

Longmorn House

Longmorn | Elgin | Moray

Galbraith



A spacious period home in an accessible and highly sought after rural setting



Elgin 4 miles | Inverness 42 miles
(All distances are approximate)

About 2.50 acres (1.02 hectares)

Guide Price £700,000

5 reception rooms. 5 bedrooms
Spacious and flexible accommodation
Many fine period features
Delightful mature garden grounds
Useful outbuilding
Private yet accessible setting
Close to a wide range of amenities

Galbraith

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Situation

Longmorn House sits in a quiet yet very accessible position in Longmorn, about 4 miles south of the historic cathedral city of Elgin. The city offers a wide range of amenities including excellent shopping with several supermarkets, retail and industrial parks and various independent shops and boutiques. It also has a hospital, two leisure centres, a swimming pool, an ice rink and a cinema. There are a number of good primary schools in Elgin and two secondary schools. Private schooling is available at Gordonstoun School, Duffus about 10 miles away. Inverness (42 miles) has all the facilities of a modern city including its Airport (34 miles) which offers regular flights to the south and summer flights to many European destinations. Aberdeen Airport is located about 60 miles to the east.

The county of Moray is famous for its mild climate. It has a beautiful and varied coastline and countryside. There are prosperous fishing villages and wide open beaches, and rich agricultural land. The upland areas to the South are sparsely populated and provide dramatic scenery, some of which forms the Cairngorm National Park. The region offers a wide range of leisure and sporting opportunities including fishing on the world famous Spey and Findhorn rivers, skiing at the Lecht and Cairngorm range. The area has a number of excellent golf courses including Elgin Golf Club nearby as well as The Moray Golf Club in Lossiemouth with its classic Links Course designed by Tom Morris in 1889 and two championship courses in Nairn amongst many others. Located about 15 miles 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.



Description

Longmorn House is a very attractive detached house located in secluded grounds adjacent to the Longmorn Distillery to the south of Elgin. Dating from the 1890s, this wonderful family home provides extensive and very well appointed accommodation over a single storey. The floor layout is such that the house offers enormous flexibility with many of the rooms lending themselves to a wide range of potential uses. Constructed of stone under a series of pitched slate roofs, architecturally, the house is very aesthetically pleasing and built in the style of a Victorian tea planter's villa.

The house has many of the period features one would hope to find in a property of this age and character including tall ceilings with ornate corning and plasterwork, open fireplaces (three with in-built cassette style stoves) and hardwood flooring. In particular, the drawing room, billiards room / reception hall with a full height ceiling and exposed beams, study with a magnificent original built-in cabinet and the hall with delightful stained glass windows are very appealing rooms. The conservatory and sun room ensure the house has a wonderfully bright and airy feel. The covered verandah overlooking the front lawn is a wonderful place to sit and enjoy the morning sun looking south-east towards the Brown Muir. The house is heated using oil central heating and is connected to mains water and electricity. It is partly double glazed and connected to a private foul drainage system.

Accommodation

Ground Floor: Porch. Vestibule. Hall. Kitchen. Conservatory. Drawing Room. Billiards Room / Reception Hall. Dining Room. Sitting Room. Sun Room. Study. Cellar. Cloak room / WC. Family Bathroom. Shower Room. 5 Bedrooms (Master En Suite).

Garden and Grounds

Outside, the garden and grounds are nicely screened by various mature trees and extend to about two and a half acres. The garden, which is partly delineated by an attractive stone wall and hedging, includes areas of lawn, mature amenity woodland with various rhododendrons and other shrubs. There is a useful adjoining garage as well as a sizeable detached garage / garden store with a roller door. Accessed over a tree lined sweeping driveway, ample parking space for several vehicles is available adjacent.

Tenure

Freehold

Local Authority

Moray Council (Elgin)

Council Tax

Band H

EPC

Band F

Services

Mains water and electricity | Private drainage | Oil fired heating | Broadband and mobile available







Flood Risk

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

Access/Third Party Rights of Access/ Servitudes

From the end of the public road at the distillery, the house is accessed over a private track over which we understand the subjects enjoy all necessary rights of access.

Directions

From Elgin, head south on the A941 sign posted to Rothes. After about 2 miles, turn left where signposted to Longmorn. Pass the distillery on the left hand side and continue for a further 0.4 miles where the entrance to Longmorn House is located on the left hand side.



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Post Code IV30 8SH

Solicitors

Grant Smith Law Practice (Banff)

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.

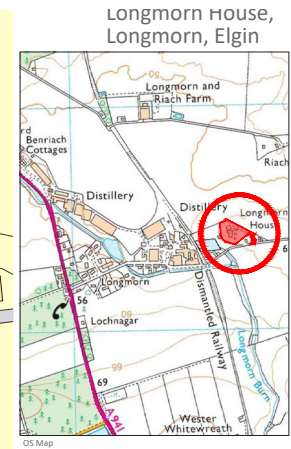
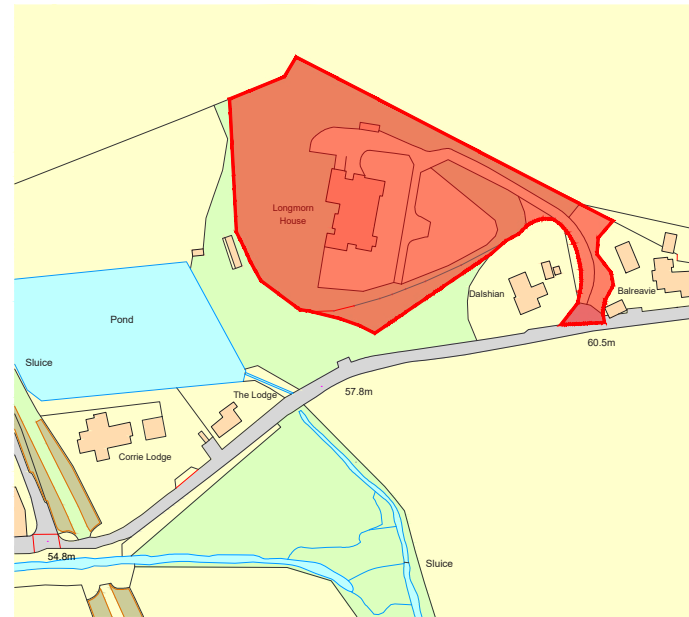
Health & Safety

Appropriate caution should be exercised at all times during inspection.



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 2026



Area shaded red = 1.02hectare otb

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Drawing Title: Scale at A3 Date: Drawing No.







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