



**NETHER ENOCH FARMHOUSE**

AUCHINDOUN, DUFFTOWN, MORAY



# NETHER ENOCH FARMHOUSE, AUCHINDOUN, DUFFTOWN, MORAY

A charming traditional farmhouse with fine views over open countryside

Dufftown 3 miles ■ Huntly 15 miles  
Elgin 21 miles ■ Aberdeen 55 miles

About 0.15 ha / 0.38 acres

Guide Price £225,000

- 1 reception room. 3 bedrooms
- Many fine features
- Flexible accommodation
- Recently redecorated
- X5 Solar PV Panels
- Useful outbuildings
- Peaceful location
- Fine views towards Auchindoun Castle

**Galbraith**

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 OnTheMarket





### SITUATION

Nether Enoch is a delightful traditional farmhouse located in a peaceful rural setting between the popular Speyside village of Dufftown and Huntly in the rolling Moray hills. Dufftown (3 miles) has good range of day to day amenities including a well-regarded primary school, a village hall for community events, a Church, convenience store, Post Office and various hotels, pubs and coffee shops. With easy access to the Spey, Cairngorms and Moray coastline, the area has a rich and diverse range of services and amenities and is becoming a haven for arts, cultural and social events with many new independent shops in the area.

Huntly, about 15 miles to the north-east has a wider range of facilities including a railway station (connecting with Inverness and Aberdeen) whilst Elgin (about 21 miles) is the principle town in the county and provides a wide range of amenities including various major supermarkets, a library, a good selection of independent shops and various sporting and recreational facilities. Aberdeen provides all of the facilities expected from one of the UK's most prosperous cities, with an excellent selection of shopping, retail parks and associated services, rail links and an airport.

### DESCRIPTION

Nether Enoch Farmhouse is a charming traditional farmhouse located in a very pleasant rural location to the south of Dufftown. Sitting in a tranquil and private position, the house also benefits from neighbours nearby. The house enjoys lovely views over the surrounding countryside and in particular towards Auchindoun Castle to the east. Nether Enoch Farmhouse is constructed of stone under a slate roof and provides well-appointed accommodation over one and a half storeys. On the ground floor, a vestibule opens to a hallway which in turn leads to a bright and well-lit sitting room with a stripped pine floor and the original range fireplace and a wood burning stove. A door leads to a rear hall, bathroom and boiler room. From the hall, doors also lead to a good sized dining kitchen with fitted floor units and plumbing for a washing machine and dishwasher. There is also a useful larder with slate shelving and a ground floor bedroom with an attractive open fire and corniced ceiling. On the first floor, the landing has 2 large built in cupboards and access to the box room whilst there are two further bedrooms both with coombed ceilings, dormer windows and stunning views towards Auchindoun Castle. Internal wall insulation has recently been installed to the upstairs of the farmhouse.

The house, which has been recently redecorated, has a wonderfully bright and airy feel, especially so for a traditional dwelling, whilst the sitting room with a wood burning stove, ground floor bedroom and kitchen are particularly appealing rooms. The property is heated using oil central heating. The double glazed windows were all replaced in 2022.



## ACCOMMODATION

### Ground Floor:

Porch. Hall. Sitting Room. Rear Hall. Bathroom. Boiler Room. Kitchen. Larder. Bedroom.

### First Floor:

Landing. Box Room. 2 Bedrooms.

## GARDEN

Outside, the house sits in a generously sized garden which is mainly laid to lawn whilst an area of rougher ground to the west provides great scope to extend the garden. An enclosed gravelled courtyard with a timber garden shed provides privacy and shelter whilst there are two useful outbuildings including a timber built double garage (about 5.09m x 5.08m) and a stone built barn (about 4.5m x 8.3m), both of which provide excellent storage space. In addition, there is a newly erected poly tunnel and chicken run.

## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband*	Mobile*	EPC
Private	Mains	Private	Freehold	Oil	Band C	Vodafone	EE	E

\*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet> For information on flood risks please refer to SEPA's website: <https://www.sepa.org.uk/>

## DIRECTIONS

From the square at the centre of Dufftown, take the A941 Eastwards towards Huntly. On the edge of the village, take the first right, continuing on the A941 (signed Rhynie, Cabrach and Huntly) with the River Fiddich running along on the left hand side. After about 600m, take the next right, staying on the A941 (signed Cabrach and Rhynie) and continue for about 2.5km. Turn right onto a single track road (there is a small black sign to Glen Corrie) and continue past the farm, down the hill and bearing left before turning right onto a farm track. Nether Enoch Farmhouse is located about 200m up this track. See Site and location plans for details.

## POST CODE

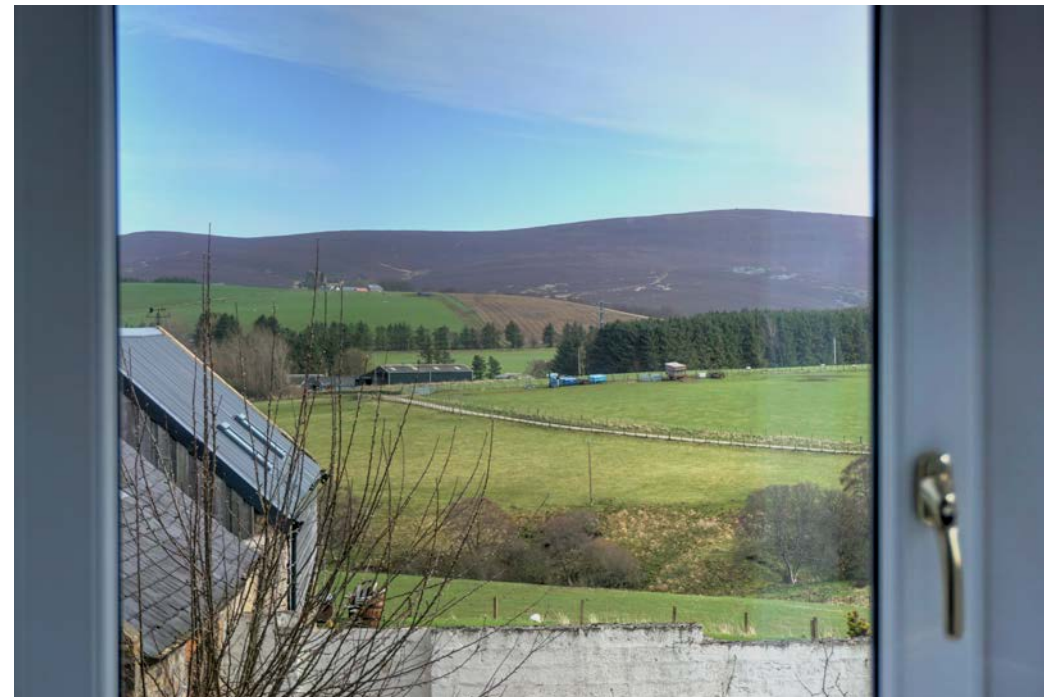
AB55 4DX

## WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: booster.uncle.eternally

## SOLICITORS

Blackadders, Aberdeen.





