

Galbraith



MAINS OF BALNAMOON

CROSSROADS, KEITH, MORAY, AB55 6NJ



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A traditional farmhouse and steadings with outstanding potential

Keith 5 miles. ■ Cullen 8 miles. ■ Elgin 22 miles. ■ Aberdeen 54 miles.

Acreage 7.25 acres (2.93 hectares)

Guide Price £330,000

- 2 reception rooms. 2 bedrooms
- Traditional farmhouse with spacious accommodation
- Separate Annex
- Substantial steadings with development potential
- Stables and riding arena
- Close to a wide range of amenities

Galbraith

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 **OnTheMarket**



SITUATION

Mains of Balnamoon is located in an elevated position only a short distance from the town of Keith in the county of Moray. Keith offers a good range of amenities including a variety of shops, major supermarket, medical practice, hospital and A&E, primary and secondary schooling. The historic town is also host to the Keith Show, a popular agricultural event and has many sporting clubs including an 18-hole golf course, tennis courts, a bowling club, squash court, swimming pool with gym as well as a popular cricket and football club. The primary school at Crossroads is less than a mile from the house. There is a train station in Keith providing direct links to Elgin, Aberdeen and Inverness. The historic city of Elgin provides a comprehensive range of shops and amenities including large supermarkets and excellent shopping, a range of leisure facilities and a hospital whilst the surrounding area offers some highly regarded hotels, restaurants and historic local attractions.

DESCRIPTION

Mains of Balnamoon is a delightful traditional house together with a substantial stone built steading, located in a peaceful position near Grange. Likely to date from the early 1900's, the house is constructed from stone under a pitched slate roof and provides accommodation over two storeys. On the ground floor, the boot room gives access to a shower room and also into the kitchen/dining/living room which is particularly generous in size and has a wood burning stove. Being triple aspect, it is also a wonderfully light room and the large windows make the most of the beautiful outlook over the garden and courtyard. From the kitchen/dining/living room, a door leads to the front hall where the double aspect sitting room can be found with its spectacular Godin/French woodburning stove. On the first floor, there are two double bedrooms along with a bathroom and the WC.

Across the courtyard is the Larch clad Annex, comprising a double bedroom, kitchen and shower room; it makes perfect guest accommodation.

The house is double glazed and is heated from the oil fired Stanley Range in the kitchen. It is connected to mains electricity and water with foul drainage to a private facility.

ACCOMMODATION

Ground Floor: Boot Room. Shower Room. Kitchen/dining/living Room. Sitting Room

First Floor: 2 Bedrooms. Bathroom. WC

Annex: Bedroom. Shower Room. Kitchen.

GARDEN AND GROUNDS

Outside, the house sits within a generous and well maintained mature garden which includes areas of lawn interspersed with various mature trees and plants, a productive vegetable garden, shrubs, several cosy courtyard seating areas and a patio with fabulous views. The garden room with wood burning stove opens onto a sheltered area of garden and raised beds. To the rear of the house lies an attractive stone built steading with stables and various stores and byres. The steading offers potential for further development (subject to obtaining all necessary consents). The property in total extends to just over 7 acres and includes several paddocks and a floodlit menage with a sand and rubber surface.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private	Freehold	Oil	Band C	E:43	Available	YES



FLOOD RISK

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

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES

The track is owned by Mains of Balnamoon but there is a right of access for the farmer and neighbour.

DIRECTIONS

From Keith, take the A95 towards Banff. After about 2.5 miles, turn left (at Auchinhove Farm) onto the B9018 sign posted to Cullen. After about 3 miles (passing through the hamlet of Grange Crossroads) turn left onto a track, Balnamoon House is the first house on the right.

POST CODE

AB55 6NJ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: autumn.configure.jars

SOLICITORS

Peterkins, Keith

LOCAL AUTHORITY

Moray

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.

