

MAINS OF AUCHINDACHY
KEITH, MORAY



MAINS OF AUCHINDACHY, KEITH, MORAY

An impressive characterful, traditional farmhouse with two one bedroom 'cottages'

Keith about 3 miles ■ Elgin about 19 miles ■ Aberdeen about 51 miles
Inverness about 57 miles

0.92 acres (0.37 hectares)

Offers Over £585,000

The Main House

- 4 reception rooms / 4 bedrooms / 3 bathrooms
- Large conservatory
- Private patio decking/barbeque area
- Extensive sheltered garden
- Thatched cabana with 6 person hot tub
- Double storey wooden garage
- Several other useful outbuildings

Scottish Country Cottage (Annexe to the Main House)

- Open plan living / kitchen / diner
- One double bedroom
- Shower room
- Conservatory and patio barbeque area

The Wee House at Mains of Auchindachy

- One bedroom detached cottage suitable for disabled use
- Raised decking/patio area with views over valley
- Fully enclosed private garden
- Garden shed & Carport

Galbraith

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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

Description - The Main House

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 1800s and commissioned by the Earl 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. Over the past decade the current owner has made numerous improvements to what was already a very impressive house and has managed to retain the house's enormous wealth of features and character. The house has two separate staircases leading to the first floor bedrooms and bathrooms. It is tastefully decorated throughout and has many attractive open fireplaces, an oil fired Rayburn, an oak panelled reception room, exposed wooden flooring, decorative cornicing and plasterwork.

ACCOMMODATION

Ground Floor:

Front Vestibule, Reception Hall, Sitting Room, Conservatory, Double Bedroom, Office/Library, Shower Room, Kitchen/Dining Room, Utility Room/Pantry, "Pub"/Dining Room, Private Patio/Decking Area, Study/Store Room and Back Door Boot Room/Porch.

First Floor

Front Landing (front staircase): Shower Room, Master Bedroom plus Double Bedroom

Second Landing (back staircase): Family Bathroom and Double Bedroom

Scottish Country Cottage (Annexe to the Main House)

Open plan Kitchen/Lounge, Bedroom, Shower Room and Conservatory. Patio / Barbecue Area.

The local surrounding area is part of the world famous Speyside Malt Whisky Trail and this cottage operated as a successful self catering high quality holiday let for over seven years, obtaining consistent 5* reviews on TripAdvisor and the quarterly SuperHost status on Airbnb.

GARDEN AND GROUNDS

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 green house, polytunnel, patio and a number of fruit and vegetable raised beds. The double storey timber garage has ample loft storage space. Three large log stores. Two garden sheds plus two stables with an adjoining tack room. In addition, there is a delightful all weather thatched cabana hosting a six person hot tub with fantastic views over the valley below onto the Isla Hills above and beyond.

