



RHEEVES FARMHOUSE

FORRES, MORAY, IV36 2RA

Galbraith



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Attractive former farmhouse in need of modernisation
and renovation

Forres 5.7 miles ■ Elgin 9 miles ■ Inverness 32 miles

- 2 reception rooms. 2 bedrooms
- Well-proportioned accommodation
- Potential to be a charming home
- Easily accessible rural location
- Garden

Acreage 0.28 acres (0.11 hectares)

Offers Over £130,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com





SITUATION

Rheeves Farmhouse is located in an easily accessible rural location to the east of Forres (about 5.7 miles) which provides a wide range of shops and amenities whilst the surrounding area offers some excellent hotels, restaurants and historic local attractions. Schooling up to secondary level, including a Steiner School is available in Forres whilst private schooling is available at Gordonstoun, about 10.6 miles away. Inverness (about 32 miles) has all the facilities of a modern city including its airport (about 24.7 miles) which offers regular flights to the south and summer flights to many European destinations.

DESCRIPTION

Rheeves Farmhouse is an attractive former farmhouse constructed of rendered stone under a pitched slate roof. It provides bright accommodation over two storeys and offers the potential to be a wonderful home. The entrance vestibule leads into a hallway with stairs to the first floor. To the right is the kitchen and to the left is the sitting room, both bright and spacious rooms. A bathroom and store room complete the ground floor accommodation. On the first floor are two well-proportioned bedrooms. To the rear of the house is an extension which is in need of renovation and contains a former kitchen, two ground floor rooms and two attic bedrooms. Whilst the extension is currently accessed independently of the main house, there is a former doorway that gave access to it from within the main house. The house is centrally heated using a solid fuel stove in the kitchen and the property has private water and drainage.



ACCOMMODATION

Ground Floor:
Vestibule. Hallway. Sitting Room. Kitchen. Bathroom. Store Room.

First Floor:
Landing. Two Bedrooms.

Extension:
Former Kitchen. Two Bedrooms. Two Attic Bedrooms.

GARDEN

There is a good sized garden area to the front and side of the property which is laid to grass.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Private	Mains	Private	Freehold	Solid fuel stove	Band B	F 29	Cable	YES

FLOOD RISK

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



ACCESS

Rheeves Farmhouse is accessed over a private track over which it has a right of access.

DIRECTIONS

From Forres, take the A96 east towards Elgin. At the Forres Enterprise Park roundabout continue on the A96. After about two miles turn right onto an unnamed road signposted for Pluscarden and Brodieshill. Follow this road up the hill and take the first left turn. Follow this road and take the first right turn. Follow this road, take the first left onto a private track where Rheeves Farmhouse is straight ahead.

POST CODE

IV36 2RA

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: otter.quoted.foods

SOLICITORS

Gillespie Macandrew, Edinburgh

LOCAL AUTHORITY

Moray Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

RIGHT OF PRE-EMPTION

The vendor, Moray Estate, reserve a right of pre-emption to purchase the property back should it be placed on the open market for sale.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

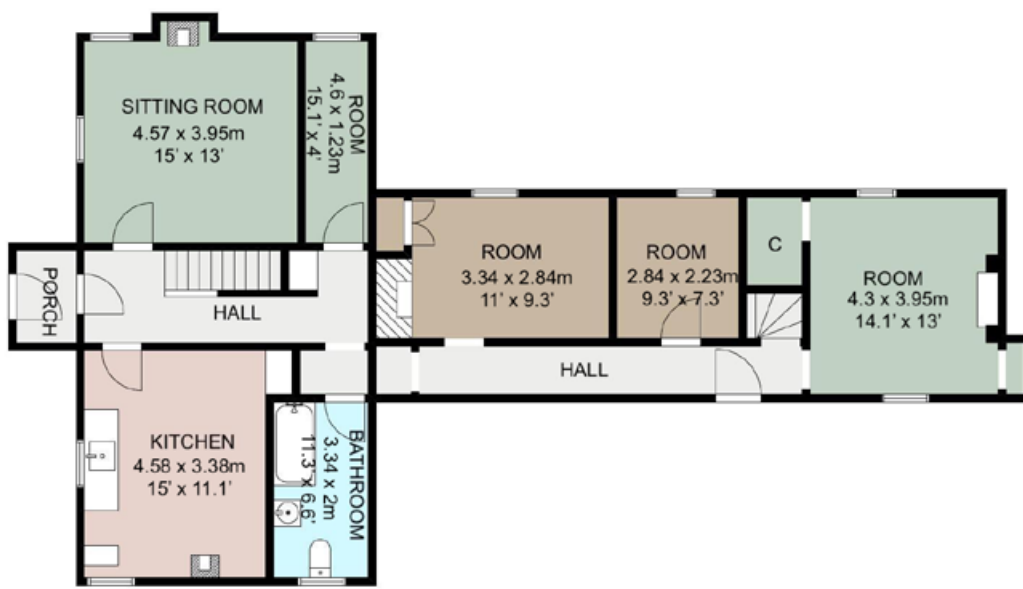
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to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