HEALTH & SAFETY

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

AMC PLC FINANCE

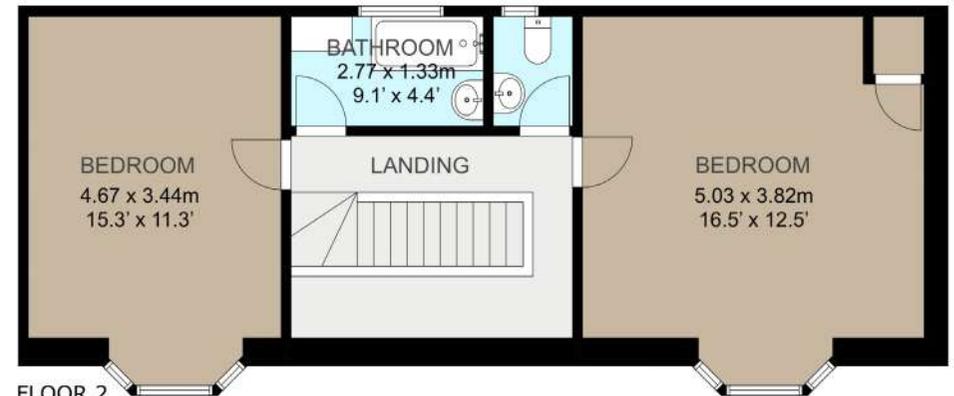
Galbraith work with a number of lenders in the specialist agricultural market. We are able to introduce you to various lenders for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. Please note, Galbraith acts as an introducer, only and has no direct or indirect influence on the outcome of any lending application. Please discuss any funding requirements in confidence with the Selling Agent, or contact Claire Acheson in confidence Claire.Acheson@galbraithgroup.com.







FLOOR 1



FLOOR 2

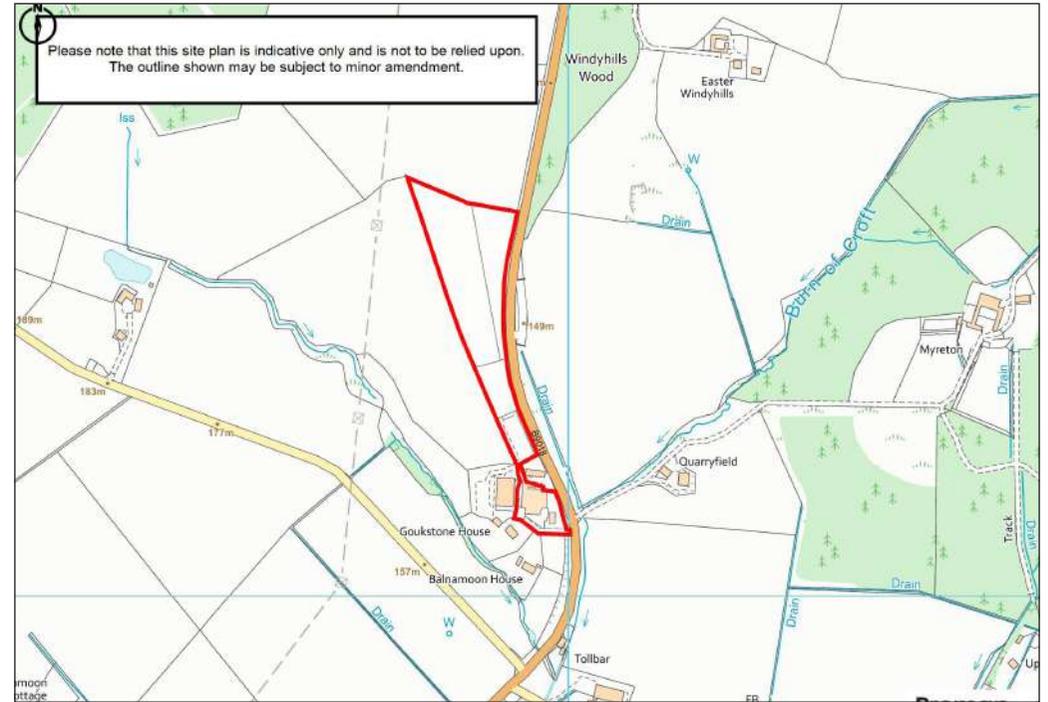
Mains of Balmamoon, Crossroads, Keith AB55 6NJ

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. 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 February 2026