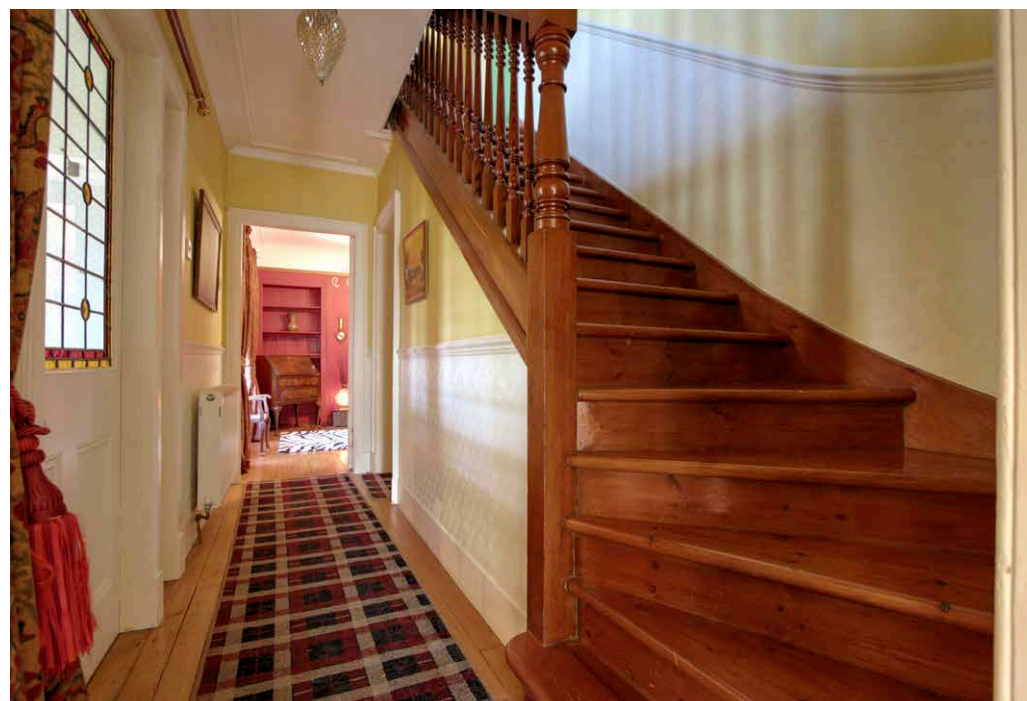
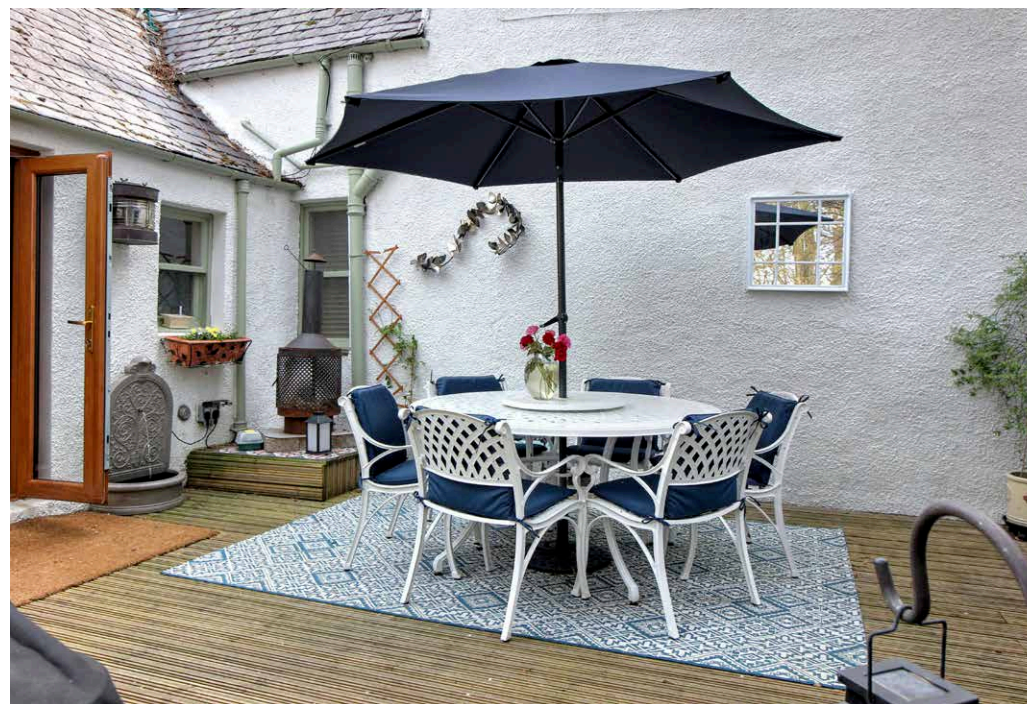
Scottish Country Cottage (Annexe to the Main House)

Open plan lounge/dining/kitchen, small double bedroom, large shower room and small conservatory off of the kitchen area leading out to a patio and barbecue area.

The local surrounding area is part of the world famous Speyside Malt Whisky Trail and this cottage operated as a successful self catering high quality holiday let for over seven years, obtaining consistent 5* reviews on TripAdvisor and the quarterly SuperHost status on Airbnb.

The Wee House (located within the grounds of the Main House)

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 boot room/reception hall, sitting room with French doors out to the decked raised balcony area, kitchen/diner, large shower room and double bedroom (also with French doors leading out to the balcony). The Wee House is connected to its own services and the LPG heating system offers very comfortable and energy efficient accommodation. There is a private enclosed garden with a large garden shed and a nearby carport.





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 G	F	Available	YES
Scottish Country Cottage	Mains	Mains	Private	Freehold	Electric	Inc. House	F	Available	YES
The Wee House	Mains	Mains	Private	Freehold	LPG	Band A	D	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.



