



Impressive farmhouse

Auchincleach Farmhouse, Rothiemay, Moray, AB54 7LU

Freehold





Impressive farmhouse with outbuildings and plot

Hallway • living room • dining room • study • dining kitchen • utility room • boot room • boiler room • bedroom with dressing • 4 further bedrooms • bathroom • shower room • store

Enclosed gardens • Outbuildings • Building plot

In all about 2.69 acres • EPC = F

Situation

Auchinclech has a lovely rural setting within the Deveron Valley, close to the county boundary between Moray and Aberdeenshire, thus benefitting from all that both counties have to offer. Despite its rural location Auchinclech is not remote. The area has excellent communications with the nearby A96 linking Aberdeen to Inverness via Huntly, Keith and

Elgin. Aberdeen is a major city with an excellent range of shopping, leisure and business facilities. Secondary schooling is found both in Huntly and Keith, together with a range of local shopping and business services. There are railway stations in Huntly and Keith and a sleeper service from Aberdeen. Aberdeen Airport is easily reached and has a range of domestic and European flights.

Locally there is a primary school at Rothiemay and a local hotel. Numerous sporting activities are available in the area, including fishing on the nearby River Deveron, whilst the Spey, Dee and Don are also easily reached. There are golf courses at Huntly, Turriff and Keith. Inland lie the Grampian Mountains. Walking and riding can be undertaken locally, along with Nordic skiing and mountain biking. Moray is home to some of Scotland's most beautiful scenery and fine whisky distilleries. The coastal village of Portsoy is only 11 miles away and the Moray Coast has numerous beautiful beaches. Elgin is 25 miles away and has an impressive range of shops and leisure facilities. Gordonstoun is

just a short drive from Elgin and takes both day pupils and boarders.

Description

Auchinclech is an attractive stone built former farmhouse with a slate roof, situated within the scenic Deveron Valley. It is believed to date from the 1830s and was extended in about 1900. It was acquired by the current owners in 1995 and since then they have undertaken a number of improvements including the installation of double glazing in 2005, and the re-roofing of the utility room at about the same time.

The house, which is screened and sheltered by trees, faces south. Internally it is spacious, with good sized reception



rooms, so is ideal for family living. The house still retains much of its original character, with period features such as cornicings in the reception rooms. Other than the boot room and utility the house is double glazed.

From the drive, wrought iron gates open to a gravelled area at the front of the house. A partially glazed front door with oversight leads into the welcoming hallway which has a dado rail, front staircase to first floor and wooden floor. Off the hallway the living room has a centre rose, high level skirting, fireplace with brick surround, wooden mantel, tiled hearth and multi-fuel stove. The dining room also has a centre rose and high level skirting, together with

a cast iron fireplace with slate mantel and hearth and tiled inserts. The cosy study has a tiled fireplace housing a multi-fuel stove. The rear hallway has back stairs and two under stair cupboards. Off this is the boiler room with shelves, clothes pulley and a Firebird Environmax C35 boiler. The downstairs bathroom is timber lined to dado level and has a bath with tiled surround, tiled shower cubicle, pedestal washbasin, WC and a tiled floor. The lobby which is also tiled to dado level, has a tiled floor and a door to the L shaped dining kitchen. This has fitted wooden wall and floor units with tiled splashbacks, sink, plumbing for a dishwasher, four oven AGA and access to the utility room

with wall and floor units, sink, tiled splashbacks, plumbing for a washing machine, Proline deep freeze and a cupboard. The rear lobby has a back door and off this is a boot room with shelves and coat hooks.

The staircase with wooden handrail, cast iron balustrades and dado rail, is lit by a Velux roof light and leads to a front landing. Bedroom one has a cast iron fireplace with wooden mantel, window shutters and a walk in dressing area with fitted shelves and hanging rail. A useful store also has fitted shelves. Bedroom two has a fireplace with wooden mantel and a multi-fuel burning stove. Bedroom three has a cast iron fireplace with raised grate and window shutters.

A door from the front landing opens to the rear landing, with back stairs to the rear hallway, where bedrooms four and five are found; bedroom five has under window shelves. The shower room has a shower cubicle, pedestal washbasin, WC, shelved cupboards housing a hot water tank, tiled floor and a hatch to roof space.

The garden around the house is sheltered by trees and shrubs together with a beech hedge. It is mainly down to lawn. There is a more extensive side garden, enclosed by stone dykes, which again is mainly down to grass and has lovely views over the Deveron Valley.

