# Galbraith

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



Inverness 01463 224343 inverness@galbraithgroup.com







#### 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.







Inchstelly House, Alves, IV30 8UY

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 July 2025





