



Galbraith

THE OLD MILL

BERRYHILLOCK, DESKFORD, BUCKIE, MORAY



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Charming cottage with excellent outbuildings in an idyllic setting

Cullen 4.6 miles ■ Elgin 22 miles ■ Aberdeen 55 miles

Acreage 8.31 acres (3.36 hectares)

Guide Price £500,000

- 2 reception rooms. 3 bedrooms
- Charming, well presented cottage
- Extensive grounds
- Grade C listed former mill
- Excellent, versatile traditional outbuildings
- Private and secluded setting

Galbraith

Inverness
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 OnTheMarket



SITUATION

The Old Mill comprises a cottage together with an excellent range of outbuildings and a grade C listed former mill sitting in a charming and easily accessible rural setting near the popular village of Cullen, an historic town located on the Moray coastline. Cullen has a unique charm with good day to day amenities including a deli, bistro and coffee shops. The village has a strong feeling of community with many amenities to support a variety of interests. There are well-established sporting clubs including a private tennis and bowling club, an 18-hole links golf course, football, badminton and many diverse craft and art groups. The town has a playgroup, nursery and well respected primary school. Secondary schooling can be found at Buckie High, Keith Grammar or Milne's High School in nearby Fochabers. Cullen is also served by a post office, medical centre and Community Centre/Library. Elgin and Aberdeen are both within easy commuting distance whilst train stations at Keith and Elgin provide direct links to Aberdeen and Inverness. Elgin also offers major supermarkets, a library, a good selection of independent shops, sporting and recreational facilities. Aberdeen provides all of the facilities expected from a modern and prosperous city, with an excellent selection of shopping, retail parks and associated services, rail links and airport.

Moray is renowned as being one of the sunniest and driest counties in Scotland and is famed for its breath-taking scenery, long sandy beaches and wildlife. 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 Moray also include 'The Whisky Trail', 'The Speyside Way', Cairngorm National Park, together with many ancient monuments, castles, buildings and villages of historical significance.

DESCRIPTION

The cottage is constructed of stone under a pitched slate roof and provides characterful and beautifully presented accommodation over one and a half storeys. The front door opens into a porch and on to a dining kitchen with high quality, modern wall and floor units and a range cooker. From here a door leads to the sitting room which has a wood burning stove and exposed stone wall. Off the sitting room is a compact but useful study. The inner hallway gives access to an impressive garden room which has a full height ceiling, wood burning stove and French doors out to the garden. Also off the hallway is a good sized bedroom and the bathroom. Two bright and well-proportioned first floor bedrooms complete the accommodation.

ACCOMMODATION

Ground Floor: Porch. Kitchen. Sitting room (en suite study). Garden room (W.C). Family bathroom. Bedroom.

First Floor: Landing. 2 bedrooms.

GARDEN AND GROUNDS

Outside, the delightful grounds extend to about 8.31 acres and are nicely bordered by mature trees providing a high degree of privacy. Located adjacent to the cottage are a range of excellent traditional farm buildings including the grade C listed former mill, steading (including a laundry and dog grooming parlour) and a separate steading with a first floor loft above with 16 solar panels on the roof. There is also a detached garage and car port with room for 5 vehicles. Not only do the buildings provide





significant scope for further redevelopment (subject to planning), they are also very attractive buildings in their own right providing very useful storage space. A great deal of work has been carried out to these buildings in recent years and they are now wind and water tight. To the south of the buildings is a charming burn with a wooden bridge over which accesses a tract of land with great potential for use as paddocks for horses or other livestock. This area also includes a polytunnel and fruit trees. To the side of the cottage is a delightful cottage garden which includes an array of mature plants, an established vegetable plot and a seating area. To the rear of the cottage is a Shepherd's Hut, log fired hot tub and adjacent landscaped area, ideal for use as holiday let.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
The Old Mill	Mains	Mains	Private	Freehold	Biomass (pellet)	Band C	C

DIRECTIONS

From the A98 (Seafield Road in Cullen), drive south heading out of the village. Immediately on leaving Cullen, turn right onto the B9018 signposted to Lintmill. Continue on this road for about 3.7 miles. Take the left turn signposted for Berryhillock. Follow this road round to the right the driveway for The Old Mill is located on the right hand side (see site and location plans).

POST CODE

AB56 5YA

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: oatmeal.parked.vase

SOLICITORS

Stephen & Robb, Keith

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.

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.



