



Elgin 9 miles

Inverness 31 miles

Forres 4½ miles

HIGH TORE

RAFFORD, FORRES

A superb and impressive, architect-designed family home, set in a rural yet accessible location, enjoying stunning views of open farmland and hills.

Offers in excess of £695,000.

DIRECTIONS

High Tore is situated in beautiful countryside approximately mid way between Rafford and Pluscarden.

From Elgin, heading south-east on the B9010 signed for Pluscarden and Miltonduff, continue on this road for approximately 8½ miles whereupon the driveway to High Tore will be seen on the right, between the properties named 'Moor of Tore' and 'Lochty'.

From Forbes, head south-east on the B9010 for approximately 3½ miles before turning left on to the unclassified road signed to Pluscarden Abbey. Continue on this road for approximately ½ mile.

High Tore is approximately 240m to the north at the end of the drive.

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AMENITIES

High Tore is set between Rafford and Pluscarden in the Moray countryside but is easily accessible from both Forbes and Elgin. The area offers an abundance of outdoor activities including rural walks, beautiful beaches, numerous golf courses, tennis and cycling routes.

The town of Forbes benefits from a good array of shops and supermarkets, primary and secondary schools, leisure facilities, a GP surgery and road and rail links to Inverness and Aberdeen.

Elgin, the regional centre, offers a wider range of amenities including a number of supermarkets, hotels, leisure facilities, restaurants and a hospital. A private school is also available at Gordonstoun, Duffus, approximately 15 miles away.

Inverness Airport is 22 miles west at Dalcross.

GENERAL OVERVIEW

High Tore is an impressive, modern property offering the space and features desired of a family home, set in a stunning location. The spacious and well-appointed accommodation is set over two floors and enjoys a thoughtful layout and abundant natural light throughout.

On the ground floor, the generous entrance hallway is light and airy, with stairs to the first floor and doors off to the principle accommodation. To the left is a large lounge with triple aspect windows and patio doors, as well as a dual aspect woodburning stove shared with the hallway. To the right is the impressive kitchen/dining/family area featuring floor to ceiling windows and sliding patio doors along the full southern aspect making an inviting and social space. There is an extensive kitchen/dining area adjoining with an array of painted solid oak-fronted cupboards with quartz worktops, island unit and woodburning

stove creating a warm and welcoming space. Also on the ground floor, the home office, utility room, store room, garage and downstairs shower room combine to offer a well-planned and flexible living space.

The first floor landing, with galleried balcony over the front door and Velux windows, offers a further light-filled space, with access to the five double bedrooms, including the master suite with walk-in wardrobe and en-suite. A Jack-and-Jill shower room between two of the bedrooms and a further bathroom along the upper landing provides for flexible family living. There are also ample full-height storage cupboards for family requirements.

POSTCODE

The postcode for the property is IV36 2RW.

ACCESS

Access is taken via the unsigned posted driveway between properties 'Moor of Tore' and 'Lochty'.

GARDEN

The property enjoys a generous area of garden grounds, extending to approximately 0.407 hectares (1.005 acres) or thereby.

The garden grounds are largely down to grass with a generous gravel parking area. Indian sandstone paving surrounds the property with a large patio area in front of the kitchen/family area and also by the garage doors. There are a number of mature and recently planted trees within the garden grounds which are surrounded to the north by mature woodland, with open panoramic views over farmland and hills beyond, creating a tranquil and exceptionally attractive setting.



ACCOMMODATION

Ground Floor:-

- **Entrance Hallway (7.27m (maximum) x 2.16m)**
Bright and spacious entrance hallway with partially-glazed front door and side panel, double sided stove, oak and glazed staircase leading to first floor and oak doors leading to lounge, office, shower room and kitchen/family area.
- **Lounge (6.57m x 4.94m)**
A large, welcoming, triple aspect lounge with floor to ceiling windows and south-facing patio doors, dual aspect woodburning stove shared with hallway, cream carpet.
- **Office (3.17m x 1.70m)**
A useful home office space with south facing window.
- **Shower Room (2.00m x 2.00m)**
Recess shower, WC and sink unit in white with vanity unit over sink incorporating heated mirror and shaver point, tiled floor and walls to half-height.
- **Family Room (6.30m x 3.94m)**
Kitchen/Dining Area (8.42m x 4.36m)
Comprises a generous, inviting family room with floor to ceiling window to the side and full width glazed wall with sliding patio doors to the south, unit housing TV, woodburning stove glazed on three sides, creating a warm family space.

