

**BARLUACK FARMHOUSE AND HILLFOLDS COTTAGE**  
ROTHES, MORAY







## BARLUACK FARMHOUSE AND HILLFOLDS COTTAGE, ROTHES, MORAY

Two outstanding detached dwellings with land and outbuildings in a magnificent rural setting

Roths 3 miles ■ Elgin 10 miles ■ Inverness 47 miles

- Two detached dwellings
- Magnificent views across Speyside
- Extensive traditional steading and useful outbuildings
- Paddocks suitable for grazing ponies and other livestock
- Private water supply (borehole)
- Close to a wide range of amenities
- For sale as a whole or in two separate lots

**Lot 1 - Barluack Farmhouse, Farm Steading and Paddocks**  
(About 7.51 acres / 3.04 ha)  
Guide Price £320,000

**Lot 2 - Hillfolds Cottage and Paddock**  
(About 4.02 acres / 1.63 ha)  
Guide Price £230,000

**As a Whole - (About 11.53 acres / 4.67 ha)**  
Guide Price £550,000

**Galbraith**

Inverness  
01343 546362  
inverness@galbraithgroup.com

 **OnTheMarket**







### SITUATION

Barluack Farmhouse and Hillfolds Cottage sit in a peaceful yet accessible location at the heart of the Glen of Rothes, a few miles south of Elgin and near the world famous area of Speyside in the county of Moray. Day to day amenities are available in Rothes (about 3 miles) which has an excellent range of local amenities including a primary school, a good range of shops and hotels. The village has a thriving local community with excellent tennis, bowling and football clubs. Craigellachie (about 5.5 miles) also has good day to day amenities such as the highly regarded Craigellachie Hotel with The Copper Dog Grill and a range of independent shops. Aberlour, about 7 miles to the south, has a small supermarket, a health centre, a dental practice and pharmacy, a highly regarded delicatessen and various hotels, pubs and coffee shops. Well regarded secondary schooling at Speyside High is available in the village whilst world famous Gordonstoun School (with local pick ups available) is located at Duffus, about 15 miles to the north. Elgin (about 10 miles) is a historic city and is the main commercial hub for the county. Elgin also has an excellent range of amenities including various major supermarkets, a library, a good selection of independent shops, various sporting and recreational facilities and a train station providing direct links to Aberdeen and Inverness. Aberdeen and Inverness provides all of the facilities expected from modern and prosperous cities, with an excellent selection of shopping, retail parks and associated services, rail links and airports.

Moray is renowned as being one of the sunniest and driest counties in Scotland and it has a wide range of excellent places to stay, eat and shop. The county is famed for its breathtaking scenery, long sandy beaches and wildlife and offers wonderful leisure and recreational opportunities. There are many golf courses accessible within a short drive including the attractive course in Rothes and as a popular tourist area, local attractions include 'The Whisky Trail', 'The Speyside Way', Cairngorm National Park, together with many ancient monuments, castles, buildings and villages of historical significance. There are many opportunities for various field sports and fishing for salmon and trout in the area including the world famous River Spey which flows to the east of Rothes.

### DESCRIPTION

#### Lot 1 - Barluack Farmhouse, Farm Steading and Paddocks (About 7.51 acres / 3.04 ha)

A pretty detached stone built traditional farmhouse enjoying a wonderful, elevated position and views. The cottage is laid out over a single storey and provides spacious accommodation over a single storey.

Hall. Sitting Room. Kitchen. Pantry. Porch. Bathroom. 2 Bedrooms.

The house is in modest condition, is partly double glazed and has oil central heating. It has a good sized enclosed garden and several useful outbuildings and stores.

#### Farm Steading

Sitting to the rear of the house is a substantial traditional farm steading. It comprises various stores and byres as well as a small bothy. The steading offers scope for development (subject to obtaining all necessary consents).

#### Land

Surrounding the house and steading is useful amenity and grazing land. To the south of the house is an excellent grazing paddock which is ideal for those with equestrian or smallholder interests in addition to an area of amenity ground including a burn and rough grazings to the north of the steading.