AMC PLC FINANCE

Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Rod Christie in our Galbraith Inverness Office on 01463 245383 Email: rod.christie@galbraithgroup.com

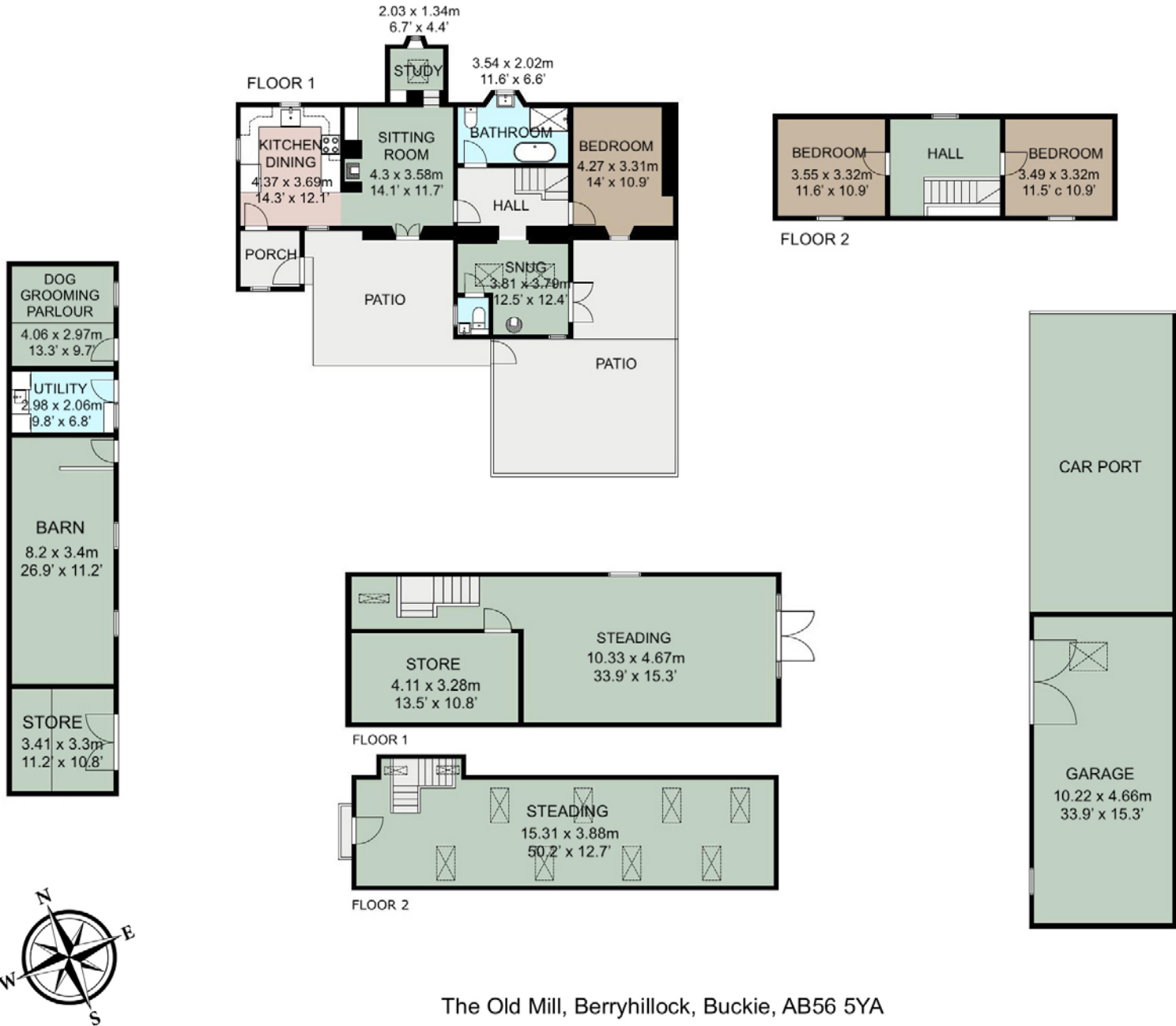
IMPORTANT NOTES

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 2023.