## LOCAL AUTHORITY

Moray Council, High Street, Elgin, IV30 1BX

## FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

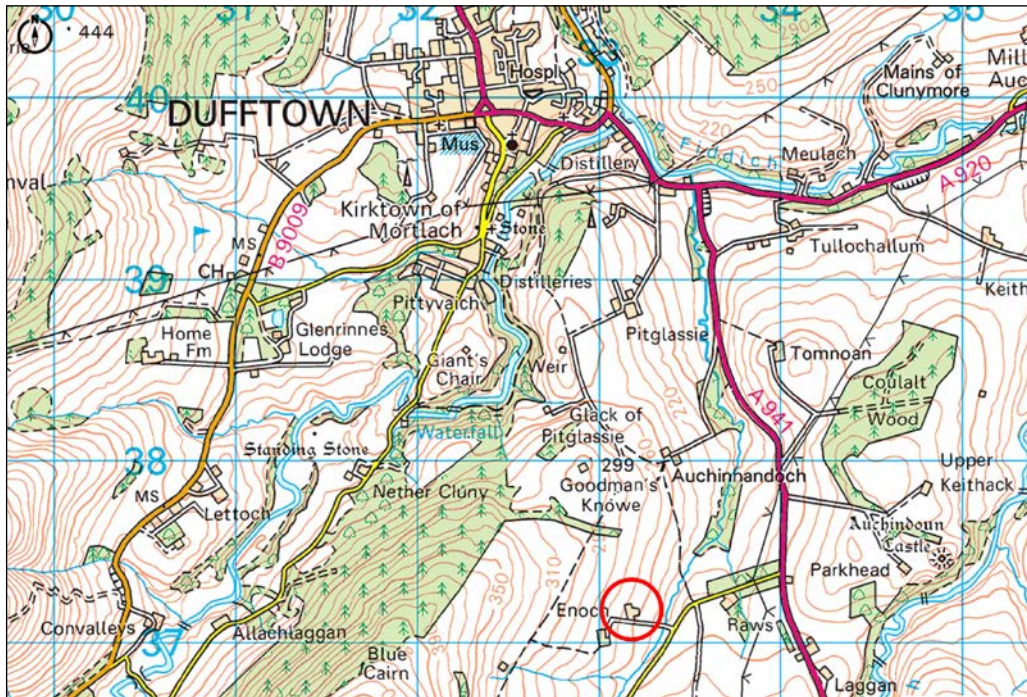
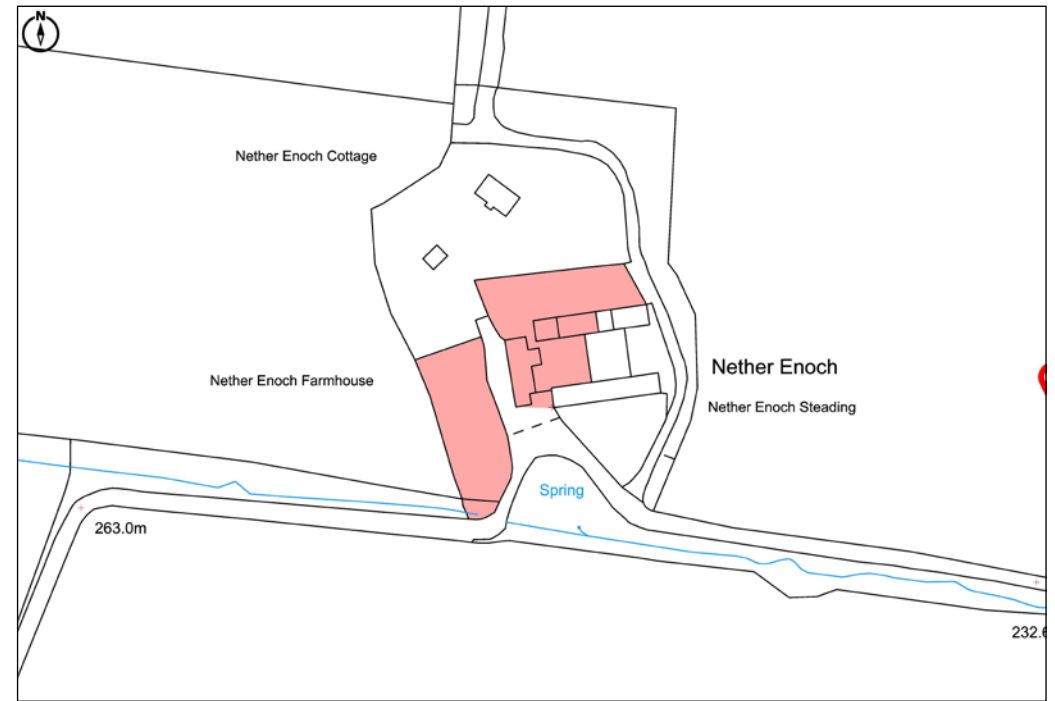
## VIEWINGS

Strictly by appointment with the Selling Agents.