CLP

TITLE

THE MAINS OF BALNAMOON FARMHOUSE

CUSTOM LABORATORY PRODUCTS

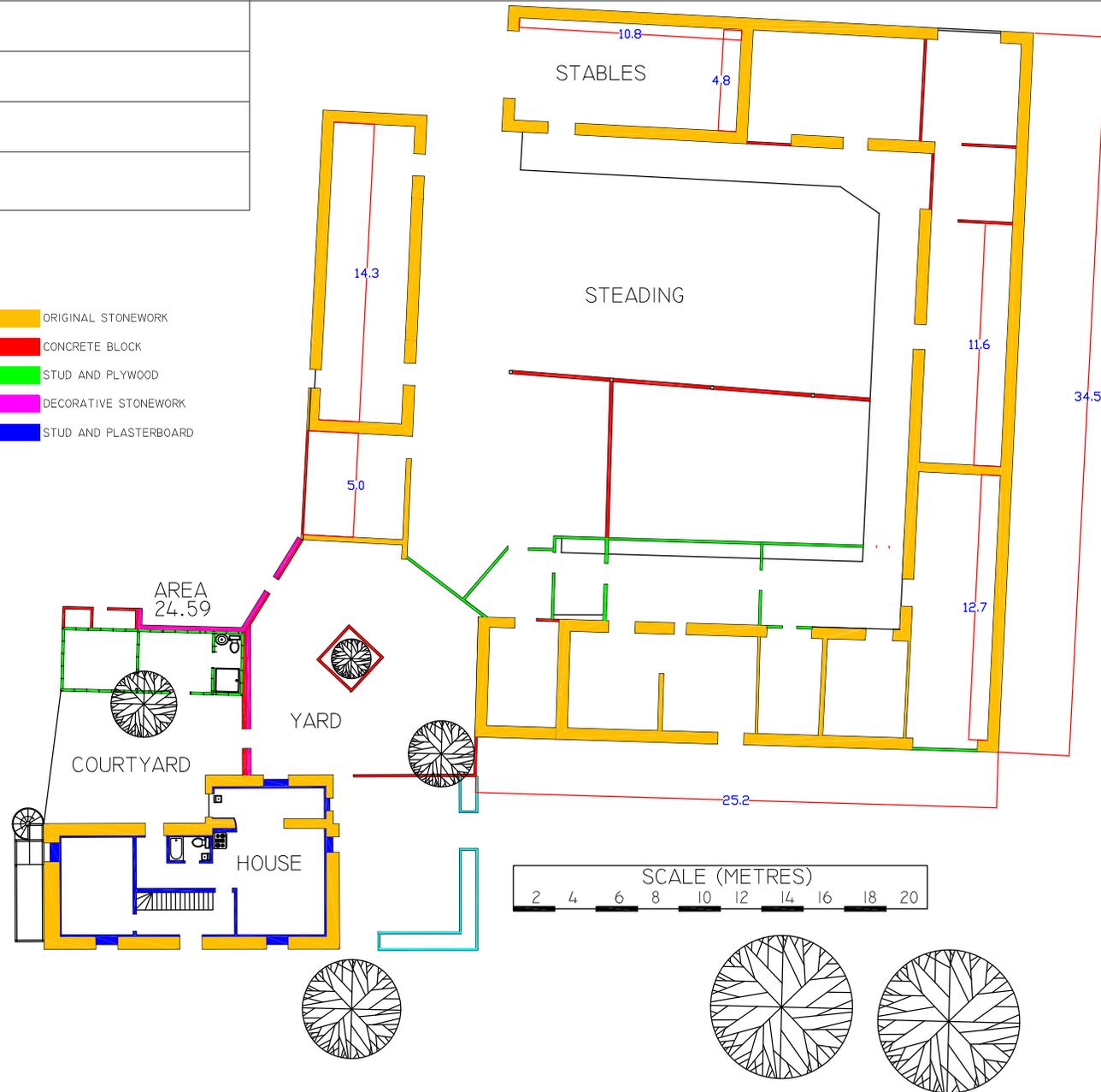
H.P.ALEXANDER

DRG NO

MATERIAL

REQUIRED NO

- ORIGINAL STONEMWORK
- CONCRETE BLOCK
- STUD AND PLYWOOD
- DECORATIVE STONEMWORK
- STUD AND PLASTERBOARD





Galbraith



RESPONSIBLY PRINTED
PLEASE RECYCLE