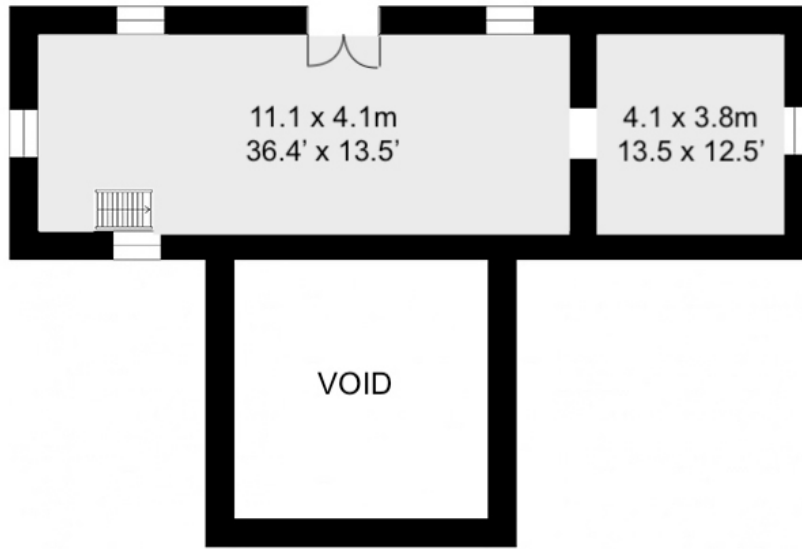




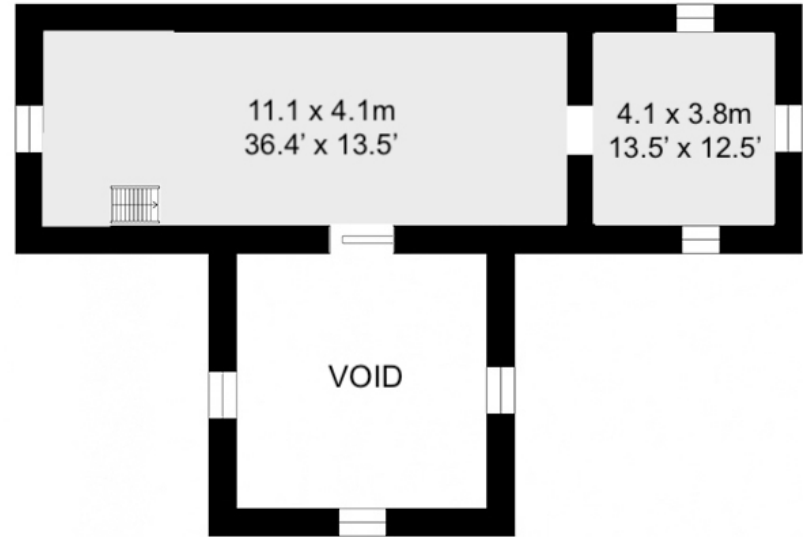
The Old Mill, Berryhillock, Buckie, AB56 5YA

