



**ADVIE MAINS FARMHOUSE**  
ADVIE, GRANTOWN-ON-SPEY, HIGHLAND



# ADVIE MAINS FARMHOUSE, ADVIE, GRANTOWN-ON-SPEY, HIGHLAND

An impressive traditional farmhouse at the heart of Speyside

Granttown on Spey 10 miles. ■ Inverness 43 miles.

- 3 reception rooms. 4 bedrooms
- Well-appointed flexible accommodation
- Many fine period features
- Extensive and well maintained garden
- Several excellent outbuildings
- Traditional steading with development potential
- Accessible rural setting
- Wonderful far reaching views

About 1.0 acres (0.42 ha)

Guide Price £490,000

**Galbraith**

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 OnTheMarket



### SITUATION

Advie Mains Farmhouse is located in an accessible rural position on Speyside, between the small hamlet of Advie near Granttown-on-Spey to the south-west and Ballindalloch, Aberlour to the north-east. Sitting in an outstanding setting, the property enjoys wonderful views over Strathspey with the glorious Cairngorms National Park a few miles to the south.

Speyside is well known for its stunning scenery, malt whisky production and world class salmon fishing on the River Spey, all of which combine to make this a prosperous and popular region. The landscape varies from lush, wooded glens to the more rugged moorland and hills. Advie Mains Farmhouse is an ideal base from which to enjoy the best of the region. There are many fine walks in the area including the Speyside Way, whilst world class salmon fishing and shooting are also available to rent including on the neighbouring Tulchan Estate, as well as other estates in the area. There are a number of enjoyable golf courses close by including Ballindalloch and Granttown whilst the Lecht and Cairngorms Ski Centres which offer activities throughout the year are within 25 and 33 miles respectively.

Granttown-on-Spey is a prosperous town with a good range of shops and amenities including primary and secondary schooling. Inverness is about an hour's drive away and has an airport with regular flights to the south and Europe.

### DESCRIPTION

Advie Mains Farmhouse is an attractive period farmhouse located in a wonderful rural setting between Granttown-on-Spey and Aberlour at the heart of Speyside. The house occupies an accessible, elevated position and enjoys wonderful views across Strathspey. Likely to date from the mid to late 1800's, the house is constructed of stone under a slate roof and provides, spacious, flexible and very well-appointed accommodation over two storeys.



On the ground floor an entrance vestibule leads to a reception hall with a staircase up to the first floor, doors to the principal reception rooms including the dual aspect sitting room and the dining room, both of which have attractive fireplaces and cornicing. There is a charming snug / family room which, if required, could be used as a 5th bedroom whilst opposite is a shower room. To the rear of the house is the impressive dining kitchen with a full range of units, a wood burning stove, glazed door to the side garden / courtyard and a door to the well-equipped utility room. On the first floor, a landing leads to a family bathroom and the two main bedrooms, whilst there are also two further generously sized bedrooms and a guest bathroom. The house has a wonderfully bright and airy feel with large windows flooding the interior with natural light. It has many of the features one would hope to find in a property of this age and character including pitch pine doors and skirtings, fireplaces, wood burning stoves and high corniced ceilings. The dual aspect sitting room, dining room, breakfasting kitchen and snug / family room are particularly appealing.

The house is connected to a private water supply which is filtered whilst foul drainage is to a private facility. The property is connected to mains electricity with broadband currently provided via Starlink.

### ACCOMMODATION

#### Ground Floor:

Vestibule. Hall. Sitting Room. Dining Room. Breakfasting Kitchen. Snug / Family Room. Shower Room. Utility Room.

#### First Floor:

Landing. 4 Bedrooms. 2 Bathrooms.

### GARDEN AND GROUNDS

Outside, the extensive grounds are nicely sheltered by several mature trees. The grounds include areas of lawn, a vegetable patch, fruit cages, a polytunnel (with irrigation supply), and several useful stores and outbuildings. Ample parking for several vehicles is provided within a gravelled courtyard and there is an EV charging point located on the wall in the courtyard.. Located adjacent is a substantial stone built steading. The steading is divided into various stores, tack rooms, loose boxes and workshops and in part offers scope for development (subject to obtaining all necessary consents).