#### Lot 2 - Hillfolds Cottage and Paddock (About 4.02 acres / 1.63 ha)

A detached 1960's built cottage of harled block under a slate roof sitting in an elevated position and commanding exceptional views down the Spey valley. The accommodation is provided over a single storey and includes:

Porch. Hallway. Kitchen. Sitting Room. Lobby. Bathroom. 3 Bedrooms.

The cottage has oil central heating and is double glazed. Surrounding the house is a reasonable sized enclosed garden whilst a parking area for several vehicles has recently been constructed at the side of the house.







## Land

To the front (east) of the cottage is a superb grazing paddock suitable for horses or other livestock.

## ACCOMMODATION

### Lot 1 - Barluack Farmhouse

Hall. Sitting Room. Kitchen. Utility Room. Porch. Bathroom. 2 Bedrooms. Store.

### Lot 2 - Hillfolds Cottage

Porch. Hallway. Kitchen. Sitting Room. Lobby. Bathroom. 3 Bedrooms.

## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATES

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband *	Mobile *	EPC
Barluack Farmhouse	Private (Borehole)	Mains	Private	Freehold	Oil	Band B	Available	Available	E (52)
Hillfolds Cottage	Private (Borehole)	Mains	Private	Freehold	Oil	Band C	Available	Available	D (57)

\*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

From Elgin travel south on Main Street until you reach the Thornhill Road roundabout. From here continue on the A941 south for around 6.4 miles. Turn left where signposted to Auchinroath (and Glen of Rothes Fishery) onto a single track road. Follow the road taking a sharp right hand bend before turning left up a private track. Continue for about 0.8miles (1.2km) where Barluack and Hillfolds are located at the top of the hill.

## ACCESS

Both lots are accessed over a private track over which each will be granted all necessary rights of access.

## POST CODE

AB38 7AG

## WHAT3WORDS

To find these properties locations to within 3 metres, download and use What3Words and enter the following 3 words:

Lot 1 - Barluack Farmhouse - situation.whistle.country

Lot 2 - Hillfolds Cottage - mainframe.poets.lowest

## SOLICITORS

R & R Urquhart, 117-121 High Street, Forres, Moray, IV36 1AB

## LOCAL AUTHORITY

Moray Council

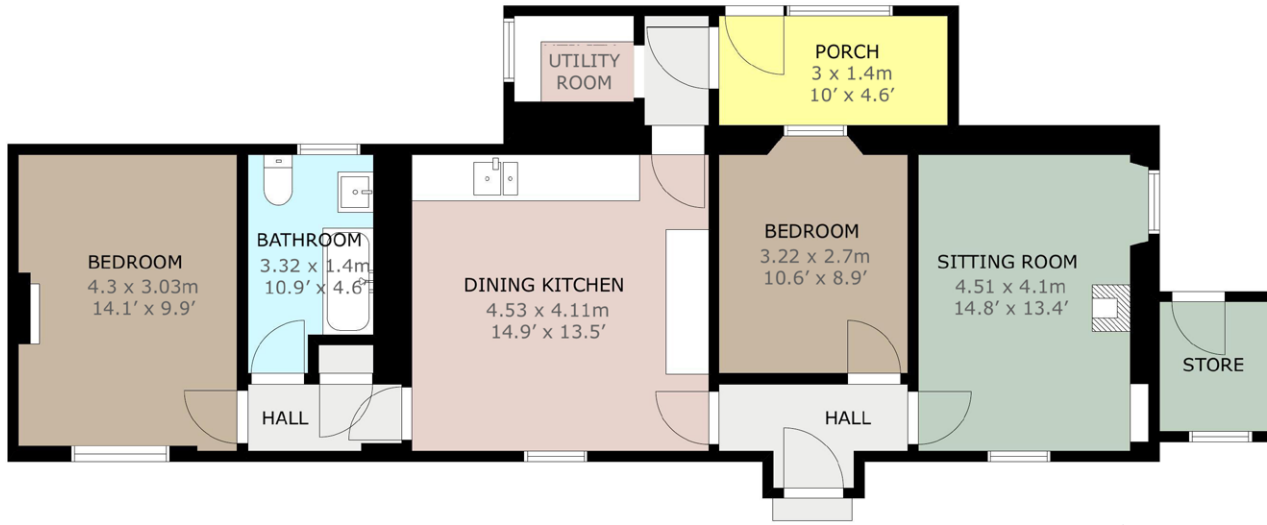
## FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

## VIEWINGS

Strictly by appointment with the Selling Agents.





