

TOREDUFF FARMHOUSE

FORRES, MORAY



Galbraith



TOREDUFF FARMHOUSE, FORRES, MORAY

An attractive traditional farmhouse in a pleasant rural setting.

Forres 7 miles ■ Elgin 7 miles ■ Inverness 32 miles

Acreage 0.7 acres (0.3 hectares)

Guide Price £280,000

- 3 reception rooms. 5 bedrooms
- Flexible accommodation
- Farmhouse would benefit from modernisation
- Charming and accessible rural setting
- Generous garden grounds
- Paddock

Galbraith

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SITUATION

Located midway between Elgin and Forres, Toreduff Farmhouse sits in a tranquil setting about a mile from the A96 (Inverness to Aberdeen trunk road) and to the south of the small village of Alves on the 'Laich of Moray'. Locally, Elgin and Forres provide a comprehensive range of shopping, dining and leisure amenities whilst Inverness (32 miles) offers all the facilities of a modern city including its Airport (26 miles) which can be reached in around 30 minutes. There are highly regarded primary schools in the local area including those at Alves, Mosstowie, Forres and Elgin. State secondary schooling is available in Elgin and Forres which also has a Steiner School whilst the world famous Gordonstoun School is located at Duffus, about 9 miles away.

DESCRIPTION

Toreduff Farmhouse is an attractive, traditional farmhouse, constructed of stone under a slate roof. It is located to the west of Elgin in a pleasant rural setting. The house enjoys fine views over the surrounding farmland. Spacious and flexible accommodation is provided over two storeys and whilst it would benefit from a degree of modernisation, it has many of the features one would hope to find in a house of this age and character including open fireplaces and window shutters in the main reception rooms. The house is heated using mains gas central heating and has private water and drainage. It is predominantly double glazed.

ACCOMMODATION

Ground Floor: Entrance Hall. Living Room. Hallway. Office. Sitting Room. Bedroom. Utility. Kitchen. Larder. Bathroom.

First Floor: Four Bedrooms. Landing. Bathroom. Additional Attic Room.



GARDEN AND GROUNDS

Surrounding the house is a generously sized walled garden with areas of lawn, raised beds, a number of fruit trees, a chicken run and various mature shrubs. There is a small paddock located on the eastern boundary of the garden. To the side of the house is the driveway which provided ample parking for a number of cars along with a garage and several outbuildings.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband*	Mobile*	EPC
Private	Mains	Private	Freehold	Gas	Band F	ADSL	Available	E52

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

For information on flood risks please refer to SEPA's website: <https://www.sepa.org.uk/>

DIRECTIONS

Head east on the A96 from Forres for approximately 4 miles until you reach a right hand turning signposted Pluscarden and Brodieshill. Continue straight on for 0.3 miles and then turn left for 1.5 miles and Toreduff Farmhouse can be found on the left.

POST CODE

IV36 2RA

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: archduke.reckoned.quaking

SOLICITORS

R & R Urquhart, Forres

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.

