

GLEN OF ROTHES HOUSE
ROTHES, ABERLOUR, MORAY





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A delightful small holding in a stunning rural setting

Rothes 2.5 miles. ■ Elgin 9 miles. ■ Inverness 46 miles

- 3 reception rooms. 7 bedrooms
- 2 bedroom bothy in need of modernisation
- Extensive traditional stone steading
- Modern general purpose shed
- Riding arena and stabling
- Excellent grazing divided between 5 paddocks
- Wonderful views over the surrounding countryside
- Extensive grounds with mature woodland
- Private yet accessible location

About 9.41 ha (23.25 acres)

Guide price £650,000

Galbraith

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 OnTheMarket





SITUATION

Glen of Rothes House sits 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 2.5 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 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 14 miles to the north. Elgin (about 9 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

Glen of Rothes House sits in a quiet yet readily accessible position in the Glen of Rothes, a short distance to the south of Elgin. Enjoying a fine outlook over the surrounding countryside, the house is constructed of traditional stone under a slate roof. Extensive and flexible accommodation is laid out over two storeys and includes:

Ground Floor:

Front Vestibule. Reception/Dining Hall. Drawing Room. Morning Room. Kitchen / Family Room. Utility Room. Study. Rear Hallway. Boot Room. Boiler Room. Mud Room. W.C. Bathroom. Inner Hall. 2 Shower Rooms. 3 Bedrooms.

First Floor:

Landing. Attic Store. 4 Bedrooms. Box Room. Bathroom.

The house has many of the features one would hope to find in a property of this age and character including open fireplaces and corniced ceilings. Several of the rooms have dual aspects from a mix of single and double glazed windows ensuring the house has a bright and airy atmosphere. It is heated using oil central heating.

Outside, the house is surrounded by extensive garden grounds sheltered by mature woodland and hedging. The garden includes a wealth of plants and shrubs with various mature borders and areas of lawn as well as a stone walled garden to the front of the house. In addition, there is a former vegetable garden to the rear and a range of useful outbuildings including kennels and various stores. To the east, the property overlooks a peaceful area of mature coniferous woodlands with a pond and a charming burn (stream).

Immediately the rear of the house sits an uninhabited single storey bothy constructed of harled stone under slate. In need of modernisation, the Bothy offers great scope to create additional accommodation, ideal as a family annexe holiday or short term let (subject to obtaining all required permissions) and comprises:

Hallway. Kitchen. Bathroom. Sitting Room. Two Bedrooms.





OUTBUILDINGS

Sitting adjacent to the house is a traditional stone under slate built steading which provides excellent storage as well as potential for development (subject to obtaining all necessary consents). This includes a workshop, storage areas and an externally accessed gunroom/store. There is also a modern steel-portal framed shed (about 18m x 8m) with a concrete floor, power and lighting.

LAND

The property extends to about 9.41 ha (23.25 acres) all in. This includes five separate grass paddocks ideal for livestock and pony grazing; an area of mature coniferous woodland and a surfaced (rubber based) outdoor riding arena (about 40m x 20m). There is also stabling for three horses with a feed store/tack room in a timber built stable block.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

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

*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 and turn left at the sign to Glen of Rothes and follow the road until you reach the house and steading.

POST CODE

AB38 7AG

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:
waters.differ.piles

SOLICITORS

Brodies, 58 Morrison St, Edinburgh EH3 8BP

LOCAL AUTHORITY

Moray Council

FIXTURES AND FITTINGS

All permanent fixture and fittings within the house and steading are included in the sale price. No other items are included unless mentioned in the sales particulars.

VIEWINGS

Strictly by appointment with the Selling Agents. Some of the outbuildings are in a poor state of repair and viewers are urged to take all necessary precautions.

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.



