



THE GLEBE HOUSE
ROTHES, ABERLOUR, MORAY

Galbraith



THE GLEBE HOUSE, ROTHES, ABERLOUR, MORAY, AB38 7AW

An impressive former Manse sitting in an elevated position overlooking Strathspey

Roths ½ mile ■ Aberlour 3 miles ■ Elgin 12 miles ■ Inverness 50 miles

- 3 reception rooms. 5 bedrooms
- Flexible and well-appointed accommodation
- Many fine period features
- Wonderful family home
- Walled garden and grounds
- Accessible rural setting
- Spectacular views across Strathspey

Offers Over £500,000

Galbraith

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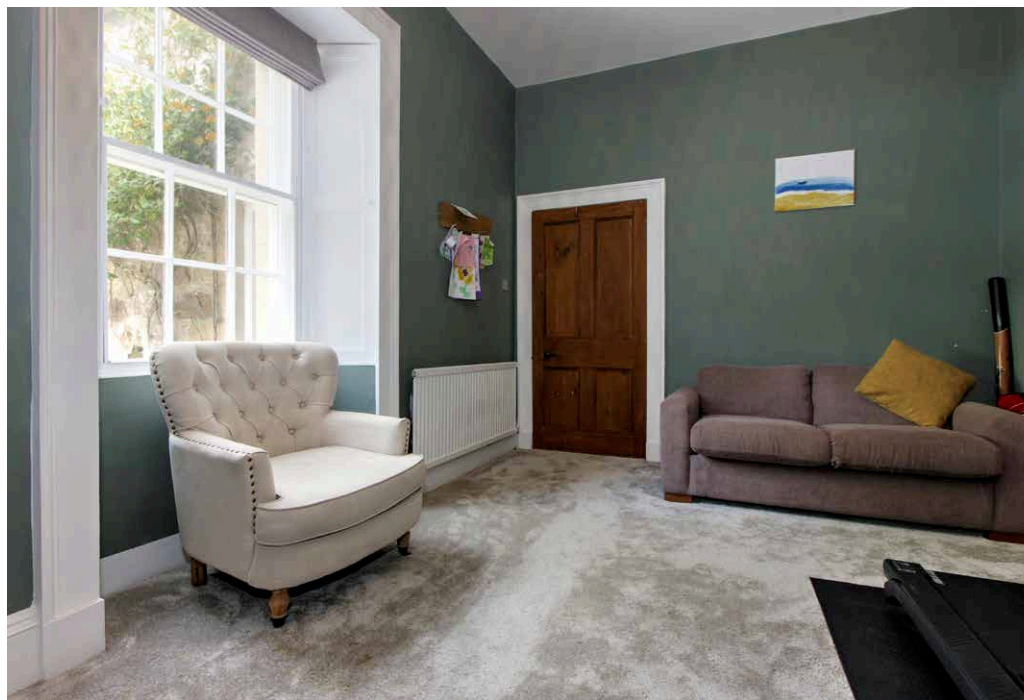
SITUATION