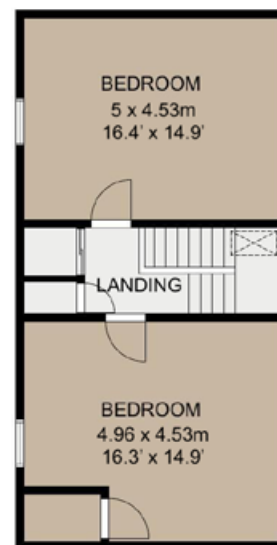
HEALTH & SAFETY

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.

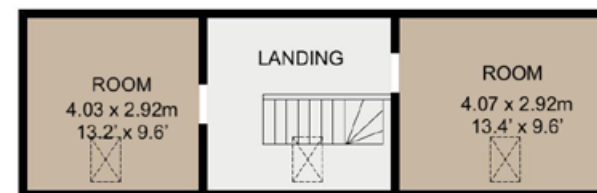




FLOOR 1



FLOOR 2

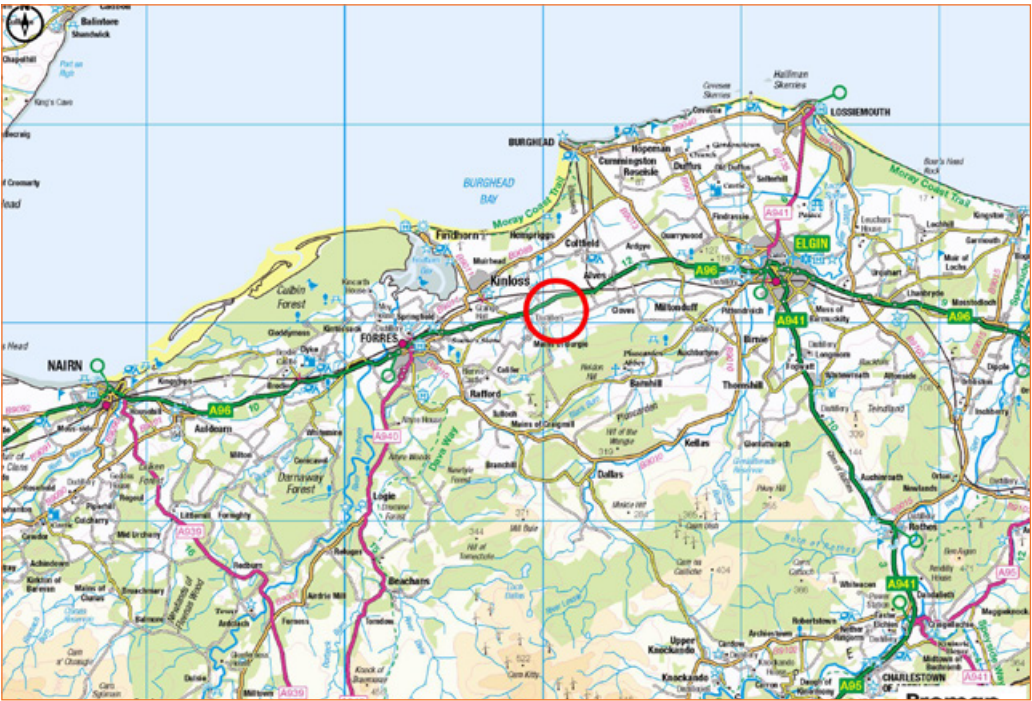
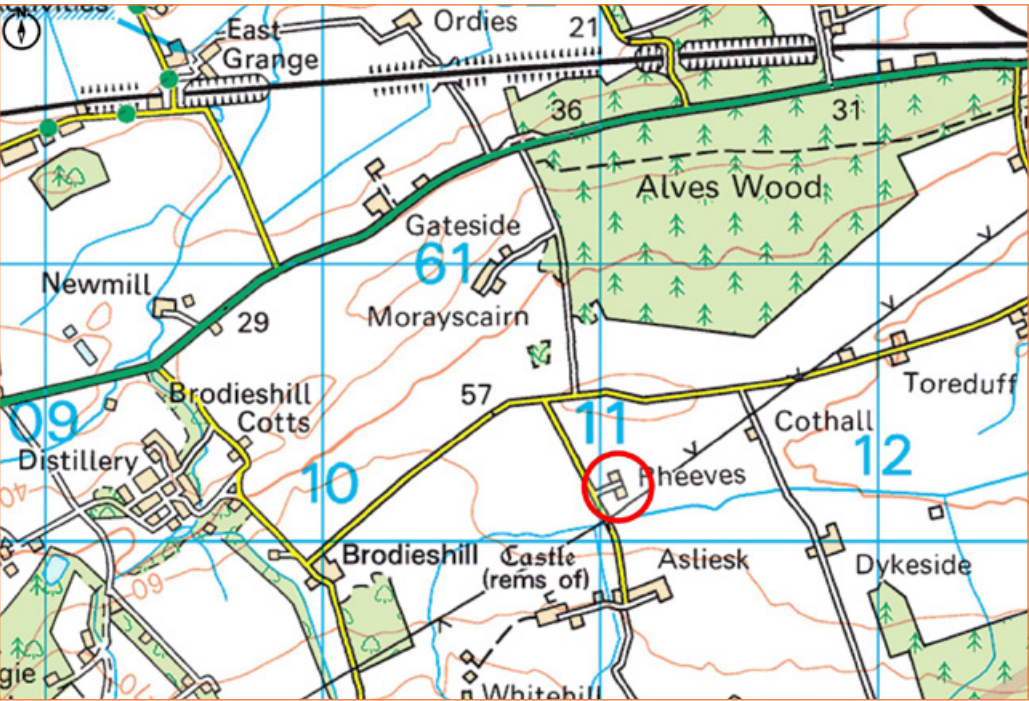
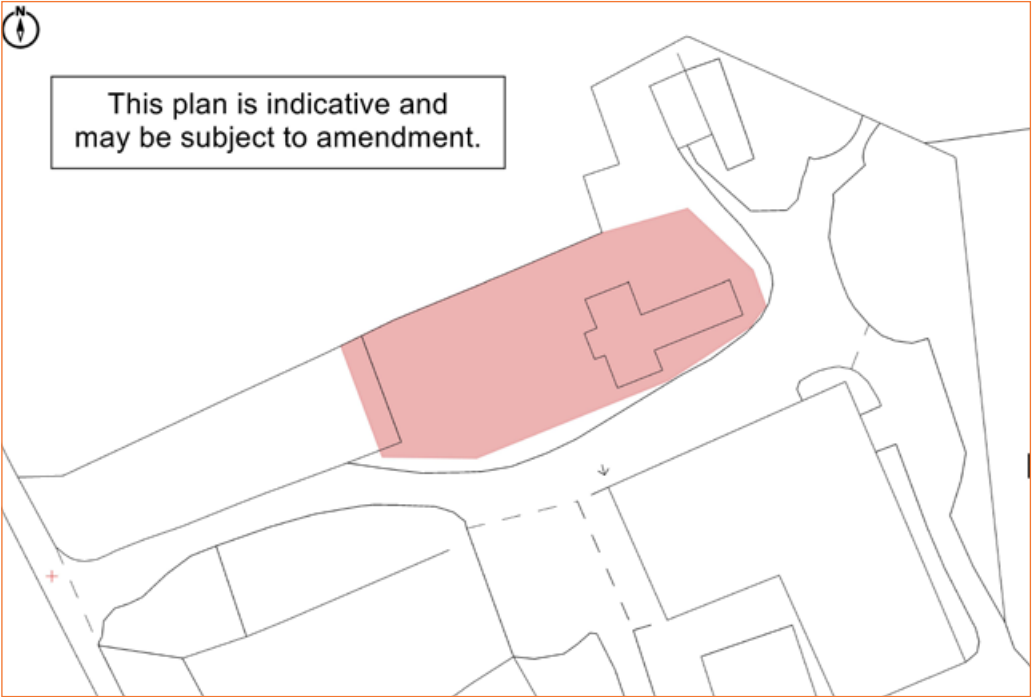


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Illustration for identification purposes, actual dimensions may differ. Not to scale.

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 May 2025.





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