

**Auchanhandoch Farmhouse, Dufftown, Moray AB55 4DR
01340 820 007**



View of the property from the neighbours farm track to the North

Approximate Distances

Dufftown village (by car) 2 miles

Elgin 20 miles

Aberdeen 54 miles (Airport) 48 miles

Inverness 59 miles (Airport) 51 miles

GENERAL

Auchanhandoch is a traditional farmhouse together with two cottages (currently used as holiday cottages), standing in a plot of approximately 1.75 acres and located in a stunning rural position, just south of the famous Speyside village of Dufftown.

Dufftown (2 miles) provides a good range of local amenities including a variety of shops, primary school and a doctor's surgery whilst Keith (about 10 miles) and Huntly (about 14 miles) offer a wider range of facilities including supermarkets, a mainline railway station and both primary and secondary schooling. Elgin, about 20 miles, provides an excellent range of facilities including a cinema, leisure centre and various retail outlets.

Moray is famed for its breathtaking scenery, long sandy beaches and wildlife and offers wonderful leisure and recreational opportunities throughout the county. There are many golf courses accessible within a short drive of the property (including a very pretty course at Dufftown).

The region also offers superb Salmon and Trout fishing including the highly acclaimed Rivers Deveron and Spey nearby. A popular tourist area, local attractions include 'The Whisky Trail, Cairngorm National Park and the coast of the Moray Firth, home to a colony of bottlenose Dolphins. Aberdeen (about 54 miles), offers a comprehensive range of amenities including excellent shopping facilities and a superb choice of restaurants, galleries and theatres.

DESCRIPTION

Auchanhandoch Farmhouse dates from the late 1800's. Constructed from stone under a slate roof, accommodation is over one and a half storeys and includes a bright and airy rear porch / conservatory, a reception hall, a warm farmhouse kitchen with a good range of units and an oil fired Rayburn, a dining room, sitting room, a shower room and 2 double bedrooms. A family room on the first floor could also be used as a third bedroom if required. The house is in good condition and has a number of fine features including cornicing and two fireplaces with wood burning stoves. There is scope to extend the property subject to the necessary planning approval.

The views from the principal reception rooms are quite spectacular. The house is heated using oil central heating and benefits from UPVC double glazed windows.

Outside, to the front and rear of the house lies an extensive but easy to maintain garden. The garden includes areas of lawn, flower borders, a productive vegetable plot and soft fruit cage and a number of attractive mature trees. There is ample parking space available on a private driveway.

Located opposite the house is the original steading, part of which has been converted into two separate cottages which are currently used as holiday cottages, but could be used as private dwellings.

Stable Cottage is the end terrace cottage constructed of harled stone under a raised pitched slate roof. The accommodation is provided over two storeys and includes a hall, sitting room with an open fire, a well equipped kitchen with various integrated appliances, a cloak room, shower room and 2 double bedrooms. The cottage is in excellent condition and has its own separate oil central heating system. Large double glazed windows ensure that the rooms have a bright and airy atmosphere

Mill Cottage is the centre cottage of the barn conversion. The accommodation is similar to Stable except, being larger; it has an extra family bathroom upstairs and a 3rd single bedroom downstairs.

Both cottages have large enclosed gardens and have ample parking for 2 cars on their own private drives.

Auchanhandoch is approached over a private road over which the property has a right of way shared with the neighbouring farm.

The property has a range of useful outbuildings including:

Stable Cottage barn; About 8.34m x 4.62m

Detached stone built construction with an aluminium corrugated roof. Access from both sides, a cobbled floor and internal door to a **Workshop** (about 4.62m x 3.62m) with electric power and lighting.

Mill Cottage barn. About 9.26m x 4.95m

Attached stone built end of main barn conversion with a slate roof adjoining Mill Cottage. Access is via a wide sliding door.

Pump House. About 2.90m x 2.30m

Wooden construction shed housing borehole and a filtration system for the Cottage water supply. Mains power to the pumps house. Subject to the necessary consent a larger workshop / garage could be built on this site, incorporating the filtration equipment

Chicken House. About 3.74m 1.41m

2 x 2500 litre Oil Tanks. Both are Modern "bunded" tanks

SERVICES

Mains electricity. Private water. Private drainage. Oil Central Heating.

LOCAL AUTHORITY

Moray Council, Council Offices, High Street, Elgin, Moray. Tel: 01343 563000.

OUTGOINGS

Auchanhandoch Farmhouse has been assessed as Council Tax Band D.

Mill Cottage has a Rateable Value of £2,100

Stable Cottage has a Rateable Value of £1,400

Both Cottages currently benefit from a full rebate under the Small Business Relief Scheme and no rates are payable for the current year.

FIXTURES AND FITTINGS

To be confirmed

IMPORTANT NOTES

- 1 This download is intended to give a fair and overall description of the property. Prospective purchasers are advised to seek their own professional advice.
- 2 Areas, measurements and distances are given as a guide. Nothing written above will be deemed to be a statement as to the structural condition, nor the working order of services and appliances.
- 3 Nothing within this website view or downloaded shall be deemed to form part of any contract and prospective purchasers are advised to seek their own professional advice.

