

Galbraith



COCKMUIR HOUSE
LONGMORN, ELGIN, MORAY



COCKMUIR HOUSE, LONGMORN, ELGIN, MORAY

An impressive traditional farmhouse in an accessible rural location

Elgin 4 miles ■ Inverness 42 miles ■ Aberdeen 65 miles

- 4 reception rooms, 6 bedrooms
- Many fine period features
- Charming mature garden
- Traditional farm steading
- 9.5kW solar panel system
- Steading and Paddock

Acreage 1.7 acres (0.7 hectares)

Guide Price £550,000

Galbraith

Inverness
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SITUATION

Cockmuir House is a wonderful traditional farmhouse located in a peaceful yet very accessible position about 4 miles south of the historic cathedral city of Elgin. Located nearby the small hamlet of Fogwatt, the farm enjoys close proximity to Elgin which offers an excellent range of amenities including good shopping with various supermarkets and boutiques, a hospital, two leisure centres, a swimming pool and cinema. The area also offers some fine hotels, restaurants and local attractions. There are a number of good primary schools in Elgin and two secondary schools. Private schooling is available at Gordonstoun School, Duffus about 10 miles away.

Inverness (42 miles) has all the facilities of a modern city including its Airport (35 miles) which offers regular flights to the south and summer flights to many European destinations. Aberdeen Airport is located about 60 miles to the east.

DESCRIPTION

Cockmuir House is an impressive, traditional farmhouse constructed of stone under a pitched, slate roof and dating from 1898. The house been extended and improved over the years, creating what is now a wonderful family home. Spacious and very well appointed accommodation is provided over two storeys. On the ground floor, a vestibule opens to the reception hall with stairs to the first floor and doors to the principal accommodation. To the right is a wonderful, dual aspect sitting room with an open fireplace and a door leading to a sunroom. Left in the hall accesses the dining room also with a fireplace and a wood burning stove. There is a superb dining kitchen with a range of wall and floor units, a granite worktop and a gas fired Aga. The kitchen is open to a bright and airy dining/family room with French doors leading to the garden. A door leads to a rear vestibule. Also on the ground floor is a rear hall, utility room and WC/cloak room. From the rear hall, a flight of stairs leads to a small bedroom (originally for use by the house staff) whilst the main staircase from the hall leads to a family bathroom, shower room and 4 bedrooms, one of which has a door to a dressing area and on to an additional bedroom. A second floor has an attic room with several built in storage cupboards.

The house appears to be in good condition and is very tastefully decorated throughout with many of the features one would hope to find in a property of this age and character including fireplaces, high corniced ceilings and bay windows. The open plan kitchen/dining room, the sitting room and dining room are particularly appealing rooms. The house is heated using mains gas fired central heating and is connected to mains water and electricity. In addition, it is connected to a bank of 38 solar panels (circa 9.5kW) which generates a modest annual income and help reduce ongoing electricity consumption.

ACCOMMODATION

Ground Floor:

Vestibule. Hall. Kitchen/Dining Room. Dry Room. Dining Room. Sitting Room. Sun Room. Rear Hall. Shower Room. Utility Room.

First Floor:

Landing. Bathroom. Shower Room. 5 Bedrooms. Maid's Room.

Second Floor:

Attic Room/Store



GARDEN AND GROUNDS

To the side and front of the house is a delightful garden with areas of lawn and many mature hedges, flower beds and borders. A decked seating area and covered verandah are accessed from the dining kitchen providing a fantastic entertaining space. There is ample parking space for several vehicles to the side and rear on the gravel driveway.

STEADING

Located adjacent to the house is a superb stone and slate built steading which not only offers excellent storage and livestock accommodation (suitable for sheep and as stabling for ponies and horses), it also offers potential for development into additional accommodation (subject to planning). To the rear and side of the steading is a fenced paddock of about an acre.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private	Freehold	Gas	Band F	D:62	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 ETC

Cockmuir House will have a right of access over the track leading to the house, the seller will maintain it, and the hedges and grass cutting along it.

DIRECTIONS

From Elgin, head south on the A941 sign posted to Rothes. After about 4 miles and once in the small hamlet of Fogwatt, turn right (opposite the entrance to Glenelgin Road) onto a single track road where Cockmuir is located at the end of the track. See Site and location Plan for details.