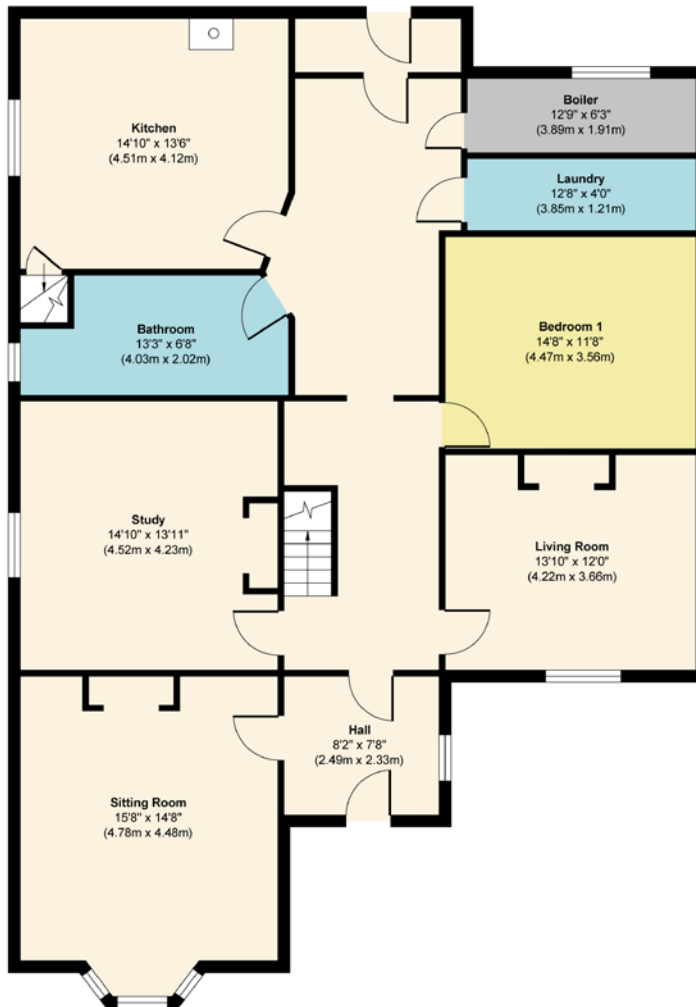


IMPORTANT NOTES

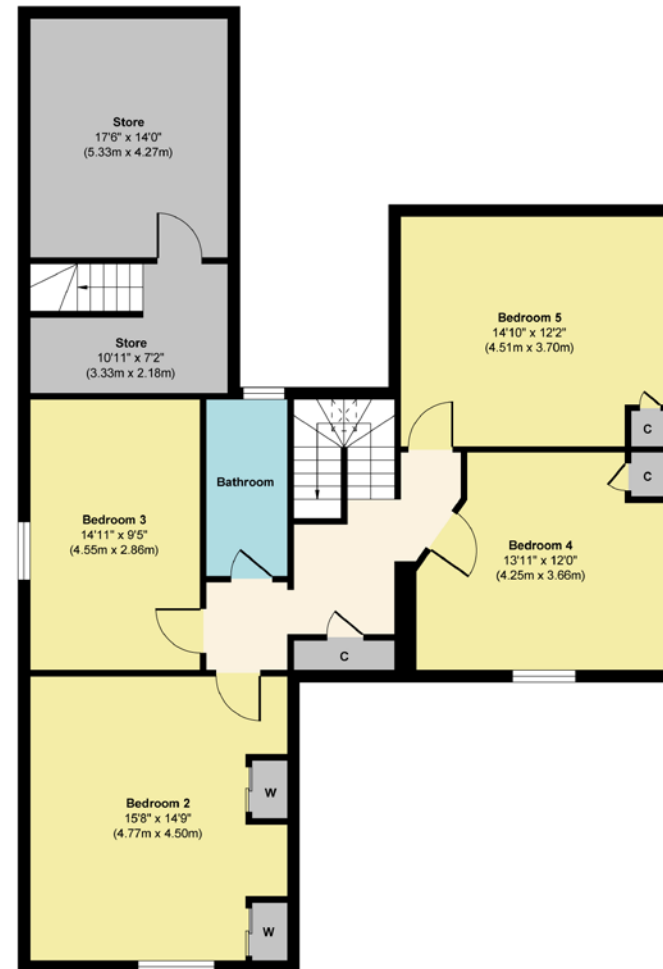
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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 2024



Toreduff Farmhouse



Ground Floor
Approximate Floor Area
1603 sq. ft
(148.98 sq. m)



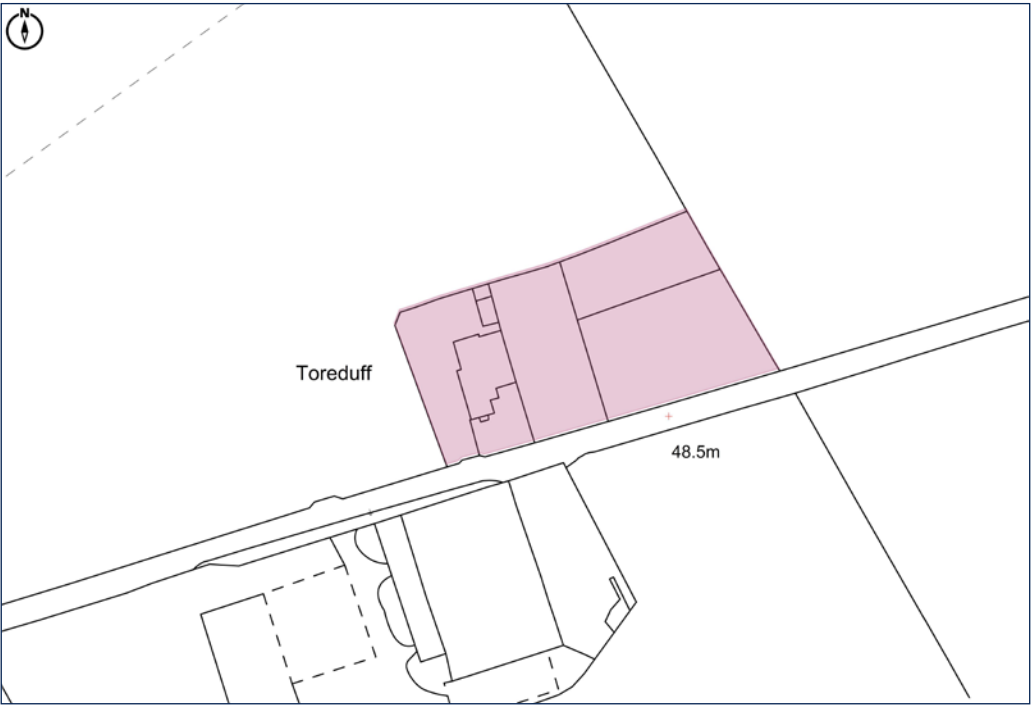
First Floor
Approximate Floor Area
1128 sq. ft
(104.85 sq. m)

Approx. Gross Internal Floor Area 2731 sq. ft / 253.83 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property







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