Open plan Lounge - Scottish Country Cottage



Outside at Scottish Country Cottage





The Wee House



The Wee House - Livingroom



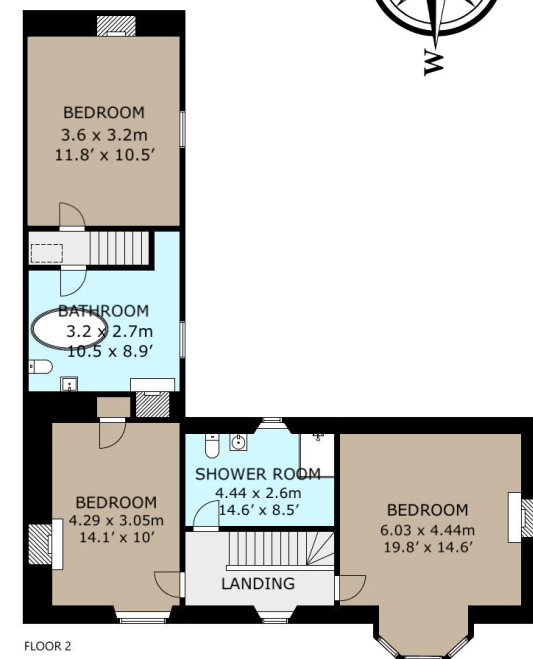
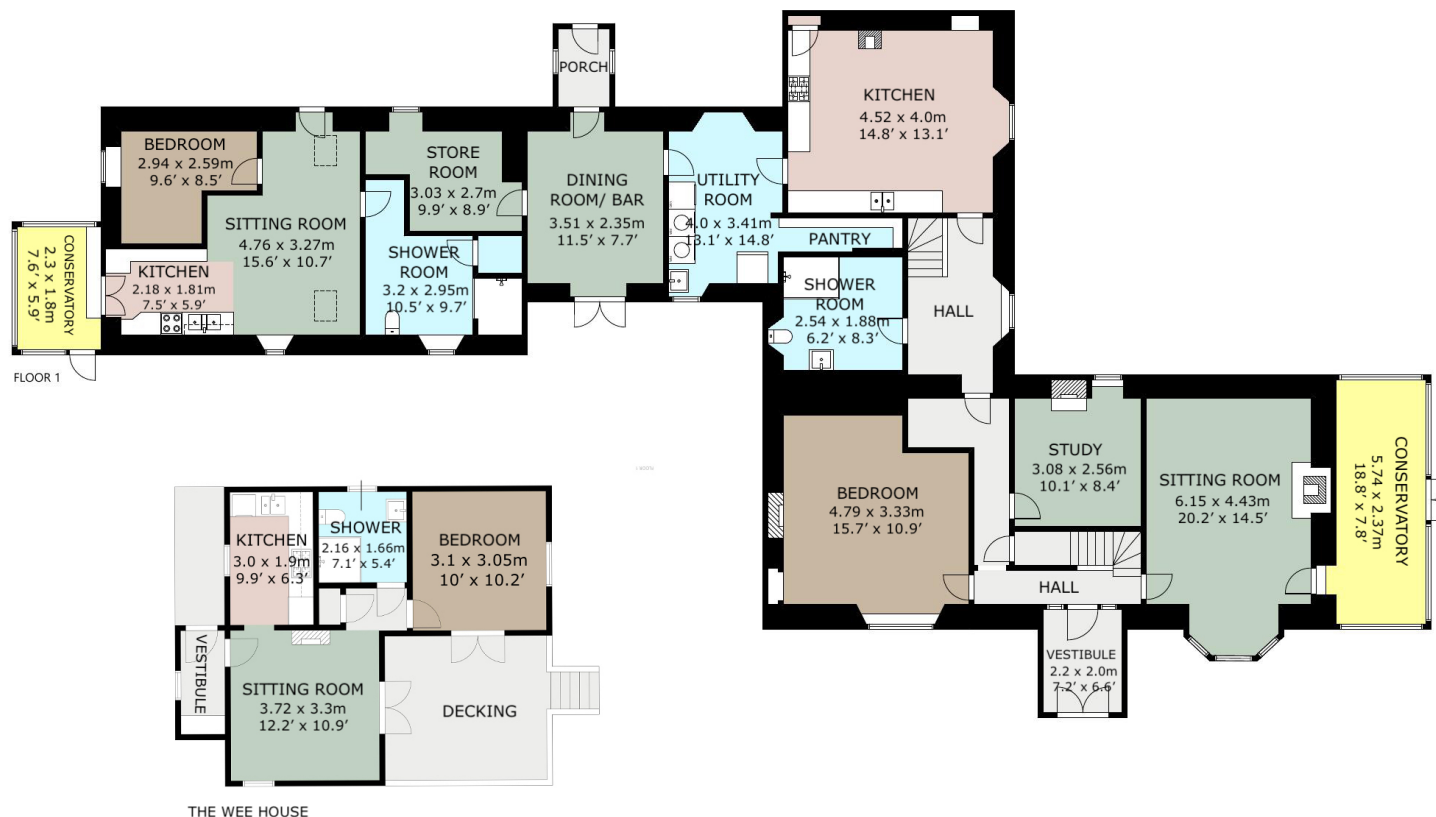
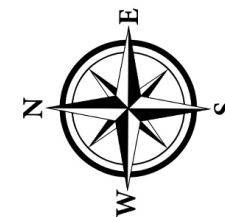
The Wee House - Bedroom