Behind the house and adjacent to the steading, and on the site of a former Dutch barn,



are a series of raised beds with gravelled walkways. Some of these have in the past been planted with flowers and vegetables and there is potential to create further beds.

The former steading is arranged around a courtyard, within which is a small polytunnel. The buildings are stone built with either a slate or corrugated/box profile roof. Some of the buildings are fairly dilapidated but they offer potential for other uses, subject to obtaining any necessary planning consents. Currently they are used for storage. The south range is a stone built court (11.1 m x 3.9 m) with a slate roof and side feed passage. The west range is also stone built and has a box profile roof with two

stores and a former byre (now used for garden storage) with concrete floors (3.4 m x 4.6 m, 3.1 m x 4.6 m and 4.8 m x 4.6 m), together with a former court (4.8 m x 13.3 m). The north and east range is L shaped with a part slate and part box profile roofing and comprises a barn (4.9 m x 24.6 m) formerly used for grain storage, two grain bins (4.9m x 4.4m), store (9.7 m x 4.4 m) and an open fronted court (8.6 m x 5.1 m).

Behind the steading is the original stackyard, whilst beyond this is the building plot, which includes an area planted with spruce trees.

General Remarks

Viewings

Strictly by appointment with Savills - 01356 628628 or 01224 971110.

Directions

From Aberdeen take the A96 northwards to Huntly. After bypassing Huntly take the second turning on the right signposted to Portsoy and Rothiemay (B9022). Continue on the B9022 for 5.7 miles and the turning into Auchincleach will be seen on the right hand side.

If coming from the north on the A96 turn left onto the A95 in Keith, signposted to Banff and after 5 miles turn right onto the B9117 signposted for Rothiemay. Continue for 2.4 miles and at the junction with the B9022 turn

right signposted Huntly and the turning into Auchincleach will be seen on the left after 0.5 miles.

Distances

Rothiemay 1.5 miles, Huntly 7 miles, Elgin 25 miles, Aberdeen 45 miles.

Local Authority

Moray Council, High Street, Elgin, IV30 1BX. Tel: 01343 543451.

Outgoings

Auchincleach is in Band E for council tax purposes.

Services

Mains water, mains electricity, private drainage. Oil fired central heating.



Fixtures and Fittings

Fitted carpets, curtains and light fittings are included.

Access

The neighbouring farmer has access up the drive, and past the rear of the steading but not past the house. Maintenance is on a user basis.

Planning

It is understood that a planning consent was granted in 2002 for the building plot and that the seller has received confirmation from Moray Council that this still remains valid, given the ground works that have been undertaken.

Servitude Rights, Burdens and Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Possession

Vacant possession and entry will be given on completion.

Offers

Offers must be submitted in Scottish Legal Form to the Selling Agents. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

Purchase Price

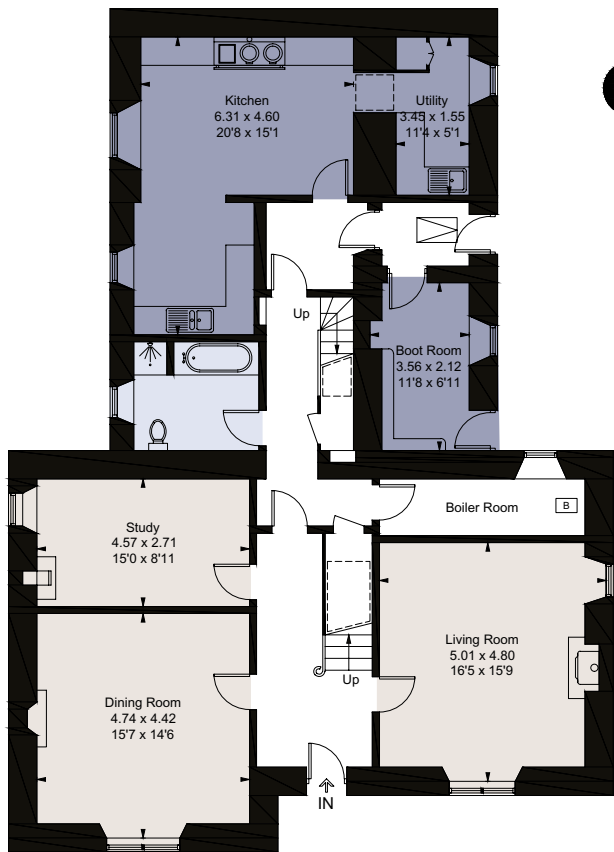
A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the seller or his agents.