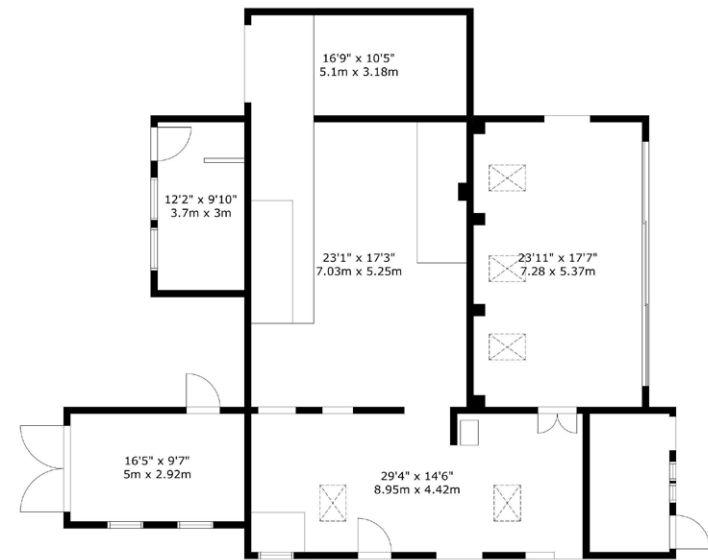


Glen of Rothas House, Rothas, AB38 7AG

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

IMPORTANT NOTES

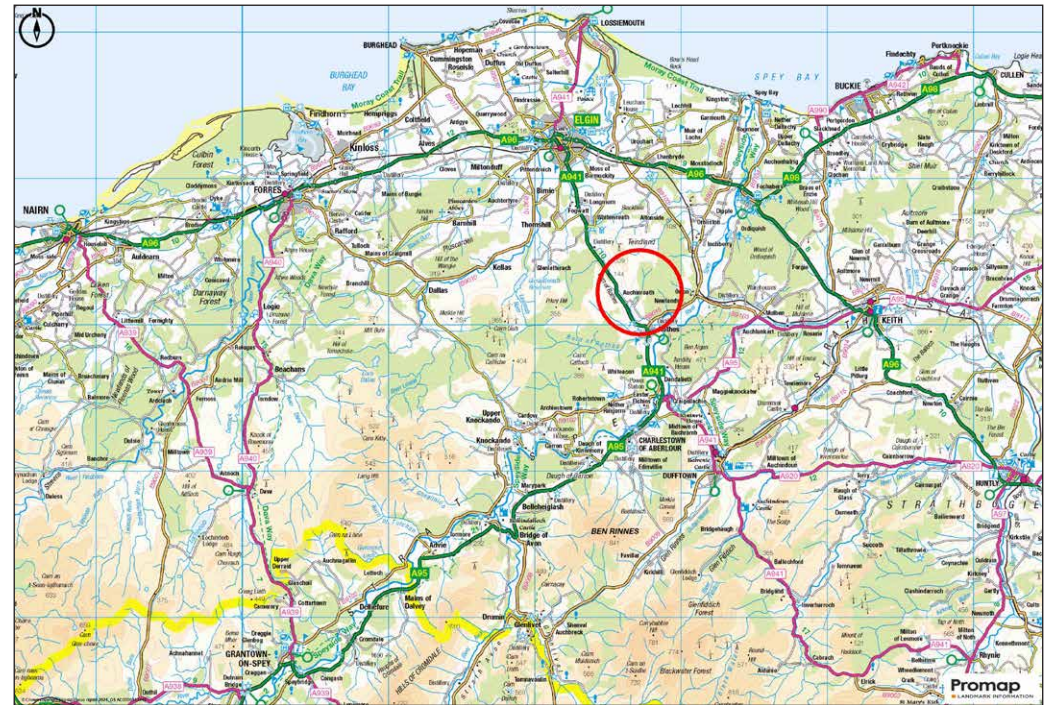
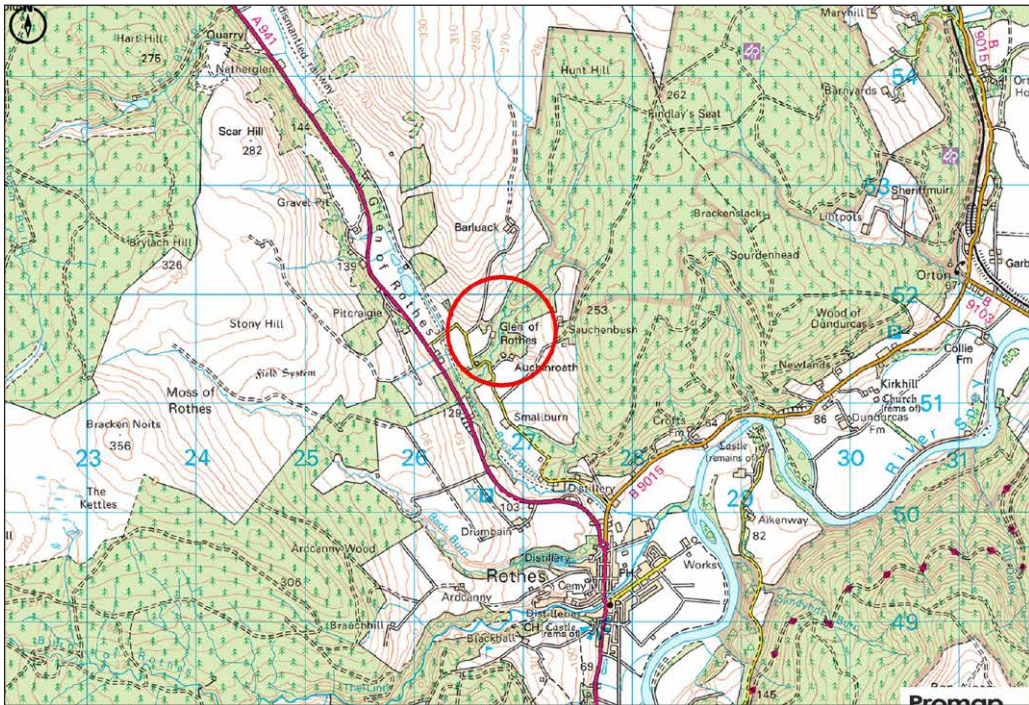
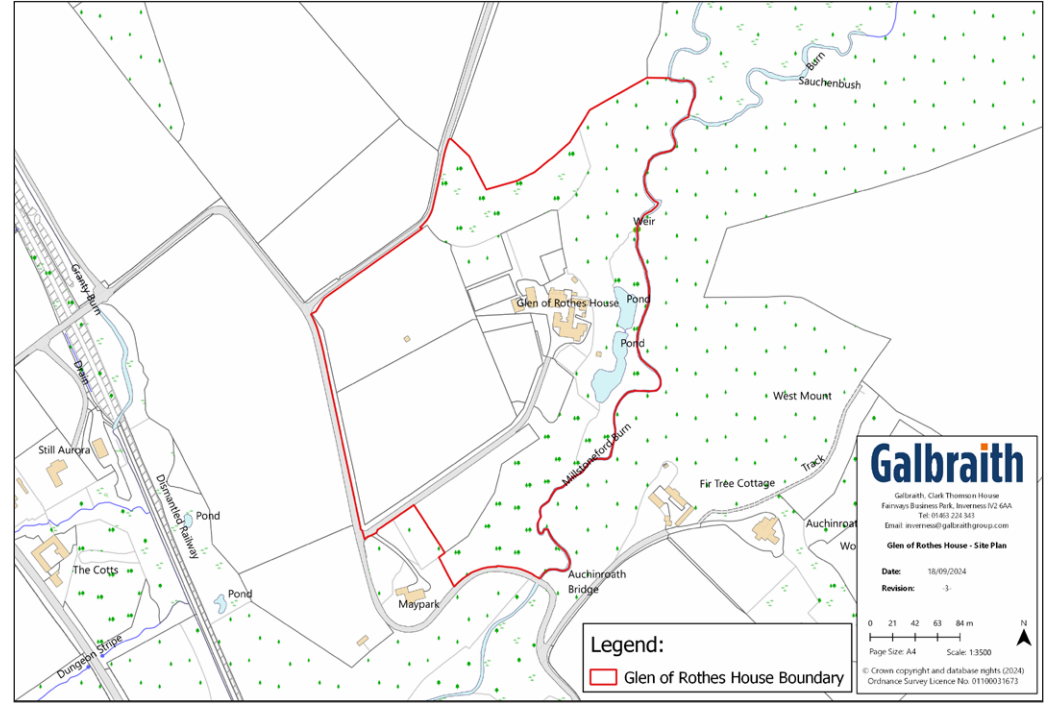
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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, together with proof of funding and Identification. 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. Photographs taken in August 2024.