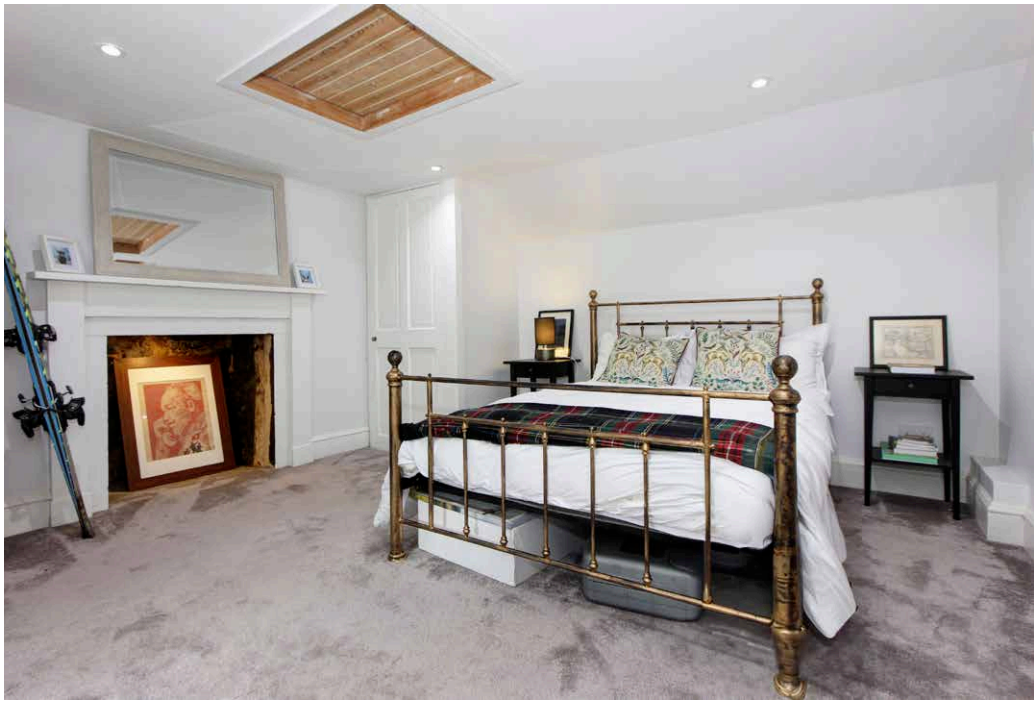
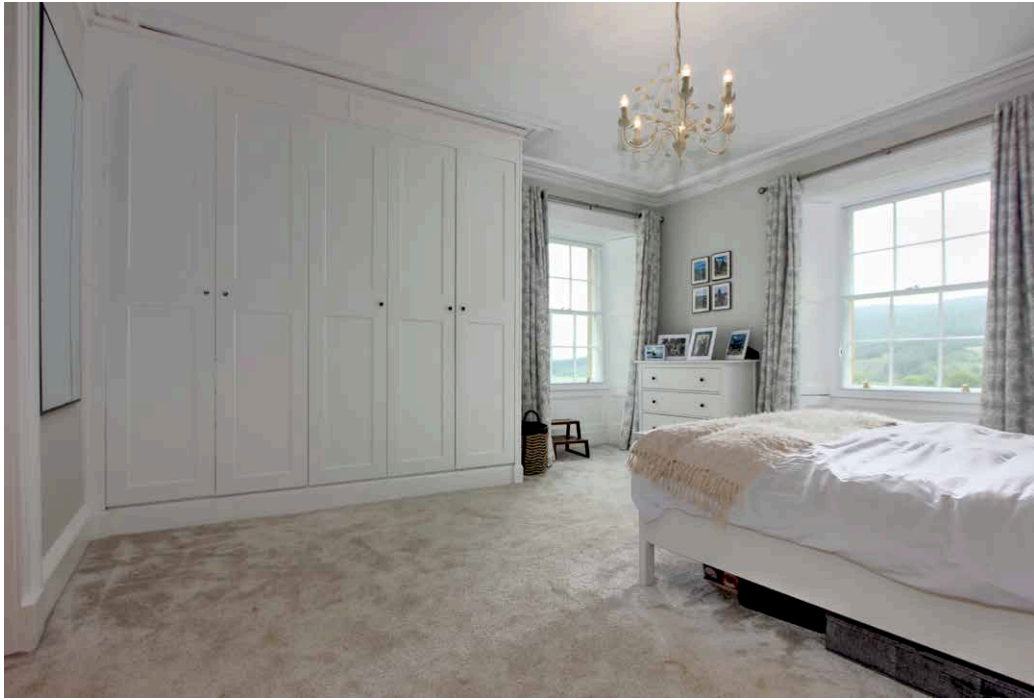
The Glebe House sits in a secluded elevated position near Rothes and at the heart of Speyside. Rothes has an excellent range of local amenities including a primary school, a good range of shops and Hotels including the recently refurbished Station Hotel. The village has a thriving local community including excellent tennis, bowling and football clubs. Craigellachie (about 2 miles) also has good day to day amenities including the Craigellachie Hotel with The Spey Inn, the Fiddichside Inn, The Highland Hotel and a range of independent shops. Aberlour, about 3 miles to the south, has a small supermarket, 2 banks, a health centre, dental practice and pharmacy, a highly regarded delicatessen and various Hotels, pubs and coffee shops. With easy access to the Spey, Cairngorms and Moray coastline, the area has a rich and diverse range of services and amenities and is becoming a haven for arts, cultural and social events with many new independent shops in the area.

Elgin (about 12 miles) is an historic city and is the main commercial hub for the county. Elgin also has an excellent range of amenities including various major supermarkets, a library, a good selection of independent shops, various sporting and recreational facilities and a train station providing direct links to Aberdeen and Inverness. Aberdeen and Inverness provides all of the facilities expected from modern and prosperous cities, with an excellent selection of shopping, retail parks and associated services, rail links and airports.

