

KEAM FARMHOUSE
HOPEMAN, ELGIN, MORAY



KEAM FARMHOUSE, HOPEMAN, ELGIN, MORAY

An impressive farmhouse in a stunning rural setting

Hopeman 2 miles ■ Elgin 6 miles ■ Inverness Airport 34 miles
Inverness 41 miles

Acreage 2.0 acres (0.81 hectares)

Guide Price £660,000

- 4 reception rooms. 6 bedrooms
- Flexible and very well appointed accommodation with and internal floor area of Approximately 295m²
- Many fine period features
- Far reaching southerly views over open countryside
- Delightful garden grounds with useful outbuildings
- Grazing paddock suitable for ponies and other livestock
- Close to a wide range of amenities
- Superfast Fibreoptic Broadband

Galbraith

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SITUATION

Keam Farmhouse sits in a delightful and very accessible rural setting a short distance to the south of the desirable coastal village of Hopeman on the Moray coast. Moray, famous for its mild climate, has a beautiful and varied countryside with a coastline of rich agricultural land, prosperous fishing villages and wide, open beaches. The upland areas to the south are sparsely populated and provide dramatic scenery, some of which forms part of the Cairngorms National Park. This unspoilt landscape provides a wide range of leisure and sporting opportunities including fishing on the world famous Spey and Findhorn rivers, skiing at The Lecht and Cairngorms range, sailing and walking. There are many highly regarded golf courses nearby including Hopeman golf club, which some regard as one of the most challenging links courses in the North of Scotland, For golfing enthusiasts there is also Elgin Golf Club, the Moray Golf Club in Lossiemouth and also championship links golf courses in Nairn and Cabot (formerly Castle Stuart) Located about 15 minutes' drive away is the 'jewel' of the Moray Coastline, the historic village of Findhorn with its sheltered bay providing excellent sailing, water sports and highly regarded inns.







Hopeman was founded at the beginning of the 19th Century as a fishing port and then expanded when the new harbour was built in 1800's for exporting the stone from nearby quarries. There are a small range of convenience stores within the village as well as a village green, playground and primary school. There are two sandy beaches, the east beach and west beach which are divided by the harbour, the east beach having an eye catching array of colourful beach huts. The historic city of Elgin provides a comprehensive range of shops and amenities whilst the surrounding area offers some excellent hotels, restaurants and historic local attractions. There are a number of good primary schools in the local area and schooling up to secondary level is available in Elgin. Gordonstoun Independent School is only about 2 miles away near Duffus. Inverness (about 41 miles) has all the facilities of a modern city including its Airport (about 34 miles) which offers regular flights to the south and summer flights to many European destinations.

DESCRIPTION

Keam Farmhouse is an elegant detached traditional farmhouse located in a stunning rural setting. Likely to date from the mid to late 1800s, this is an extremely attractive farmhouse, the scale and quality of which are rarely found in Moray. Located within open countryside, the house enjoys far reaching views, particularly to the south. Flexible and very tastefully decorated accommodation is provided over two storeys. On the ground floor the vestibule leads to a spacious hallway from where stairs lead to the first floor and doors open to the principal reception rooms. To the right is the sitting room with dual aspect windows and a fireplace with a wood burning stove. To the left is the drawing room; a very atmospheric room, also with a wood burning stove. A door from here leads to the bright and airy dining room. Adjoining this is the family room which could also be used as a bedroom if required. There is a magnificent dining kitchen with an Aga, a range of wall and floor units and French doors to the garden. Completing the ground floor is a study, office, bathroom, WC / cloak room and a superb walk in pantry. Adjoining the house at the rear is the boiler room which is accessed externally from the courtyard area to the rear. On the first floor, the landing / first floor hallway accesses a family bathroom, a shower room, WC and 6 bedrooms.

The house is very tastefully decorated and has a lovely bright and airy atmosphere. It has many of the features one would expect to find in a house of this age and quality, including tall, corniced ceilings, open fireplaces and an Aga in the kitchen. The flexible room layout allows the house to be used in a variety of ways with the dining room, family room and ground floor bathroom lending themselves easily for use as a granny annexe or similar. The house is heated using oil central heating and is partly double glazed.



ACCOMMODATION

Ground Floor: Vestibule. Hall. Drawing Room. Sitting Room. Dining Room. Family Room. Study. Breakfasting Kitchen. Pantry. Cloak Room. Boot Room. Bathroom. Boiler / Laundry Room (External).

First Floor: Landing. Shower Room. Family Bathroom. WC. 6 Bedrooms.

