



NEWMILL FARMHOUSE

NAIRN, HIGHLAND

Galbraith



NEWMILL FARMHOUSE, NAIRN, HIGHLAND

An attractive former farmhouse in a desirable location

Auldearn 0.7 miles ■ Nairn 3 miles ■ Inverness 19 miles

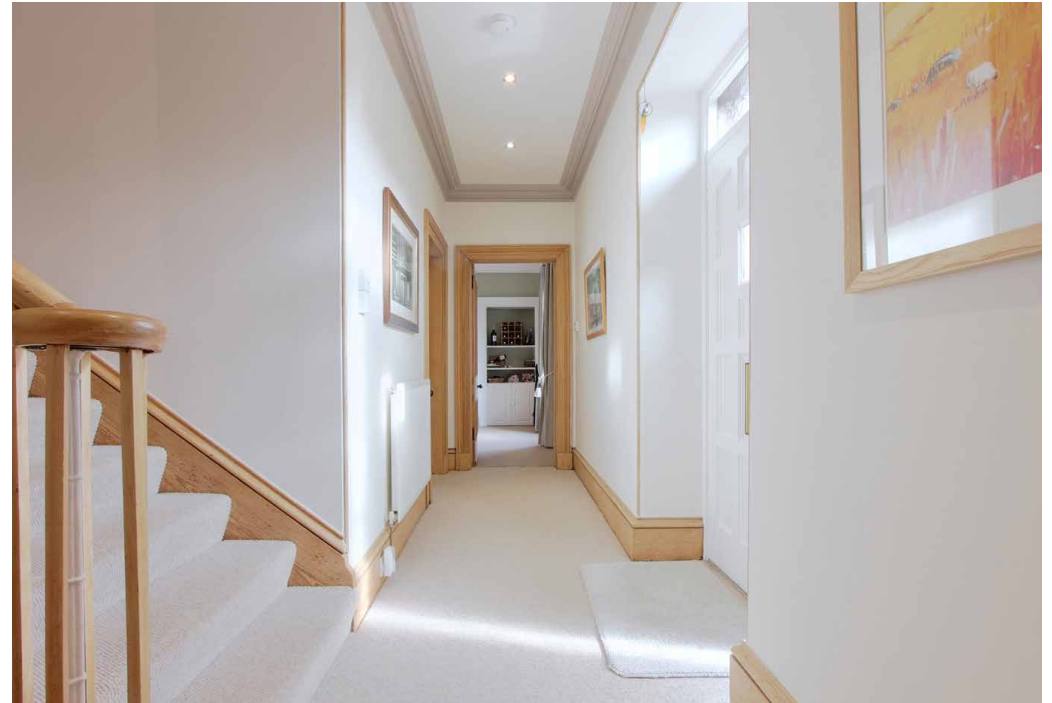
- 2 reception rooms. 4 bedrooms
- Beautifully presented accommodation
- Well proportioned rooms
- Spacious and well maintained garden
- Timber summer house
- Easily accessible yet peaceful location

Acreage 0.27 acres (0.11 hectares)

Offers Over £450,000

Galbraith

Inverness
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SITUATION

Newmill Farmhouse is an impressive former farmhouse located in a small hamlet just outside Auldearn, a highly desirable village close to Nairn on the Moray coast. The Moray coast is famous for its mild dry climate and beautiful coastline and the countryside offers a range of leisure and sporting pursuits. Auldearn has a highly regarded primary school, a popular pub and restaurant, and luxury country house hotel (Boath House). Nearby, Nairn, which can be reached via the off-road cycle track, is a thriving centre with a good range of shops and amenities, including a railway station, and excellent leisure facilities with two championship golf courses, a marina, swimming pool and tennis courts. Inverness is within easy reach and has all the facilities of a modern city including its airport with several flights per day to London, as well as regular flights to Europe.

DESCRIPTION

Newmill Farmhouse is a beautifully presented family home that is constructed of stone under a pitched slate roof and provides spacious accommodation over two storeys with a number of fine features including high ceilings, dado rails and cornicing. The entrance hallway gives access to an impressive, double aspect sitting room which has a wood burning stove set in an exposed stone surround. Opposite the sitting room is a further reception room which could also be used as 5th bedroom, adjacent to this is a family bathroom. Further down the hallway is the dining kitchen which has a sitting area, high quality, modern kitchen fittings and an oil fired Rayburn. The utility room is accessed via the kitchen and has space for white goods and a door to the garden. On the first floor there are four good sized bedrooms and a further bathroom.