DESCRIPTION

The Glebe House is an impressive B Listed, former Manse sitting in a stunning, elevated position overlooking Strathspey. Built from stone with sandstone details under a pitched slate roof in 1843, it has been renovated by the current owners and has been sensitively modernised and well-maintained. There are a number of fine period features that one would hope to find in a house of such age and character including cornicing, high ceilings and fireplaces.





The double aspect sitting room with woodburner, and dining kitchen with its high quality modern yet sympathetic to the age and character of the house, are particularly appealing rooms. The house is heated with gas central heating, has secondary double glazing, mains water and private foul drainage.

ACCOMMODATION

Ground Floor:
Vestibule. Hall. Sitting Room. Dining Room. Play Room/Snug. Shower Room. Dining Kitchen. Utility Room. Boot Room.

First Floor:
Landing. Family Bathroom. Home Office /Bedroom 5. 4 Bedrooms (1 Ensuite).

GARDEN AND GROUNDS

Outside, the grounds are no less impressive than the house, the mature garden which extends to just under an acre includes a patio, areas of lawn, well stocked beds and borders and an array of mature trees. A secluded courtyard, accessed from the kitchen makes a wonderful private seating area. There is also a stone and slate built steading which currently provides useful storage space but has the potential to be converted into further accommodation (subject to containing all necessary consents). Ample parking is available on the gravelled driveway in addition to the garage.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Gas	Band E	D62	FTTC	YES

FLOOD RISK

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

DIRECTIONS

Head south out of Rothes and after approximately a mile turn right up a tarred drive, take the first right and The Glebe house can be found at the end. See site and location plan.

POST CODE

AB38 7AW

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: donation.custodian.buying

SOLICITORS

Harper Macleod, Elgin

LOCAL AUTHORITY

Moray

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.





The Glebe House, Rothies, AB38 7AW

Illustration for identification purposes, actual dimensions may differ. Not to scale.

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

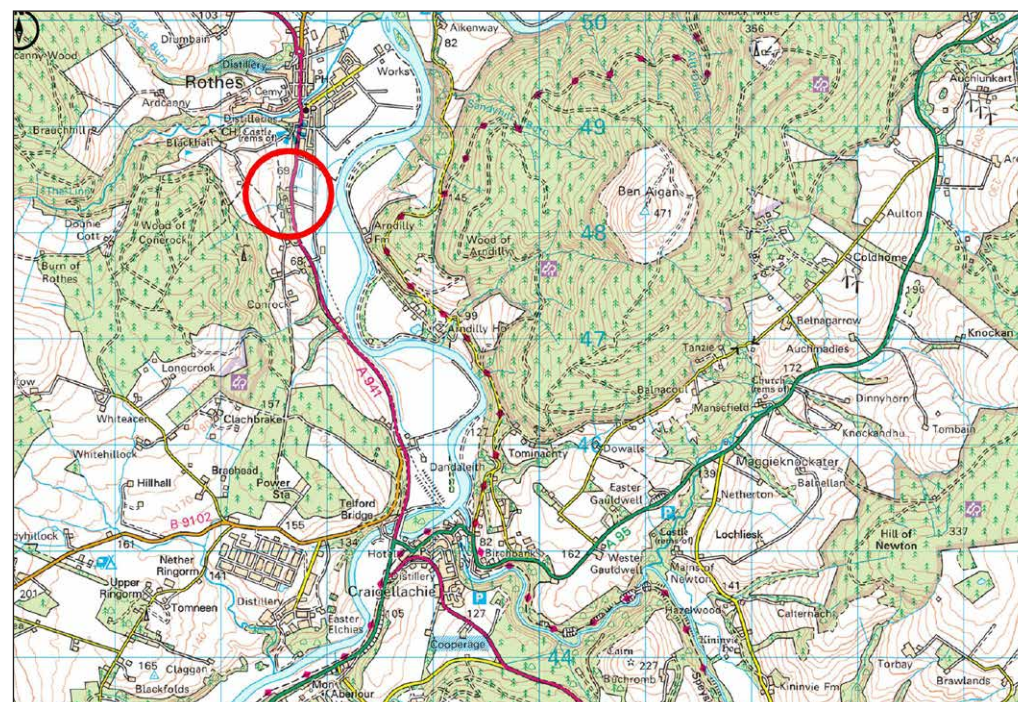
Failure to provide required identification may result in an offer not being considered.

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 May 2025





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