GARDEN AND GROUNDS

Outside, the grounds extend to about 2.0 acres and include a well maintained enclosed garden with areas of lawn, an orchard, and various well stocked flower beds and borders. There are a number of useful outbuildings and stores as well as a paddock (about 1.1 acres) suitable for ponies or other livestock.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband *	Mobile *	EPC
Mains	Mains	Private	Freehold	Oil	Band F	Available	Available	E41

*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

From Elgin, take the B9012 towards Duffus. Prior to reaching Duffus, turn left where signed to Roseisle onto an unclassified public road and continue for about 700 metres before turning right (northwards) where Keam Farmhouse is located on the right hand side after a further 700m metres. (see site and location plans).

POST CODE

IV30 5YB

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: install.documents.slightly

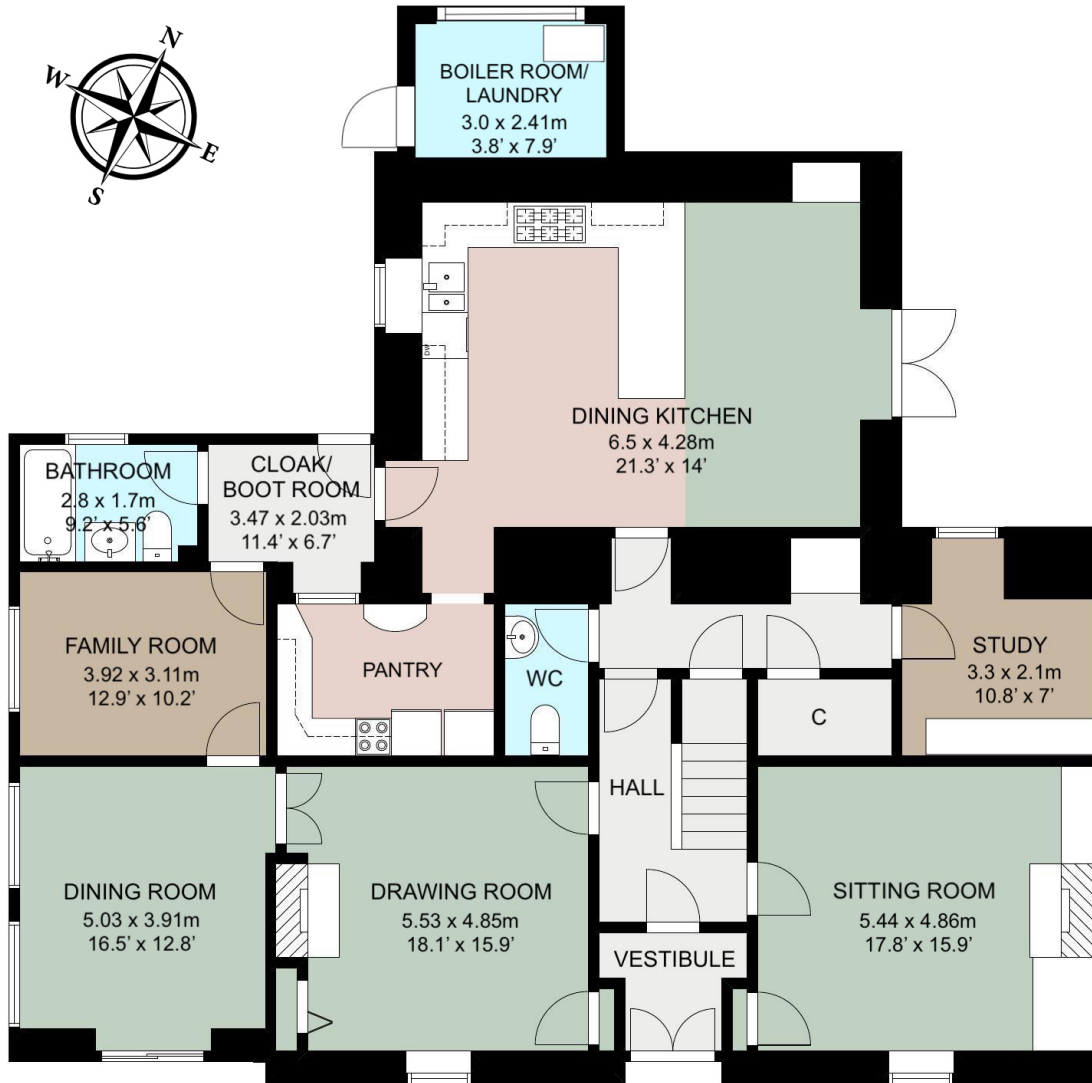
SOLICITORS

Harper Macleod

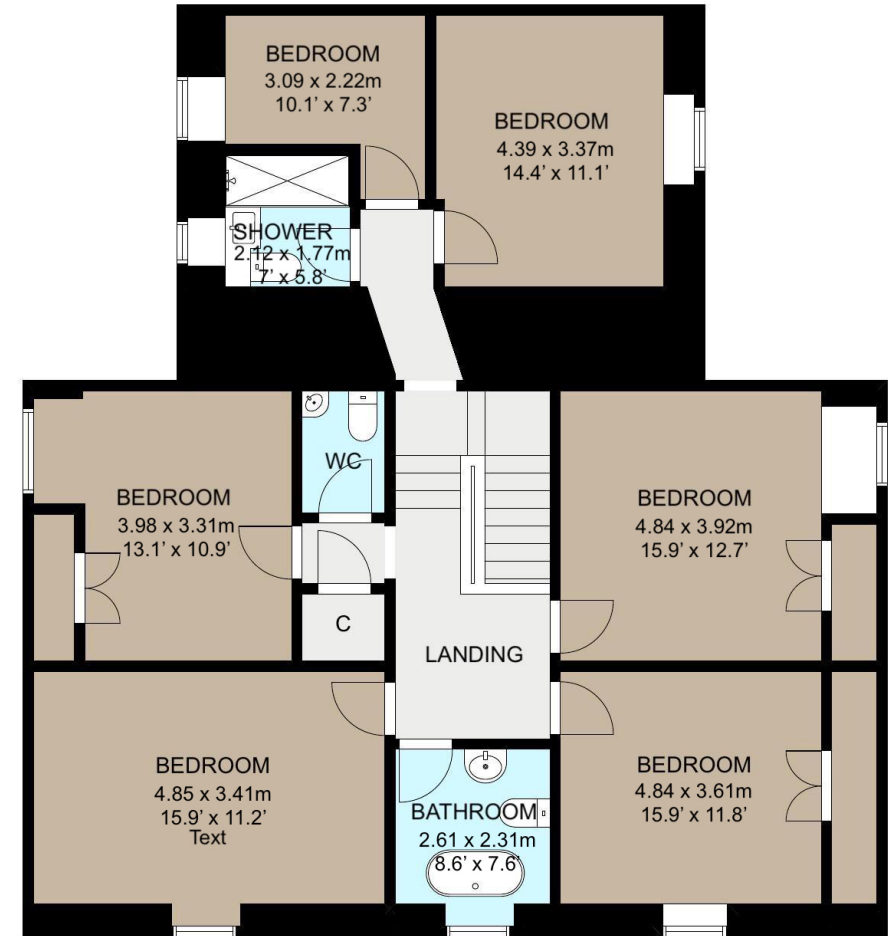
LOCAL AUTHORITY

Moray Council





FLOOR 1



FLOOR 2

Keam Farmhouse, Hopeman, IV30 5YB

Illustration for identification purposes. Actual dimensions may differ. Not to scale.

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

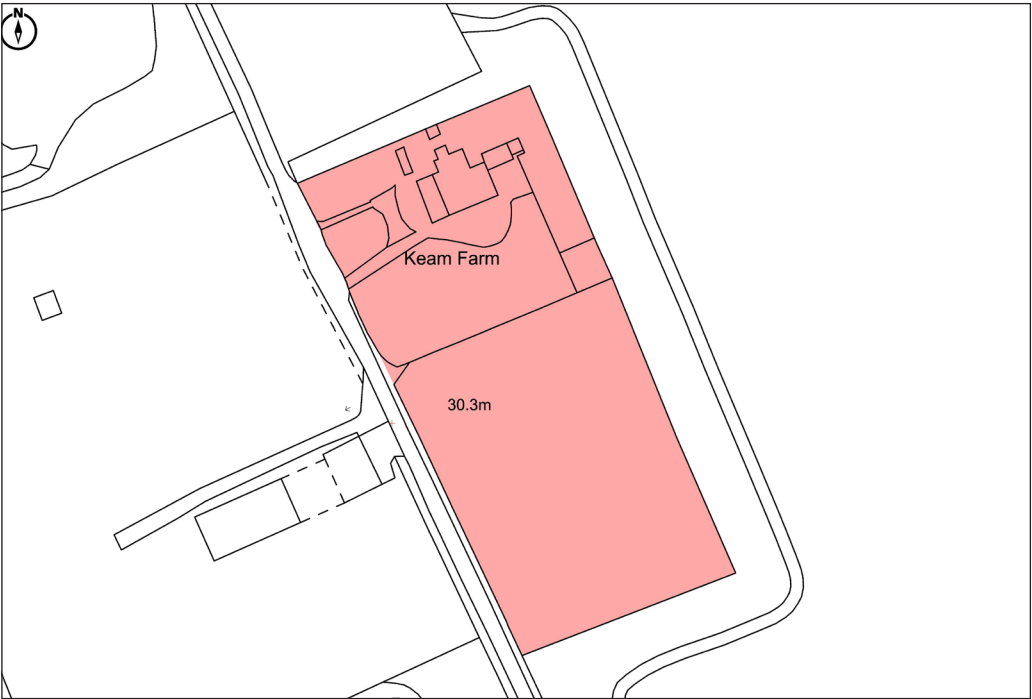
ANTI MONEY LAUNDERING (AML) REGULATIONS

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 April 2025





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