ACCOMMODATION

Ground floor: Hallway. Sitting Room. Reception Room/Games Room/5th Bedroom. Bathroom. Dining kitchen. Utility Room.

First floor: Landing. 4 Bedrooms. Bathroom.

GARDEN

Outside, the house sits within a very well-maintained garden which is primarily laid to lawn and is bordered by a mature hedge. A timber summer house provides a wonderful place to sit whilst two timber sheds provide excellent storage space. There is ample space for parking a number of vehicles on the gravelled driveway to the sides and rear of the house.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private	Freehold	Oil	Band F	E	FTTP	YES

*Fibre To The Premises





FLOOD RISK

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

DIRECTIONS

From Auldearn, follow Lethen Road out of the village (signposted for Auldearn Antiques). After leaving the village, follow the road for about half a mile and then turn right onto an unnamed road. Newmill Farmhouse is the fifth house on the right (see site and location plans for details).

POST CODE

IV12 5HY

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: splinters.mime.outlines

SOLICITORS

R & R Urquhart

LOCAL AUTHORITY

Highland Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

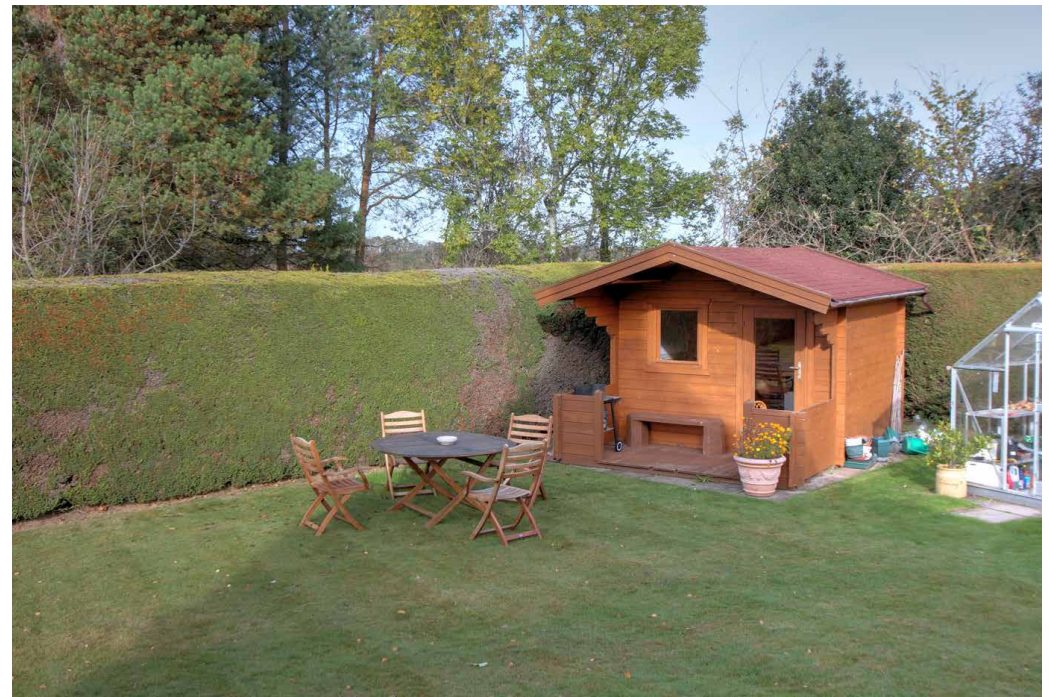
ANTI MONEY LAUNDERING (AML) REGULATIONS

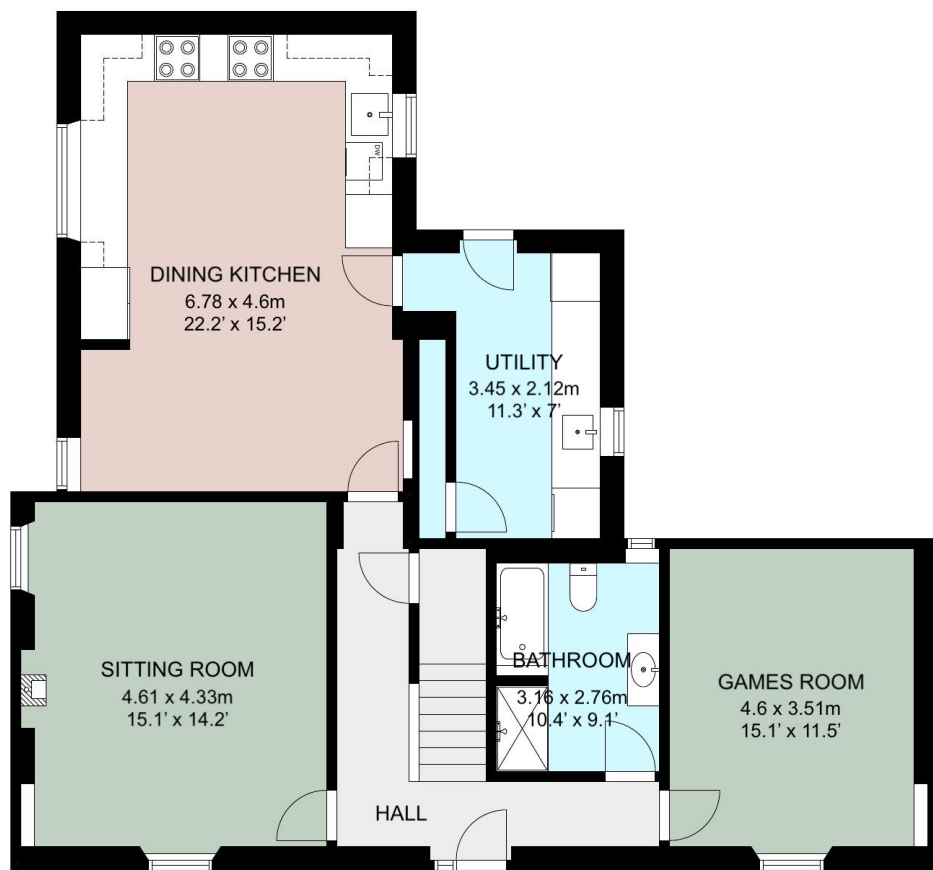
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.

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.