The kitchen area is very well proportioned with an array of painted oak fronted wall and base units, large island with sitting area to the end, quartz worktops, Rangemaster stove inset, built-in microwave, dishwasher and coffee machine creating an attractive yet functional hub for the home.
- **Utility Room (3.63m x 2.53m)**
Worktop space with sink and area for washing machine and tumble dryer below, space for fridge/freezer and doors to cupboard, store room and garage.



- **Store Room (1.92m x 1.39m)**
Useful storage room with shelves and hanging space, electricity consumer unit and trip switches, tiled floor.
- **Garage (5.86m x 3.19m)**
The garage can be accessed direct from the utility room, side pedestrian door or main garage door, strip lights, built-in shelving, vinyl flooring, stainless steel sink with right hand drainer and unit below. The indoor units for the air-source heating are within the garage.
- **Stairs to First Floor**
Oak and glazed banister with full height window creating a bright space.

First Floor:-

- **Landing (3.75m x 2.17m)**
Velux windows and galleried balcony over the front door and full-height window over the stairs create a light and airy landing leading to five bedrooms, bathroom and storage cupboards.
- **Master Bedroom (6.50m x 3.60)**
A spacious bedroom with both a walk-in wardrobe (2.05m x 1.77m) and separate wardrobe with mirrored sliding doors incorporating shelves and hanging options internally, TV point, and en-suite shower room. To the south wall, are nine Velux windows, the central section comprising a Velux "Cabrio Roof Balcony" set, providing a huge amount of natural light to the room.
- **Master En-suite (2.44 x 1.70m)**
WC, wall-mounted sink and walk in shower in white, waterfall shower head and separate hand set, white porcelain tiles to the walls, vanity unit over sink with light and heated mirror, shaver point and heated towel rail.
- **Bedroom 2 (5.75m x 4.07m, narrowing to 3.86m)**
Spacious double bedroom again with nine Velux windows on the south-facing walls, the central section comprising a Velux "Cabrio Roof Balcony" set, two wardrobes both with sliding mirrored doors, TV point, door to Jack and Jill shower room.
- **Bedroom 3 (4.80m x 3.30m)**
Double bedroom with four Velux window units, providing impressive natural light, large walk-in shelved and hanging wardrobe (2.47m x 2.00m), TV point and door to Jack and Jill shower room.
- **Jack and Jill Shower Room (2.63m x 2.46m)**
Spacious en-suite shower room with low flush WC, sink unit and walk in shower (all in white) featuring waterfall head and hand set, obscured glass window, vanity unit with lighting, shaver point and heated mirror, towel rail.

Accommodation Breakdown continues overleaf:-

- **Bathroom (2.48m x 2.29m, widening to 3.31m)**
W/C, wall mounted sink and large oval bath, in white, Velux roof window, vanity unit with lighting, shaver point and heated mirror, tiled to half-height in white porcelain tiles and black tile flooring, large towel radiator.
- **Storage Cupboards**
There are three storage cupboards, one of which houses the hot water tank and solar controls, the remaining two being shelved providing ample storage options. The zone valves for the underfloor heating are contained in the two shelved cupboards, providing some heat within them.
- **Bedroom 4 (4.30m x 3.35m)**
Large double bedroom with four Velux window units, providing natural light, TV point, large sliding mirrored wardrobe.
- **Bedroom 5 (4.33m x 2.95m)**
Double bedroom with Velux windows and open hanging shelved wardrobe.

NB: all measurements are maximum room sizes and are approximate, and en-suite measurements include showers.

BOUNDARIES

The boundaries are shown approximately on the plan included within these particulars. The boundaries are marked by post and wire fencing.

SERVICES

The property benefits from an air-source pump heat heating system connected to underfloor heating on both the ground and first floor of the house, supplemented by woodburning stoves in the lounge/hallway and a second woodburning stove in the family/kitchen area. The heating in each room is individually zoned and controlled via a control pad. The property also benefits from solar thermal panels and a mechanical heat recovery ventilation system.

The property is served by mains electricity and water.

Drainage is via a private septic tank and soakaway system situated on the grounds of the property.

LOCAL AUTHORITY

The Moray Council
High Street
Elgin
IV30 1BX
Tel: 01343 543451 // www.moray.gov.uk

COUNCIL TAX

The property is within Band G.

ENERGY PERFORMANCE INDICATOR

The property has an EPC Band of D(60).

VIEWING

Interested parties may view the property by prior arrangement with the sole selling agents Bowlts Chartered Surveyors, Barnhill, Pluscarden, by Elgin, Moray, IV30 8TZ. Tel: (01343) 890400. Fax: (01343) 890222. Email: properties@bowlts.com.

Please note that viewings must be by prior appointment only.