Illustration for identification purpose, dimensions may vary. Not to scale

FLOOR 2



FLOOR 3



The Old Mill

FLOOR 1

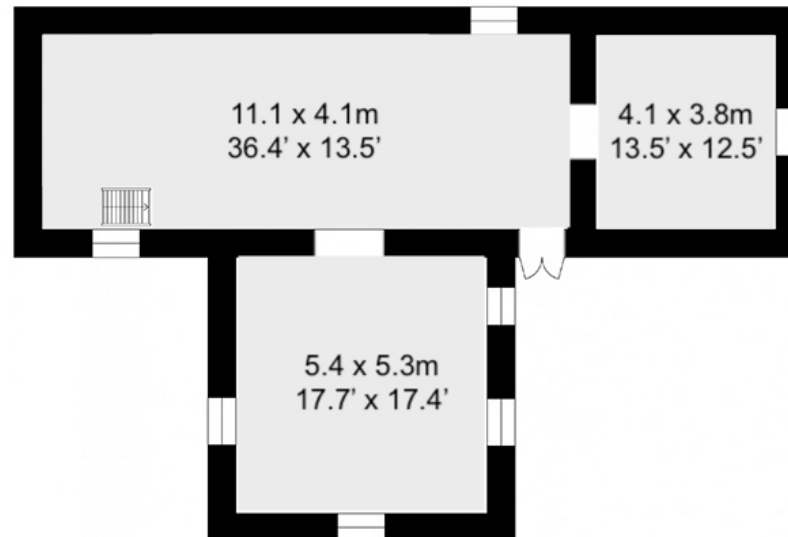
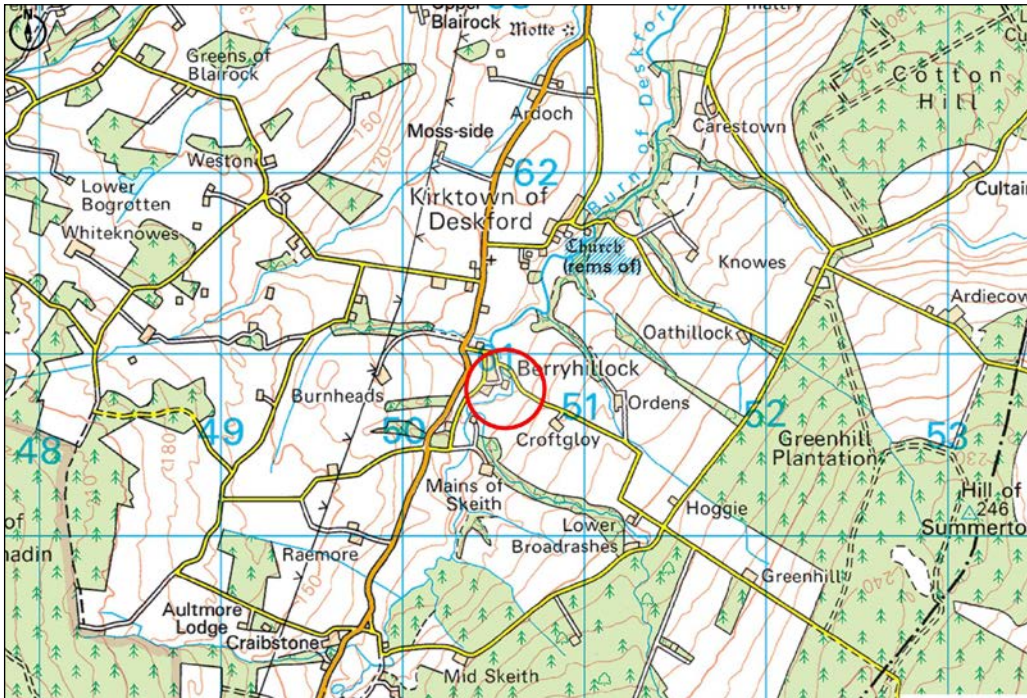
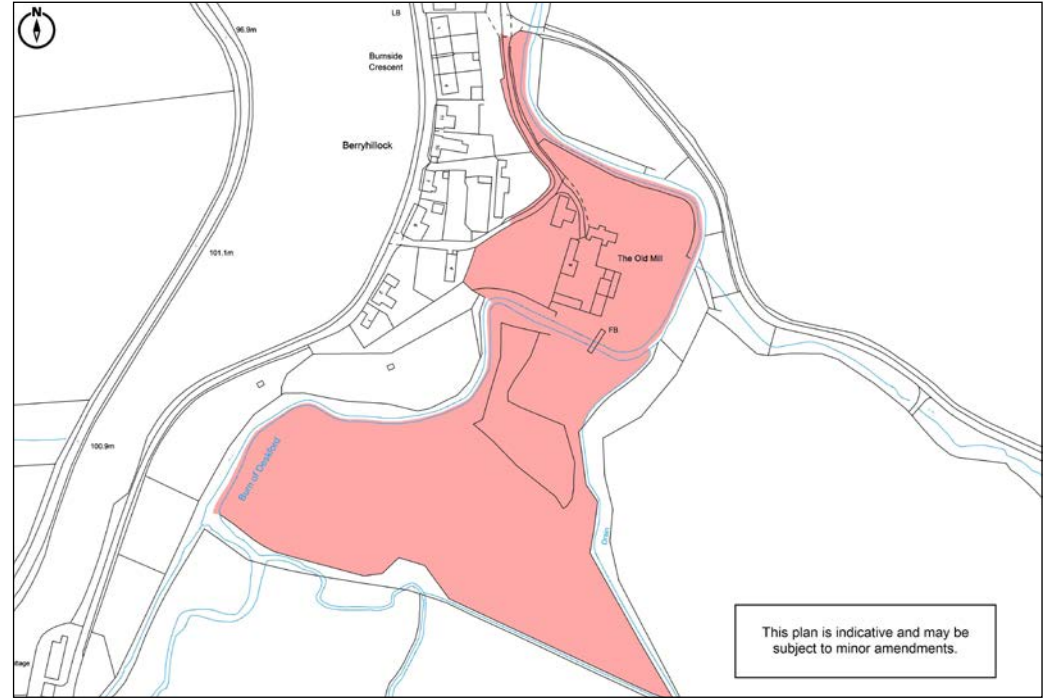


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