**Auchincleach Farmhouse, Rothiemay,
by Huntly, Moray, AB54 7LU**
Gross internal area (approx) 261.5 sq m/2615 sq ft
(excluding void)
Including Limited Use Area (4.4 sq m/47 sq ft)

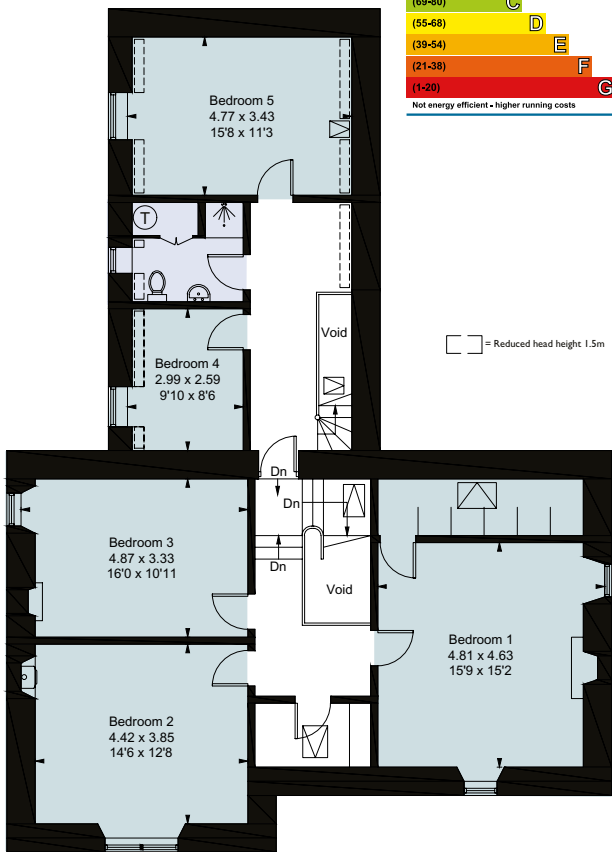
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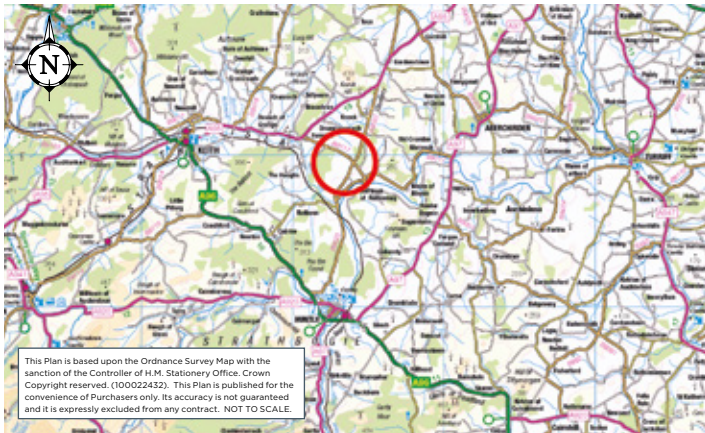
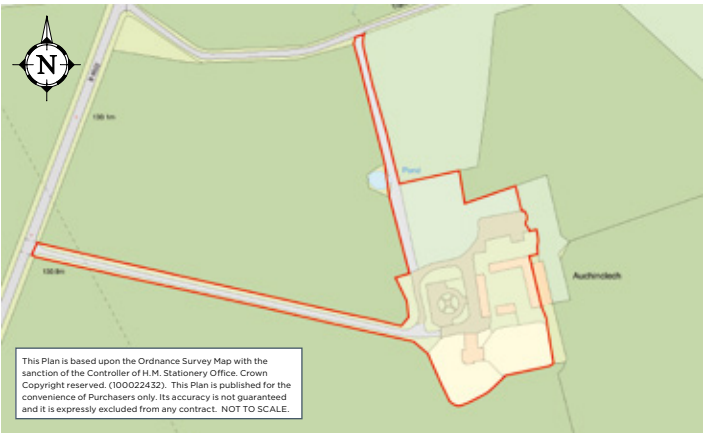
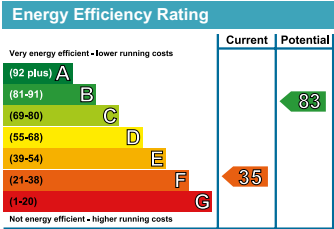
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Ground Floor



First Floor



For identification only. Not to scale. © 22/07/23 RO

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