



MAINS OF AUCHINDACHY

KEITH, MORAY



MAINS OF AUCHINDACHY, KEITH, MORAY

An impressive characterful, traditional farmhouse with a detached one bedroom 'cottage'.

Keith about 3 miles ■ Elgin 19 miles ■ Aberdeen about 51 miles

0.92 acres (0.37 hectares)

Guide Price £620,000

- 4/5 reception rooms. 4/5 bedrooms
- Elegant farmhouse with many period features
- Flexible and well appointed accommodation
- One bedroom adjoining annexe
- One bedroom detached cottage within the garden (The Wee House)
- Extensive sheltered garden
- Cabana and 6 man hot tub
- Many useful outbuildings

Galbraith

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 OnTheMarket





SITUATION

Mains of Auchindachy sits in a wonderful position to the south of Keith (about 3 miles) in the picturesque and highly desirable county of Moray. Keith offers a good range of local amenities including a variety of shops, supermarkets and both primary and secondary schooling, a railway station and easy access onto the A96 trunk road. Private schooling is available at Gordonstoun School in Duffus (about 25 miles). To the east lies Huntly (about 12 miles) which also has a good range of amenities and shops whilst Elgin (about 19 miles) provides extensive further amenities. Aberdeen International Airport is about 46 miles away offering regular domestic and international flights whilst the city of Aberdeen (about 50 miles) provides all of the facilities one would expect from a cosmopolitan city including excellent shopping and a superb choice of restaurants, galleries, sports facilities and theatres.

Moray (including the historic county of Banffshire) is renowned as being one of the sunniest and driest counties in Scotland and has a wide range of excellent places to stay, eat and shop. The county is famed for its breath taking scenery, long sandy beaches and wildlife and offers wonderful leisure and recreational opportunities. There are many golf courses accessible within a short drive, whilst the county also offers superb salmon and trout fishing including the highly acclaimed Rivers Spey, Deveron and Findhorn. A popular tourist area, local attractions in the region also include 'The Whisky Trail', 'The Speyside Way', Cairngorms National Park, together with many ancient monuments, castles, buildings and villages of historical significance.



DESCRIPTION

Mains of Auchindachy is an outstanding detached traditional farmhouse located in a wonderful, elevated position overlooking Strathisla to the south of Keith. Believed to date back to the 1800's and commissioned by the Earl of Fife, the house sits in a quiet and peaceful location and enjoys excellent westerly views over open countryside. The property is constructed of stone under a pitched slate roof and provides spacious and well-appointed accommodation over two storeys. The current owner has made numerous improvements to what was already a very impressive house over the past decade or so and in the process has managed to retain the house's enormous wealth of features and character. The house is tastefully decorated throughout and has a wealth of period features including attractive open fireplaces, an oil fired Rayburn, exposed wooden flooring, cornicing and plasterwork. In addition, there is a charming adjoining traditional bothy/annexe which includes a kitchen/living room, bedroom, shower room and small adjoining conservatory. The bothy would be ideal for use as a granny annexe, teenager wing or used for short term holiday lets and until March 2023 it was operating as a high quality holiday let.

ACCOMMODATION

Ground Floor:

Porch. Reception hall. Sitting room. Sun room. 'Pub'/dining room. Study. Utility room. Office/library. Kitchen. Shower room. Porch. Bedroom.

First Floor:

Landing. Family bathroom. Shower room. 3 bedrooms.

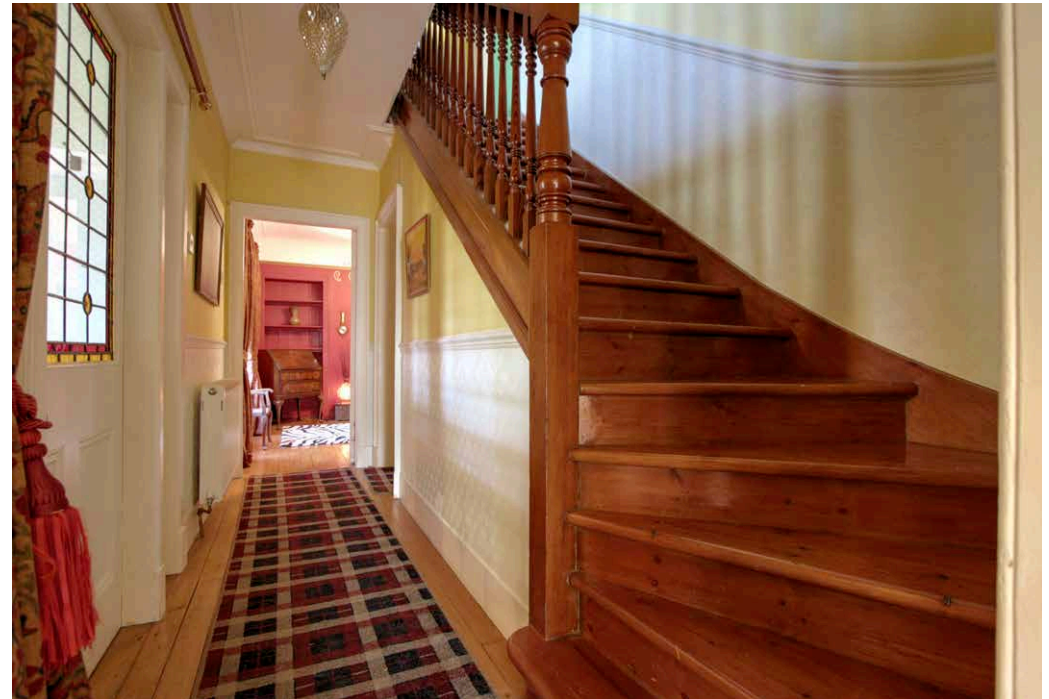
Annexe:

Kitchen/living room. Bedroom. Shower room. Conservatory

THE WEE HOUSE, GARDEN AND GROUNDS

Outside, the grounds extend to about 0.92 acres and are no less impressive than the house. The garden is wonderfully sheltered by many fine mature specimen trees (including beech, ash, cedar, cherry, spruce and pine) and includes well stocked borders with various garden paths, a greenhouse, poly tunnel, patio, an enclosed barbecue and seating area and a number of vegetable and fruit raised beds. There are several useful outbuildings including a superb detached garage with an attic store above, a separate car port, a timber stable and various log and garden stores. In addition, there is the delightful cabana; a magnificent raised thatch covered area of decking with a six person hot tub and which is a wonderful place from which to enjoy the westerly views.

The Wee House - Located within the garden is a delightful detached one bedroom dwelling constructed by the well-regarded Ayrshire based "The Wee House" company. Constructed using insulated panels under a pitched corrugated tin roof, The Wee House includes a hall, sitting room with access to a decked balcony area, kitchen, shower room and bathroom. It is connected to its own services and LPG heating system and offers very comfortable and energy efficient accommodation for the likes of an elderly relative or indeed would make for a superb short term let option (subject to obtaining all the necessary licences).





SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
House	Mains	Mains	Private	Freehold	Oil	Band F	F	Available	YES
Annexe	Mains	Mains	Private	Freehold	Electric	Inc. House	F	Available	YES
The Wee House	Mains	Mains	Private	Freehold	LPG	Band A	F	Available	YES

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

DIRECTIONS

From Keith, head south on the B9014 signposted to Dufftown. Continue out of Keith and travel for about 2 miles, crossing over the River Isla, before taking the next turning on the left onto a single track road. Mains of Auchindachy is located on the left hand side after about 300m. (See location plans for details).

POST CODE

AB55 5HT

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: little.cinkled.miss

SOLICITORS

Peterkins Solicitors (Keith)

LOCAL AUTHORITY

Moray Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. Certain items of furniture may be made available subject to separate negotiation.

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.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present in the area as well as any working machinery and equipment on or adjacent to the property.