POST CODE

IV30 8SL

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: windmill.haggle.changing

SOLICITORS

Burnett & Reid, Aberdeen

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

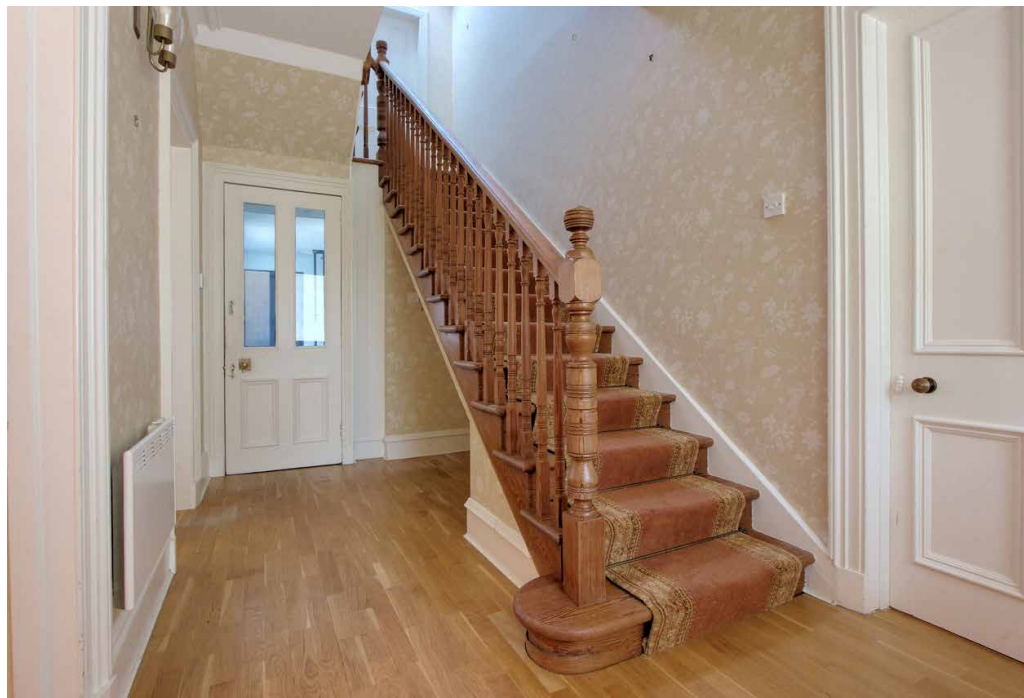
Failure to provide required identification may result in an offer not being considered.

