

INCHSTELLY FARMHOUSE

ALVES, ELGIN, MORAY



INCHSTELLY FARMHOUSE, ALVES, ELGIN, MORAY

An attractive detached farmhouse located in a quiet yet very accessible position near Alves

Elgin 6.5 miles ■ Forres 8 miles ■ Inverness 33 miles

- 4 reception rooms. 6 bedrooms
- Flexible accommodation
- Many fine period features
- Views over open countryside
- Delightful garden grounds
- Close to a wide range of amenities

Acreage 1.3 acres (0.53 hectares)

Offers Over £430,000

Galbraith

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SITUATION

Inchstelly Farmhouse sits in a peaceful yet easily accessible location north of the small village of Alves. Locally, Elgin and Forres provide a comprehensive range of shopping, dining and leisure amenities whilst Inverness (33 miles) offers all the facilities of a modern city including its Airport which can be reached in around 40 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.

DESCRIPTION

Located near the village of Alves, just west of Elgin, Inchstelly Farmhouse is an attractive and traditional Grade B listed property set within a charming rural landscape. Dating from the 1830s, the house enjoys fine views over surrounding farmland and offers the perfect blend of historic character and spacious living.

Constructed primarily of stone under a slate roof, the property also features two later extensions (circa 1965), built of block with flat roofs. The accommodation, arranged over two storeys, is generously proportioned and flexible, with many original features still intact – including corniced ceilings, fireplaces, and timber shutters. While the house would benefit from a degree of modernisation, it presents a wonderful opportunity to create a unique and characterful family home.

The house is partly double glazed, heated by oil, and connected to mains electricity, mains water (via a private pipe) and private foul drainage.

ACCOMMODATION

Ground Floor:

Vestibule. Hall. Sitting Room. Family Room. Sun Room. Dining Room. Kitchen. Rear Hall. Larder. Shower Room. Bedroom / Study. Cellar. Car Port.

First Floor:

Landing. 5 Bedrooms (1 En Suite). Bathroom.

GARDEN

Outside, the largely enclosed garden features areas of lawn, mature trees, raised vegetable and fruit beds, and a variety of well-stocked borders. Additional amenities include a timber garage/outbuilding, greenhouse, and a sheltered seating area. Although the garden has been somewhat neglected in recent years, it has excellent potential to become a beautiful and private outdoor space once again.

A tarmac driveway with turning circle provides ample off-road parking.







SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private	Freehold	Oil	Band G	E:42	Available	YES

FLOOD RISK

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

DIRECTIONS

From the A96 in Alves, turn onto Burghead Road and follow this road out of Alves. After about half a mile opposite Alves Parish Church turn right. Inchstelly House can be found at the end on the left (see site and location plans for details).

POST CODE

IV30 8UY

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: barks.backfired.proofs

SOLICITORS

Gillespie Macandrew LLP, Edinburgh

LOCAL AUTHORITY

Moray

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

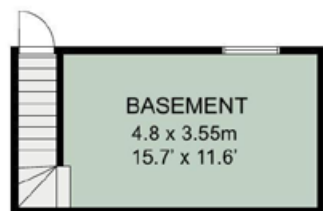
RIGHT OF PRE-EMPTION

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.

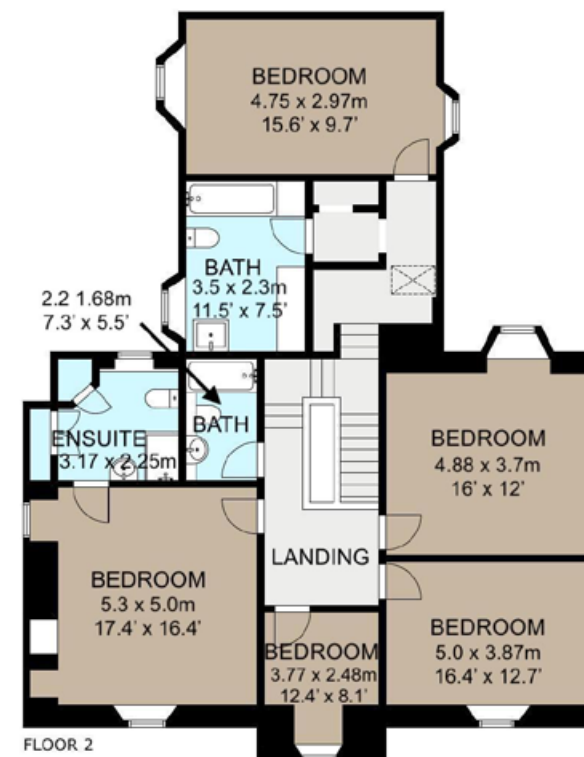
VIEWING

Strictly by appointment with the Selling Agents.





BASEMENT



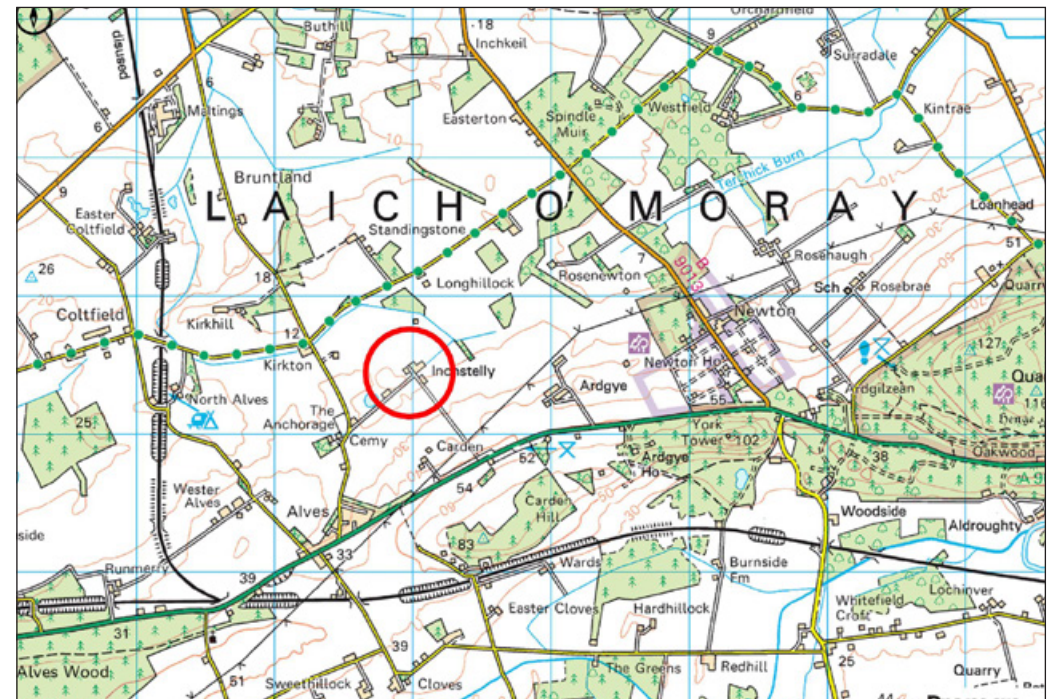
Inchstelly House, Alves, IV30 8UY

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

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

HEALTH & SAFETY

IMPORTANT NOTES





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PLEASE RECYCLE