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

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband *	Mobile *	EPC
Private	Mains	Private	Freehold	Oil	Band F	Starlink	Available	E

\*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

For information on flood risks please refer to SEPA's website: <https://www.sepa.org.uk/>

### DIRECTIONS

Set your sat nav for PH26 3LP, but it will take you to the wrong destination. On A95 from Grantown, coming via Cromdale, pass the turn off to Advie, continue for 1 mile on A95 to just after "Hidden Dip" sign and you will find the driveway on the left with the driveway mirror on the opposite side. If coming other way, ie, from Aberlour, the property is 1 mile after Tormore Distillery, just after the bridge over the Burn of Advie. There's a doorbell at the right hand side of the gate - You can use the following hyperlink for What3Words <https://what3words.com/regulate.tragedy.slept>.









**Advie Mains Farmhouse, Advie, PH26 3LP**

Illustration for identification purposes. Actual dimensions may differ. Not to scale.

**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 October 2024.



## POST CODE

PH26 3LP

## WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: regulate.tragedy.slept.

## SOLICITORS

Munro & Noble, Aviemore.

## LOCAL AUTHORITY

Highland Council

## FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

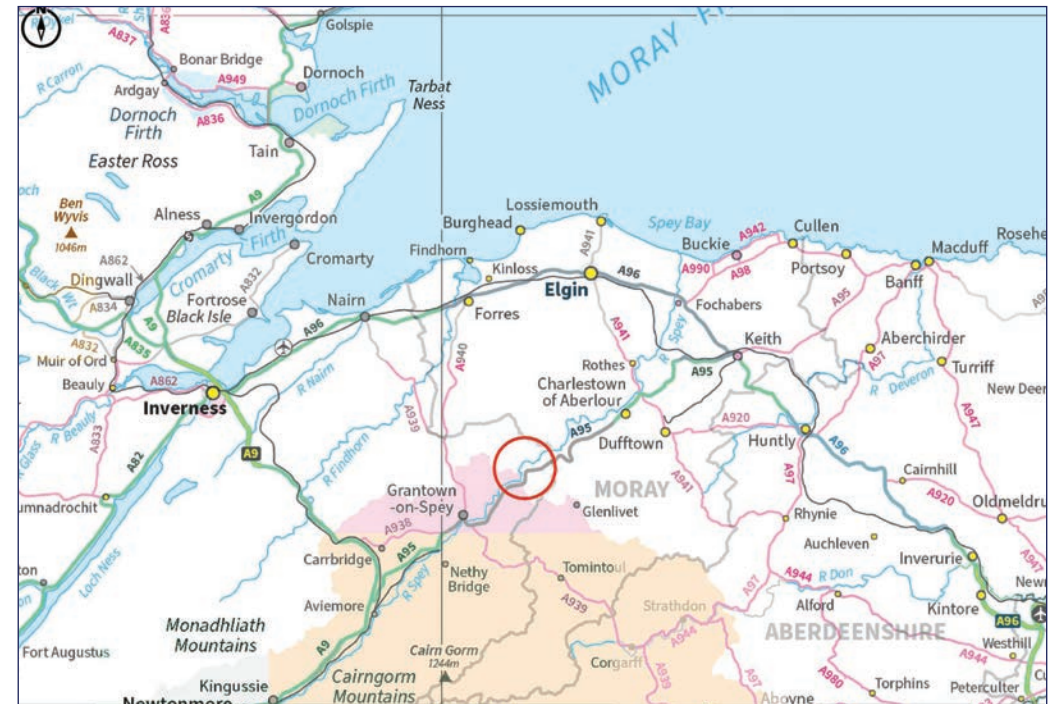
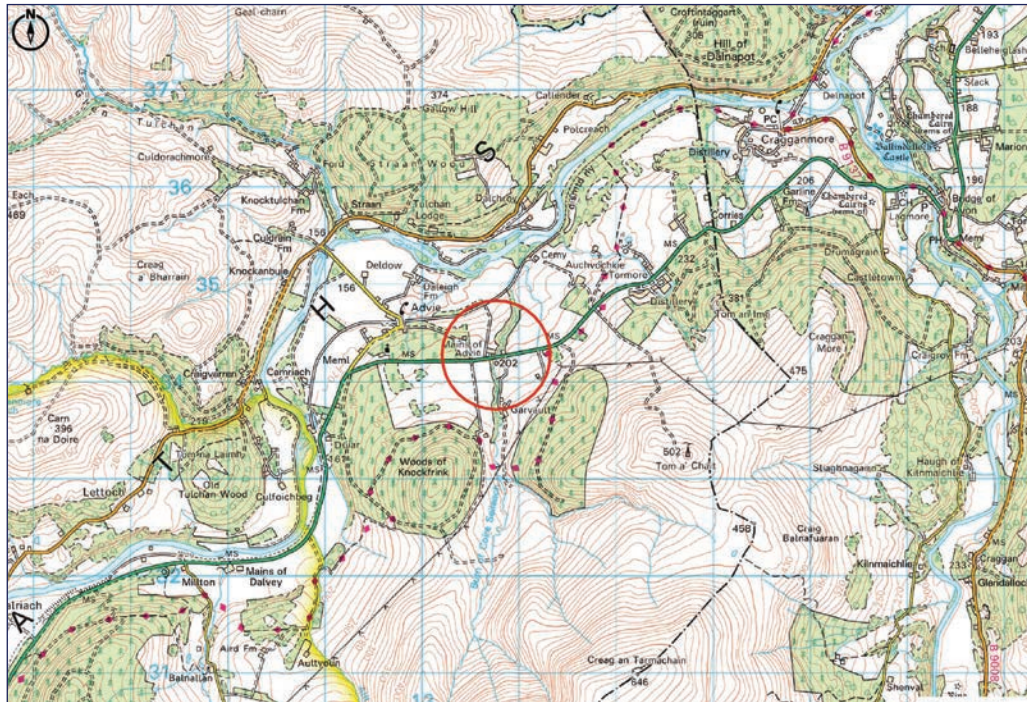
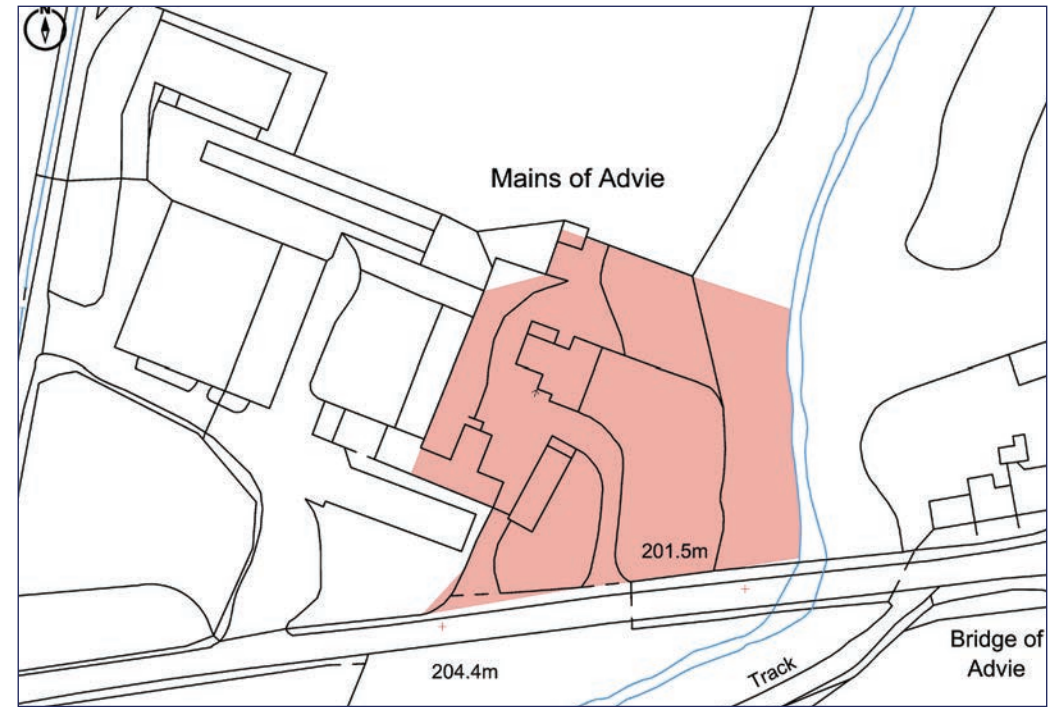
## VIEWINGS

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.





**Galbraith**