FLOOR 1

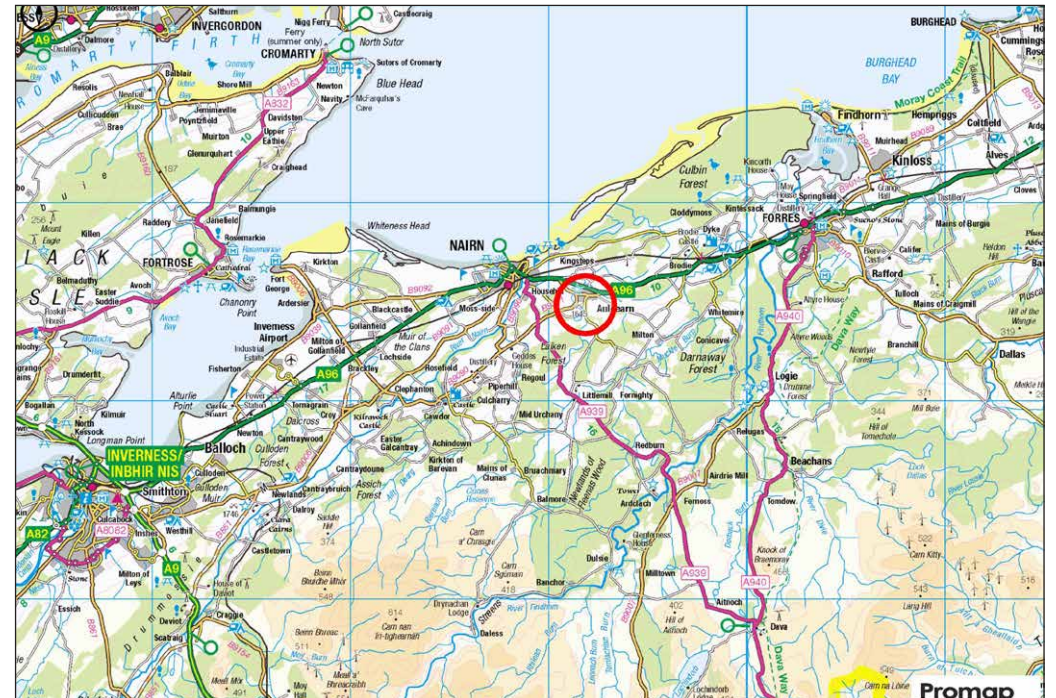
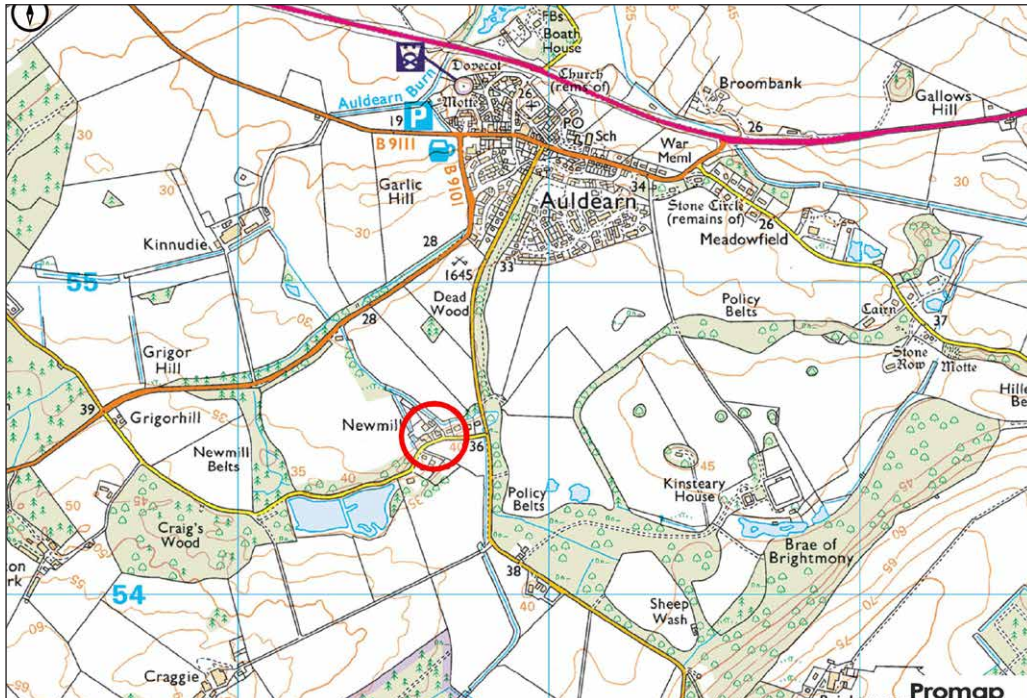
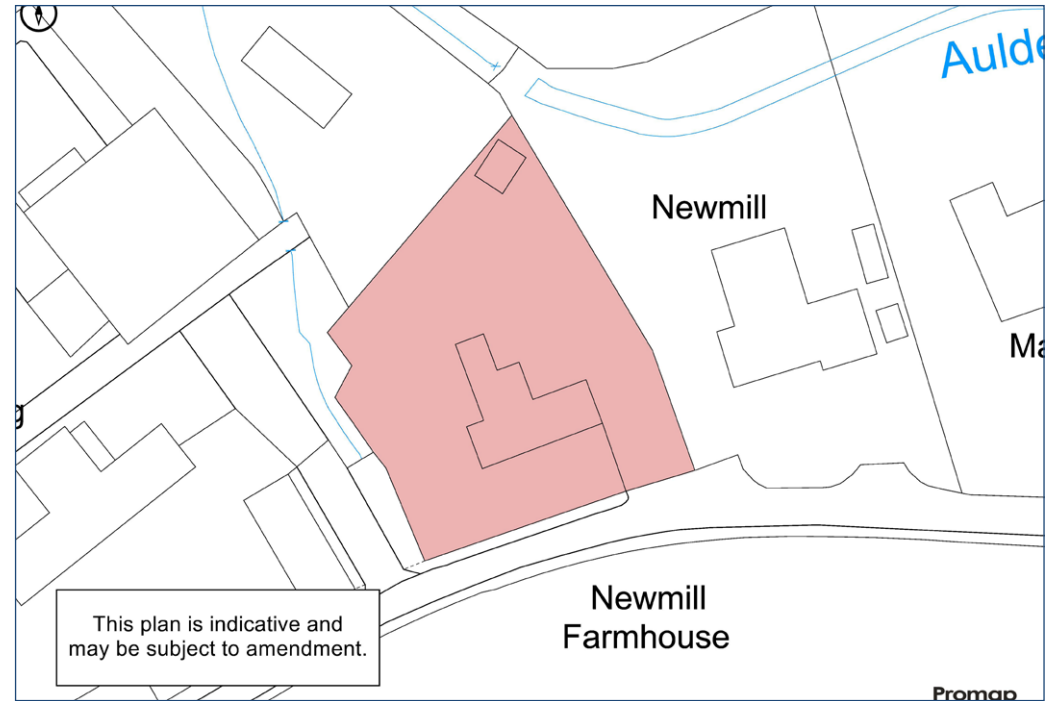


FLOOR 2



Newmill Farmhouse, Nairn, IV12 5HY.

Illustration for identification purposes, actual dimension 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 October 2025.





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