FIRST FLOOR BATHROOM

11'7" x 10'9" (3.55m x 3.30m)



Window to rear; sink; WC; bath and shower cubicle.

WC

Sink & WC

INNER HALL TO COTTAGE

SELF CONTAINED COTTAGE

LOUNGE

13'1" x 10'7" (4m x 3.25m)



Window to front; open fireplace; solid wood floor; ceiling light fitting.

DINING ROOM

12'11" x 9'9" (3.94m x 2.99m)

Window to side; solid wood floor; ceiling light fitting.

KITCHEN/UTILITY

13'9" x 11'6" at longest and widest (4.21m x 3.51m at longest and widest)

Window and door to rear; open fireplace; plumbing for washing machine and dishwasher.

BATHROOM

10'4" x 4'11" (3.17 x 1.50m)

Window to side; sink; WC and bath

STAIRCASE AND LANDING



Stained glass window to side; bare wood floor; ceiling light fitting.

COTTAGE BEDROOM 1

13'0" x 12'11" (3.97m x 3.94m)



Window to front; solid wood floor; ceiling light fitting.

WC

Sink & WC

COTTAGE BEDROOM 2

12'11" x 9'9" (3.94m x 2.99m)



Window to side; solid wood floor; ceiling light fitting.

GARAGE



Single detached garage; up and over door.

OUTSIDE

The garden has lawn to the front and east side, with two good size patio areas outside of the Orangerie.

NOTES

Included in the asking price are all carpets and fitted floor coverings; all light fittings; all bathroom and WC fittings along with any white goods still remaining in the property.

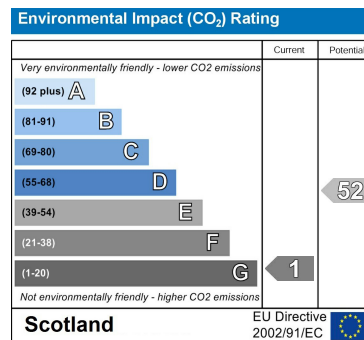
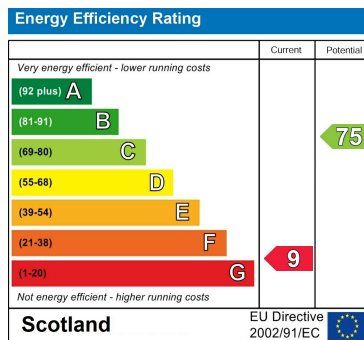
No guarantees can be given for any of the white goods.

Council Tax Bands: Rockybank House: Band E, Rockybank Cottage: Band D

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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