**Barluack Farmhouse, Glen of Rothas AB38 7AG**



**Hillfolds Cottage, Glen of Rothas, Rothas, AB48 7AG**

Illustration for identification purposes, actual dimensions may differ. Not to scale

### 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.

### 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 September 2024.

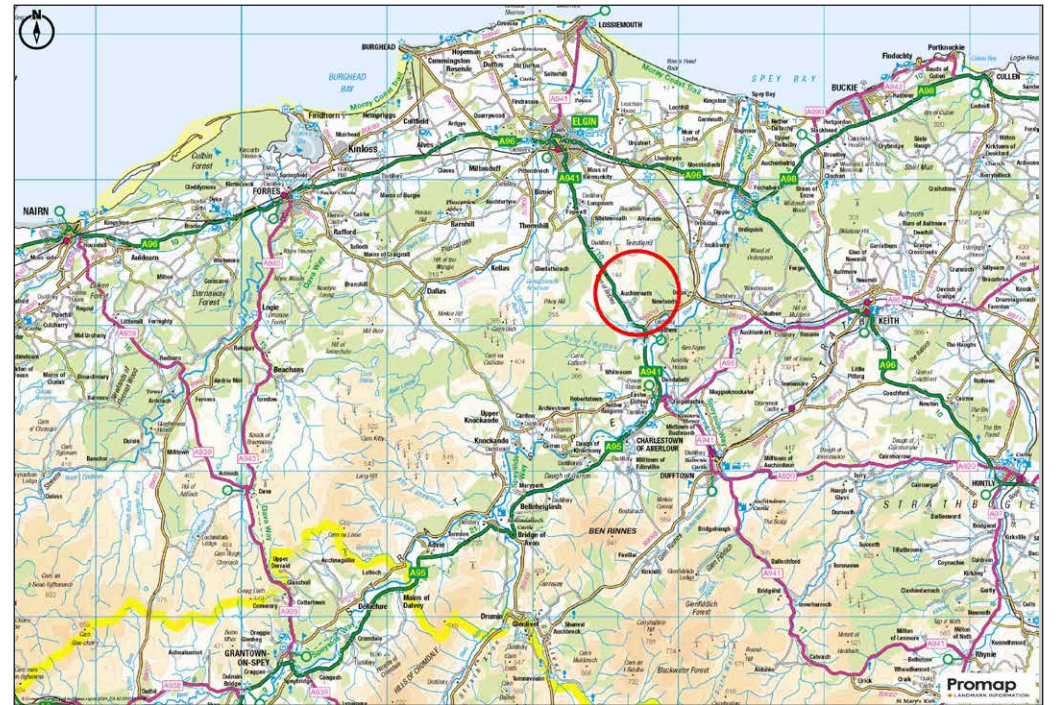
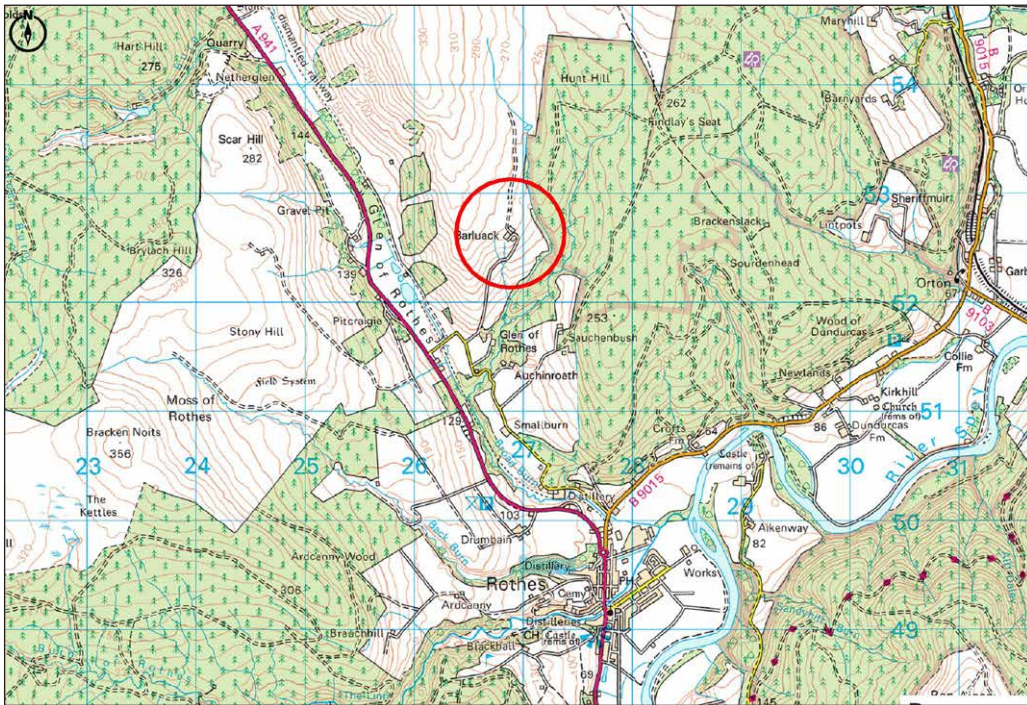
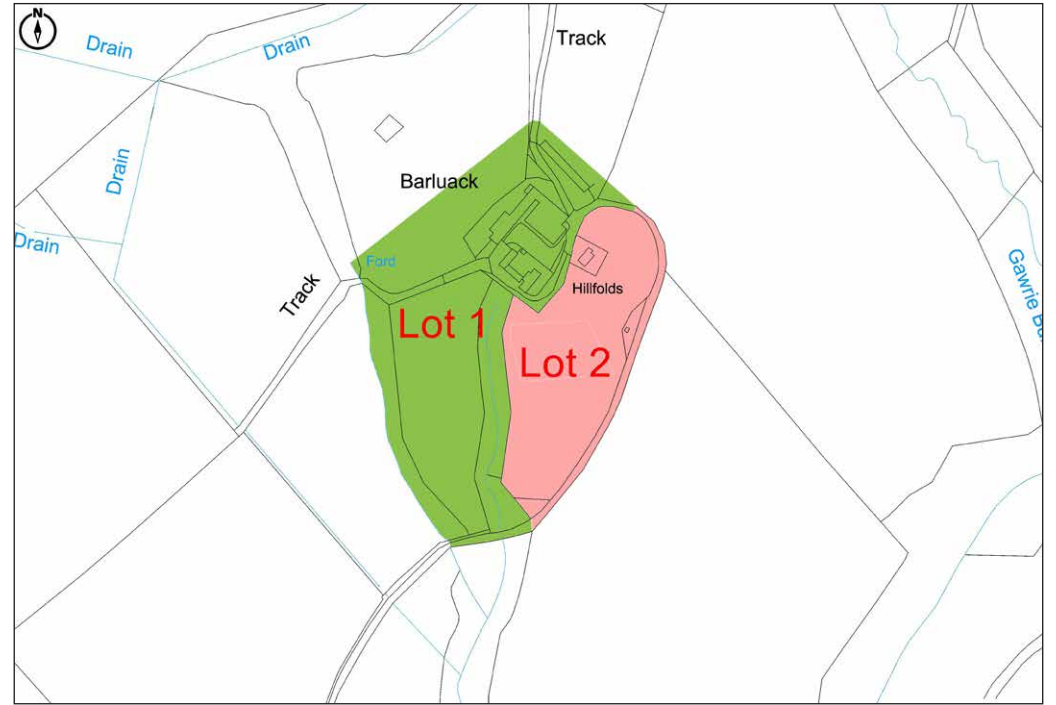
















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