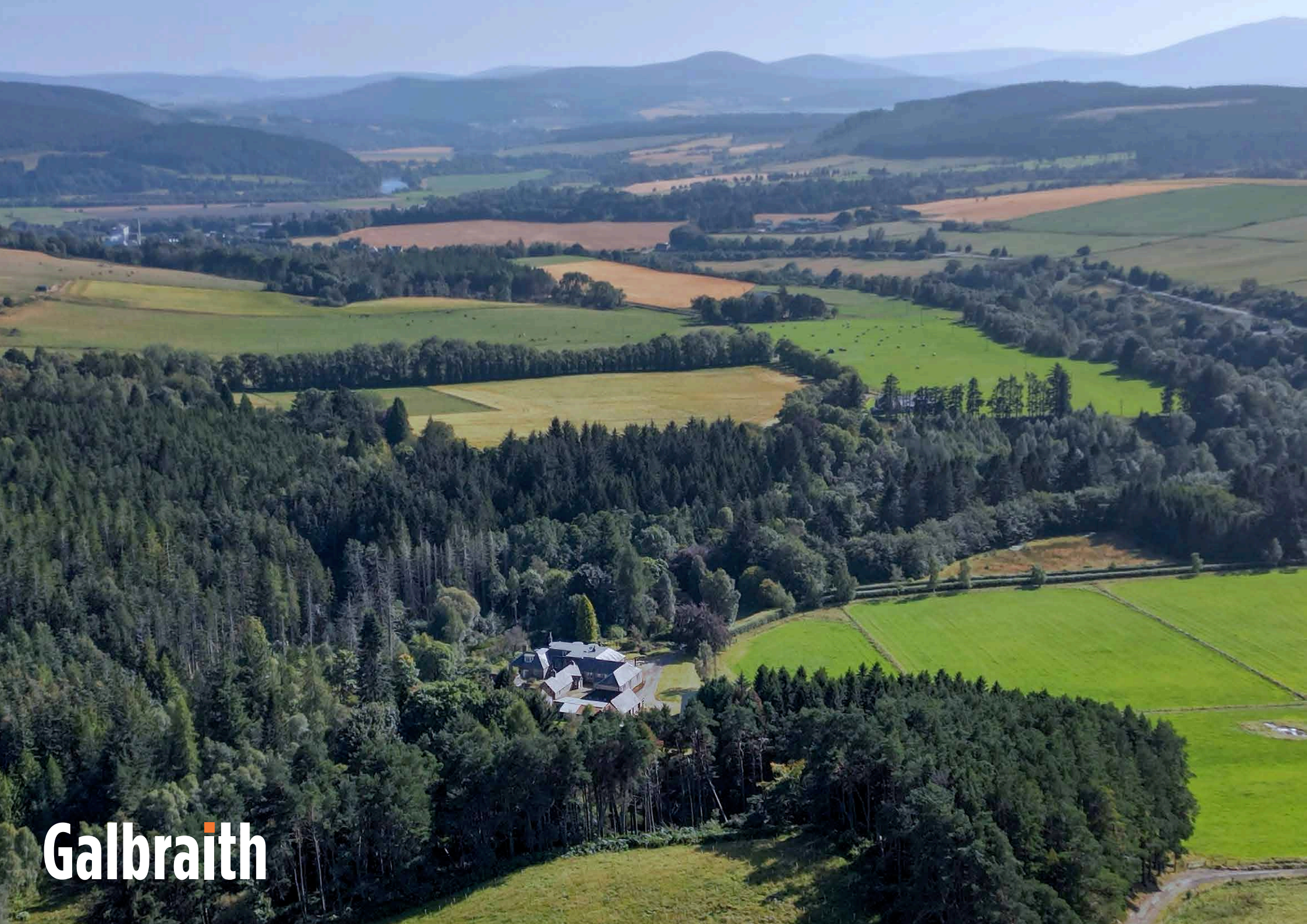


STEADING

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