ENTRY

Early entry with vacant possession is available following legal settlement and payment of the purchase price.

OFFERS

Offers are invited in excess of £695,000 (SIX HUNDRED AND NINETY-FIVE THOUSAND POUNDS) sterling.

Offers should be submitted in formal Scottish legal terms to Bowlts Chartered Surveyors, Barnhill, Pluscarden, By Elgin, Moray, IV30 8TZ. Tel: (01343) 890400. Fax: (01343) 890222. Email: properties@bowlts.com. It should be noted that the vendor reserves the right to accept any offer at any time and prospective purchasers are therefore advised that they should register their interest in writing with the selling agents. The vendor will not be bound to accept the highest or indeed any offer for this property.

CLOSING DATE

In the event of there being a closing date for the receipt of offers, we will use our best endeavours to inform all parties who have formally noted their interest with us.

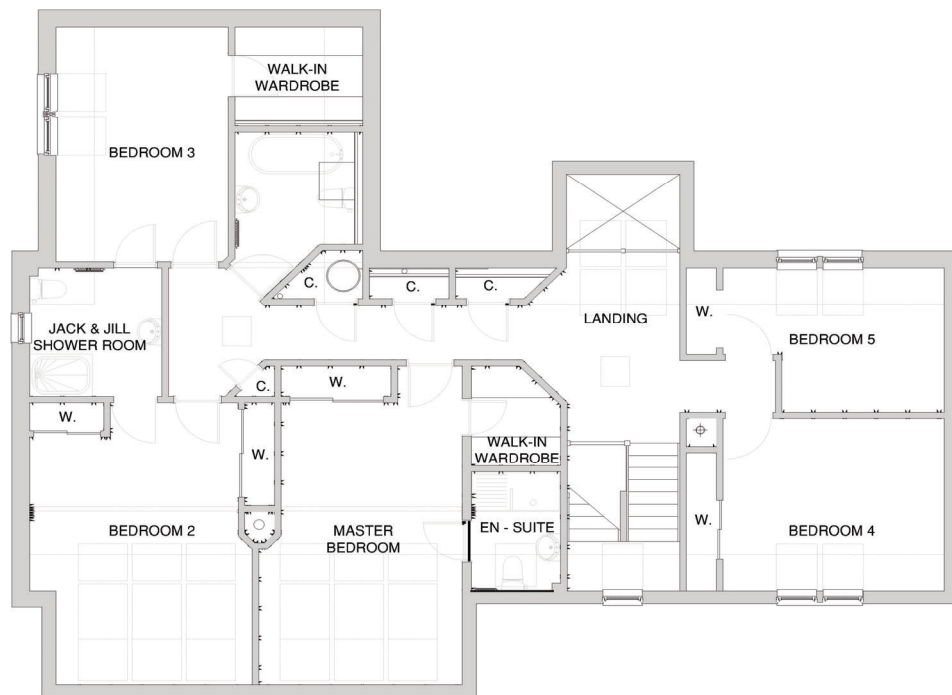
It is recommended that interested purchasers register their interest in this property in writing by letter rather than relying solely on emails.

ANTI-MONEY LAUNDERING

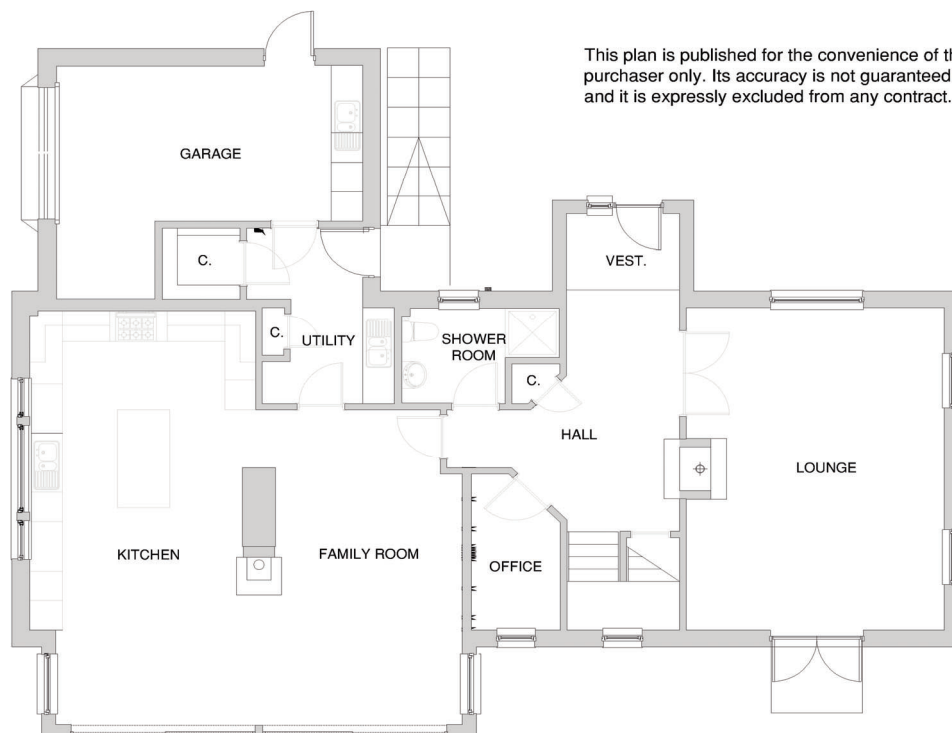
Prospective purchasers will be asked to provide identification sufficient to satisfy Anti-Money Laundering Regulations and checks against intended purchasers or their nominee, along with any other documentation which may be required to support a conditional offer submitted to the seller. Bowlts Chartered Surveyors will accept no liability for any delay or lack of co-operation. Bowlts Chartered Surveyors may hold your details on file unless instructed otherwise.