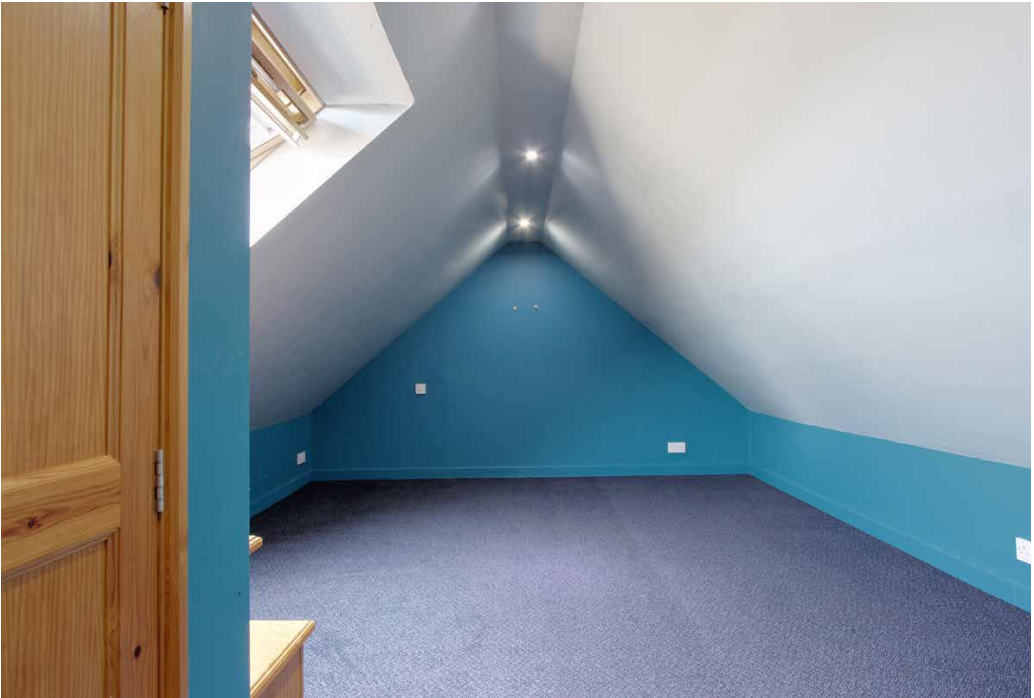
HEALTH & SAFETY

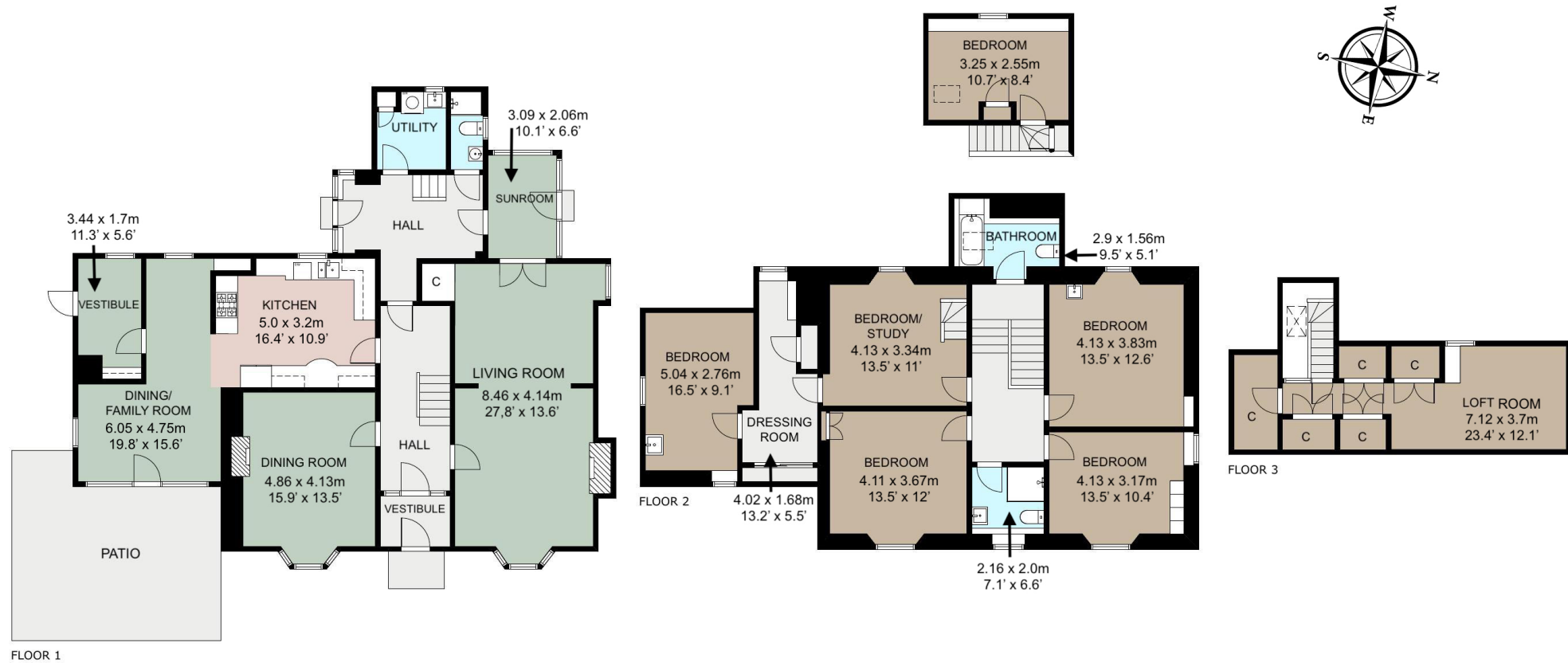
Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

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 July 2025







Cockmuir House, Fogwat, Elgin, IV30 8SL

Illustration for identification purposes, dimension may vary. Not to scale.





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