The Bothy



The Bothy





The Wee House



The Wee House - Livingroom



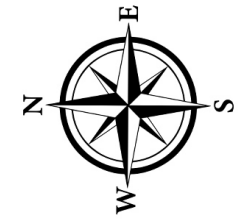
The Wee House - Bedroom



The Wee House - Kitchen



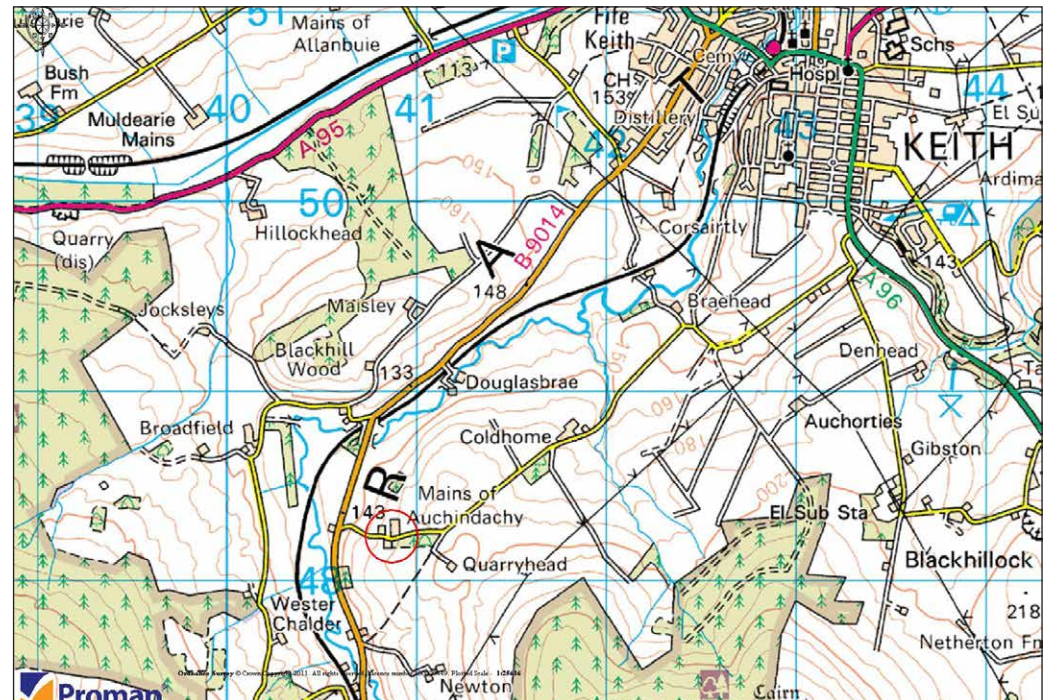
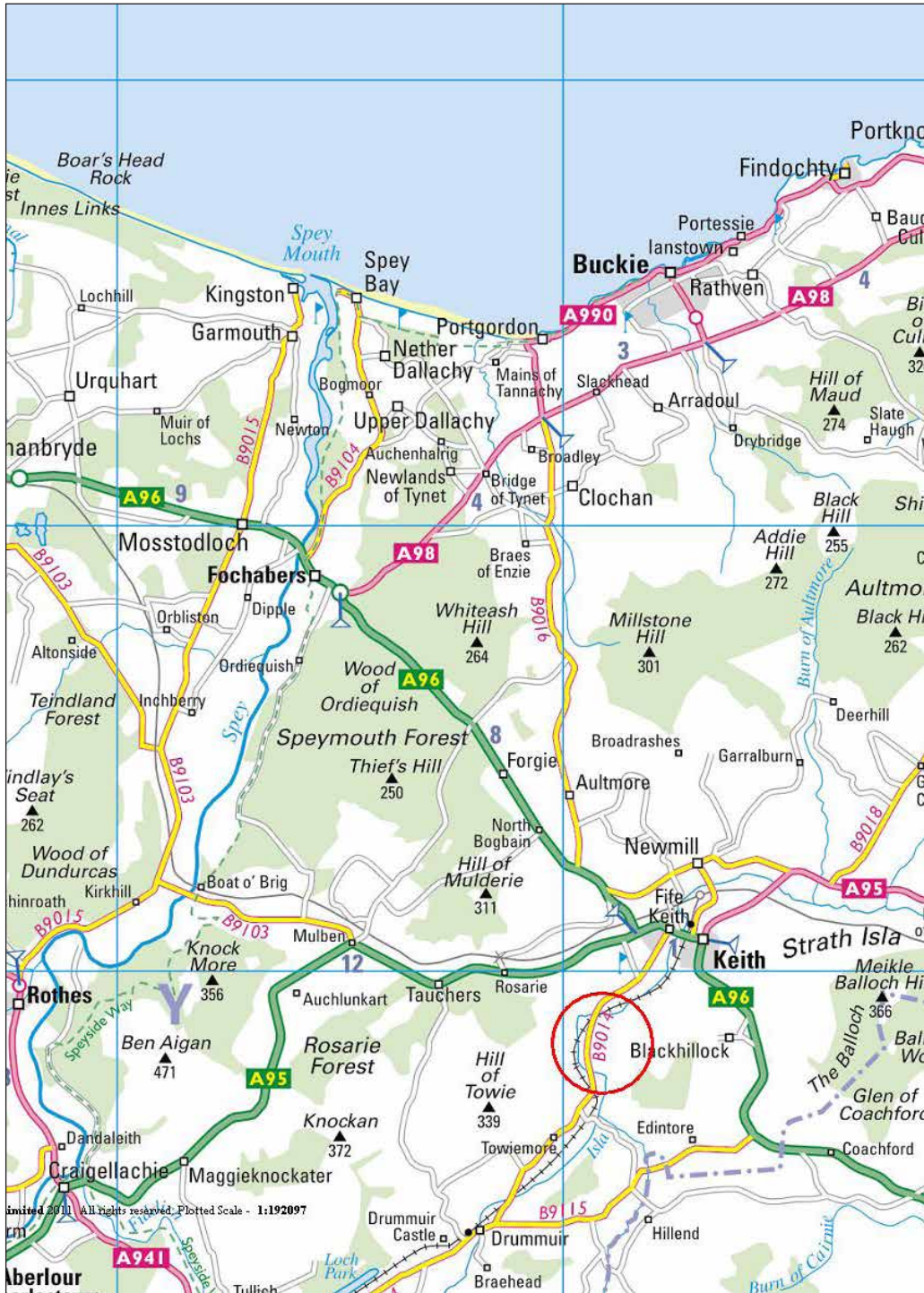
The Wee House - Shower



**Mains of Auchindachy,
Keith, AB55 5HT**

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 purchaser 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





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