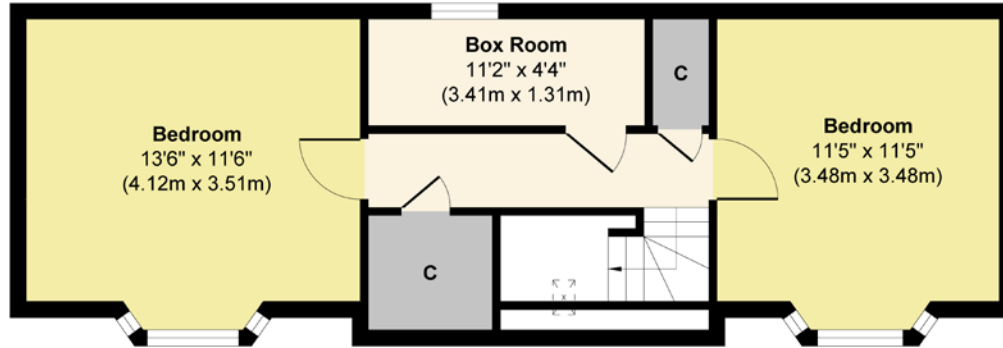
## ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

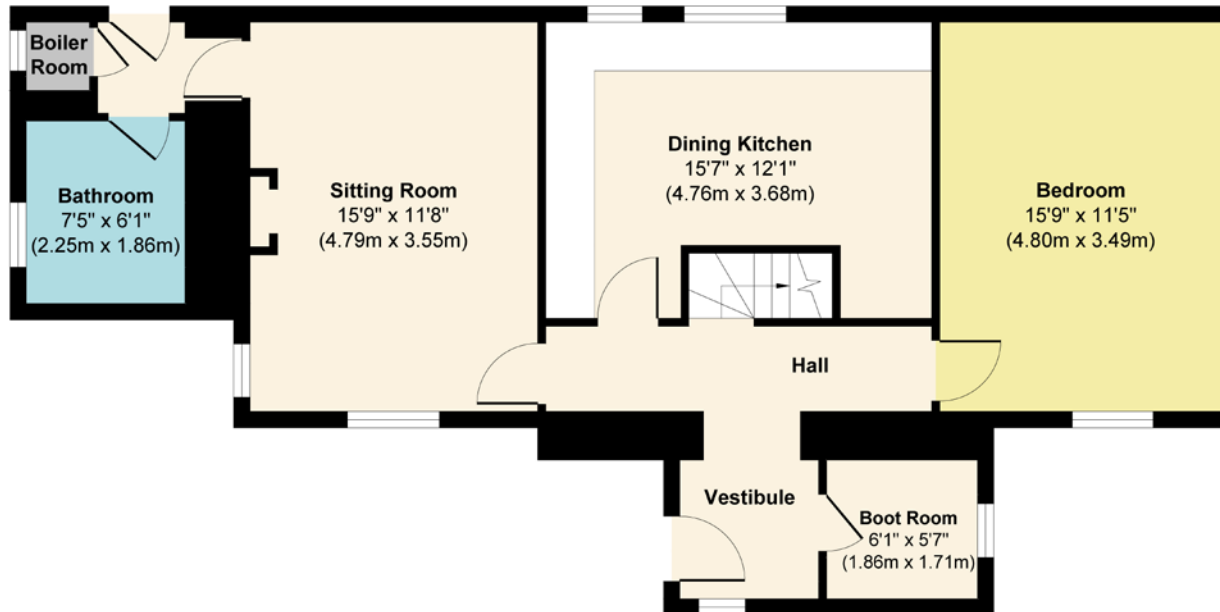
Failure to provide required identification may result in an offer not being considered.



# Nether Enoch Farmhouse



**First Floor**  
Approximate Floor Area  
476 sq. ft  
(44.26 sq. m)



**Ground Floor**  
Approximate Floor Area  
814 sq. ft  
(75.64 sq. m)

**Approx. Gross Internal Floor Area 1290 sq. ft / 119.90 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property





#### IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in April 2024



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