The Wee House - Kitchen



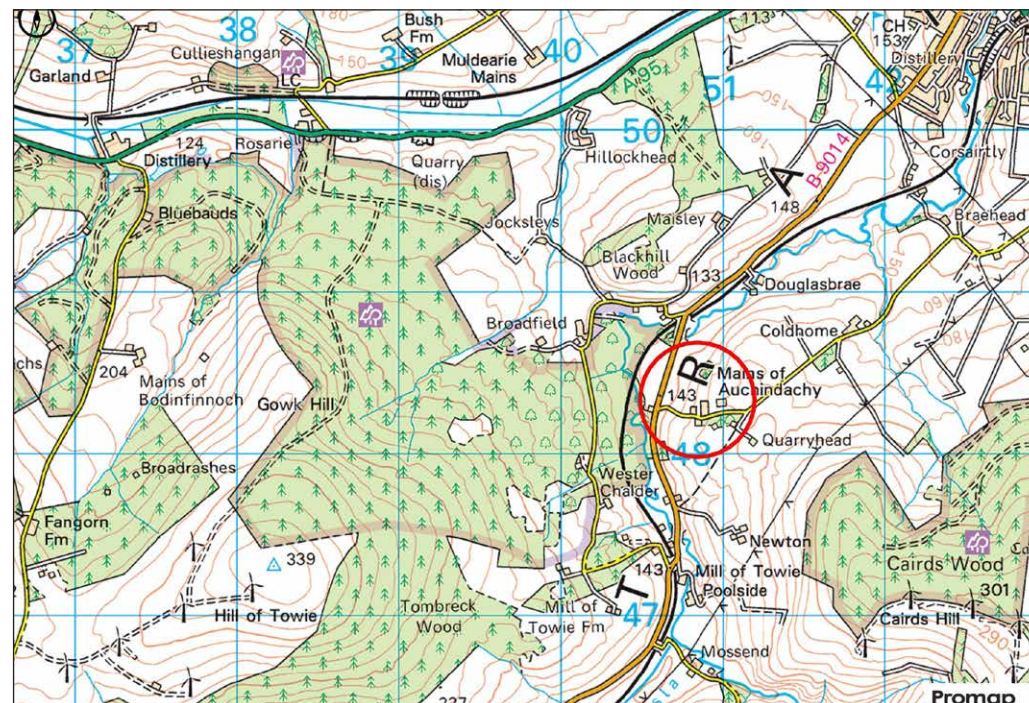
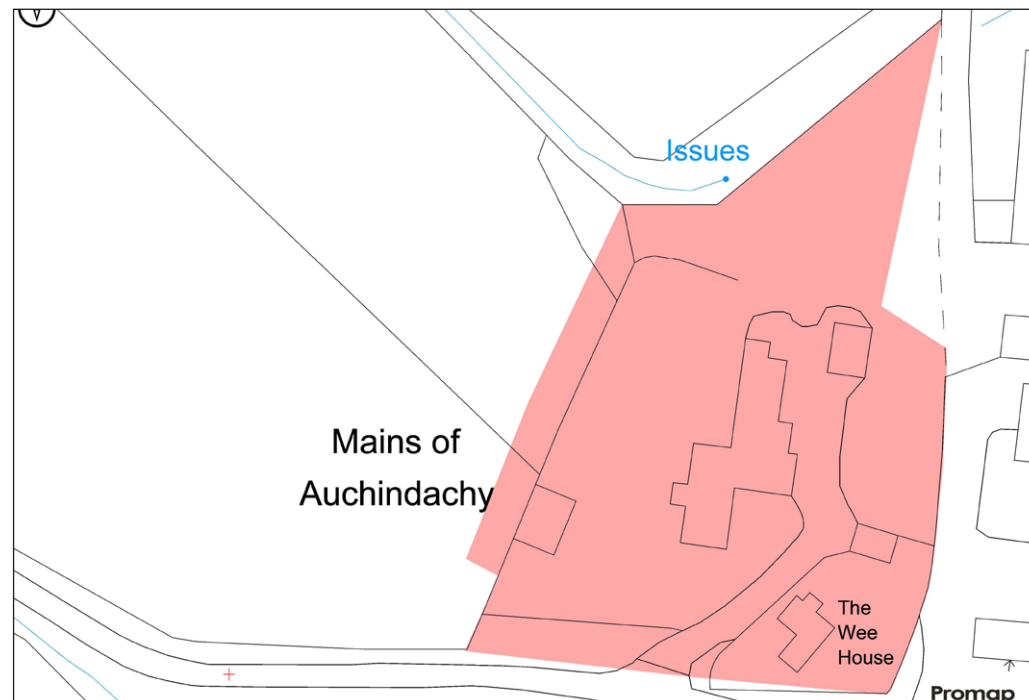
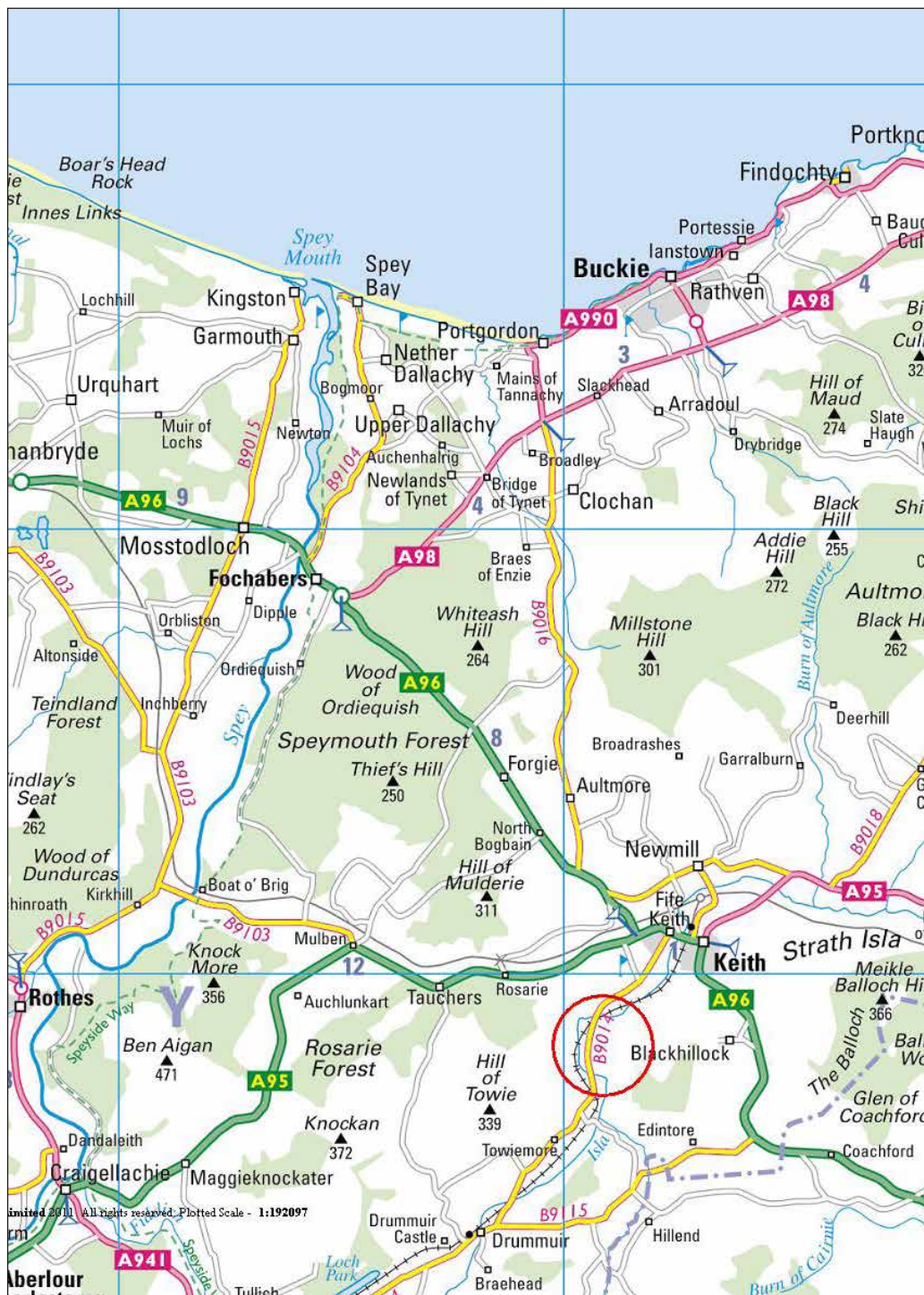
The Wee House - Shower



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 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 April 2025.





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