DECLARATION

It is declared that the property is owned by a member of Bowlts Chartered Surveyors' staff.

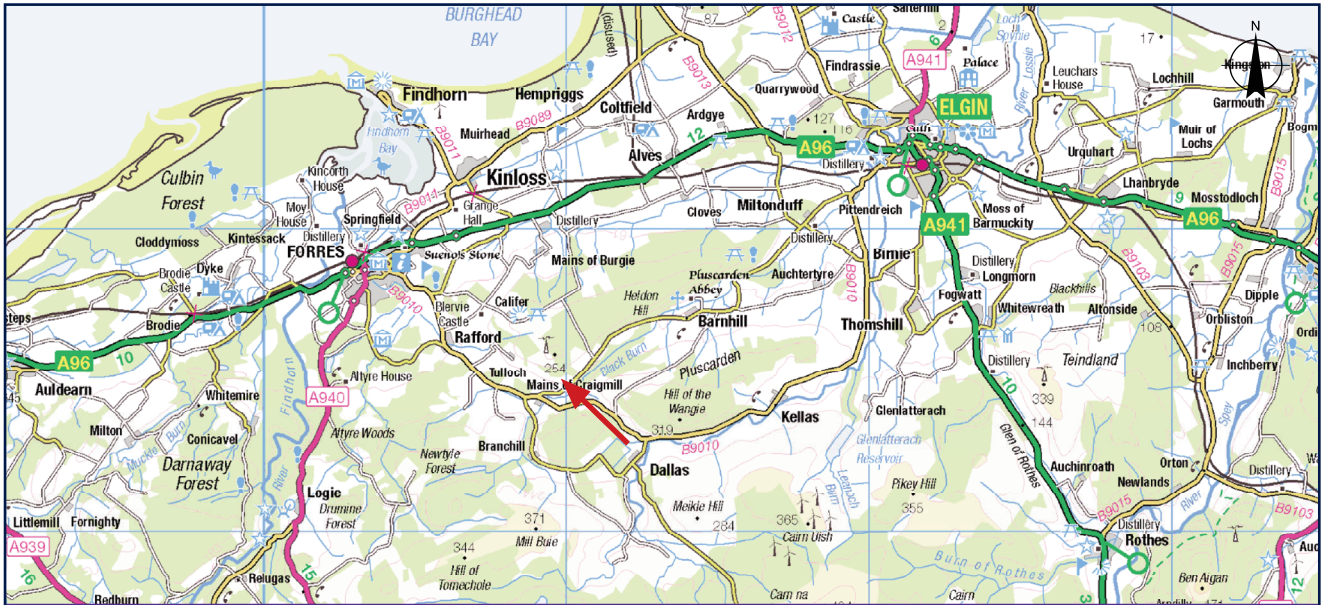


First Floor Plan



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Ground Floor Plan



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Barnhill, Pluscarden
By Elgin, Moray, IV30 8TZ
Tel 01343 890400



TPOS Membership No: T02079

Letting Agent Registration No: LARN1901018

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- Forestry • Valuations • Architectural and Building Services • Planning and Development •
- Land Survey and Mapping Services • Environmental and Conservation Services •

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Whilst we use our best endeavours to make our particulars of sale reliable, if there is any point which is of particular interest and importance to you, please contact this office. We can check the information for you, particularly if you are contemplating travelling some distance to view the property.

ADN/MM 4271- Last Updated 24th October 2025