

An aerial photograph of a large, multi-story stone house with a dark roof and multiple chimneys, nestled within a dense forest of tall evergreen trees. The house has a prominent central section and several smaller wings. In the foreground, there are manicured lawns and some smaller trees. The background shows a vast expanse of forest leading to distant hills under a blue sky with scattered clouds.

Galbraith

BALLENMUIR HOUSE & COTTAGE

ST LEONARDS ROAD, FORRES, MORAY



BALLENMUIR HOUSE & COTTAGE, ST LEONARDS ROAD, FORRES, MORAY

An impressive house and cottage set in idyllic private grounds

Forres Town Centre 1.2 miles ■ Elgin 12 miles
Inverness Airport 21 miles ■ Inverness 28 miles

About 1.54 acres (0.62 hectares)

Offers Over £960,000

- 3 reception rooms. 5 bedrooms
- Secluded and private setting
- Flexible accommodation
- Many fine period features
- Detached 3 bedroom cottage
- Extensive mature garden grounds
- Several useful outbuildings
- Close to a wide range of amenities

Galbraith

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SITUATION

Located in a secluded setting off St. Leonards Road, Ballenmuir House enjoys enormous privacy and yet is within easy reach of the wide range of amenities Forres and the local area have to offer. Forres and Elgin to the east provide a comprehensive range of shopping, dining and leisure amenities whilst Inverness (28 miles) to the west offers all the facilities of a modern city including its Airport (21 miles) which can be reached in around 30 minutes. There are highly regarded primary schools in the local area whilst state secondary schooling is available in Forres which also has a Steiner School. World famous Gordonstoun School is located at Duffus, about 13 miles away.

The County of Moray is famous for its mild climate, beautiful and varied countryside with rich agricultural land, prosperous fishing villages and wide open beaches. The upland areas to the south are sparsely populated and provide dramatic scenery, some of which forms part of the Cairngorm National Park. This unspoilt landscape provides a wide range of leisure and sporting opportunities including fishing on the world famous Spey and Findhorn Rivers, skiing at the Lecht in the Cairngorm range, sailing and walking. There are many golf courses in the area including the neighbouring Forres Golf courses as well as Championship courses at Nairn, Cabot (Castle Stuart) and Lossiemouth. Located about 6 miles to the north-east is the "jewel" of the Moray coastline, the historic village of Findhorn with its sheltered bay, local inns, village shop and watersports facilities.

DESCRIPTION

Ballenmuir House and Grounds

Ballenmuir House sits in a wonderfully private and peaceful setting off St Leonards Road. Overlooking the Golf Course and beautifully screened by mature woodland, the property enjoys enormous privacy and seclusion and yet is within a short distance of Forres town centre and a wide range of local amenities. Originally built as the Groom's cottage and stables for nearby Newbold House, Ballenmuir House was at some stage converted and extended into what is now a magnificent family home, offering spacious and flexible accommodation over two storeys. The accommodation is provided over two storeys and on the ground floor includes a covered entrance / loggia leading to the welcoming kitchen / dining / living room. As the heart of the house, this is a very impressive room and includes various wall and floor units, a central island unit, oil fired Aga, integral appliances and a two way cassette style wood burning stove shared with the spacious formal sitting room. In addition, there is a separate dining room, an office, various useful ancillary stores including a cold store and boiler room, whilst also on the ground floor is a cloak room, office and double bedroom (en suite). On the first floor, a landing leads to a family bathroom, the master suite with a bedroom, private bathroom and dressing room; and two further double bedrooms. A separate wing which once formed part of the stable block includes a separate landing, a shower room and spacious bedroom and sitting area whilst below are a workshop and garden store which provide excellent storage space but also potential for conversion into additional accommodation (subject to obtaining all necessary consents).

For an older property, the house has a wonderfully light and airy feel with the sitting room, open plan kitchen / dining / living room, the dining room and master suite being particularly impressive rooms. The 'Wing' accommodation which sits above the garage and workshop offers considerable scope for use as a granny annexe, Air BnB or short term let option. The house has a great many period features with corniced ceilings and fireplaces. It is heated using oil central heating.

Ballenmuir Cottage

Located adjacent to the house is Ballenmuir Cottage. Constructed of stone under a slate roof, this is a most attractive cottage with the accommodation provided over a single storey. From the garden to the front, the front opens into a hallways where doors lead to the right into a bedroom / office and to the left into a delightful sitting room with a wood burning stove. From here, a door leads to a passage from where the kitchen, bathroom and 2 generously sized bedrooms can be accessed. The house is single glazed and is heated using electric wall mounted heaters. The cottage is currently let on a Short Assured Tenancy to tenants who have been in occupation for nearly thirty years. The passing rent is modest and the cottage may not meet all necessary current repairing standards for a let property. Outside, the cottage has a charming and very well maintained garden which is part enclosed by a mature hedge and stone wall. The garden includes areas of lawn, well stocked mature beds and borders and a useful log store.





Cottage



Cottage



Cottage



Cottage

ACCOMMODATION

Ballenmuir House

Ground Floor:
Covered Entrance. Loggia. Hall. Sitting Room. Dining Room. Kitchen / Dining / Living Room. Office. Bedroom (En Suite). Boiler Room. WC / Cloaks. Cold Store. Inner Hall (stairs to first floor wing). Workshop. Garage / Garden Store.

First Floor:
Landing. Bathroom. Master Suite (Bedroom, Bathroom and Dressing Room). 2 Further Bedrooms. Wing Accommodation (Landing, Shower Room and Bedroom).

Ballenmuir Cottage:
Hall. Sitting Room. Kitchen. Bathroom. 3 Bedrooms.

GARDEN AND GROUNDS

The idyllic grounds at Ballenmuir extend to over one and a half acres (including the house and cottage). Sheltered by mature woodland with an array of rhododendrons, mature shrubs and hedges, the garden is an idyll of calm and belies the property's close proximity to the town centre. It includes areas of lawn, a former tennis court upon which several raised beds have been constructed, fruit cages, two greenhouses, a potting shed, a covered seating area and various useful log stores. Accessed through impressive stone pillars, there is ample parking for several vehicles provided on a gravelled driveway.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

	Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband*	Mobile*	EPC
Ballenmuir House	Mains	Mains	Private	Freehold	Oil	Band G	Available	Available	F28
Ballenmuir Cottage	Mains	Mains	Private	Freehold	electric	Band D	Available	Available	F36

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

For information on flood risks please refer to SEPA's website: <https://www.sepa.org.uk/>

DIRECTIONS

From Forres, head eastwards on St Leonards Road (B9010). Immediately after passing the former Leonchoil Hospital on the left hand side, turn left onto a private track. Follow this track where Ballenmuir is accessed through two stone gate posts.

ACCESS

From St. Leonards Road (B9010) the subjects enjoy all necessary rights of access.

POST CODE

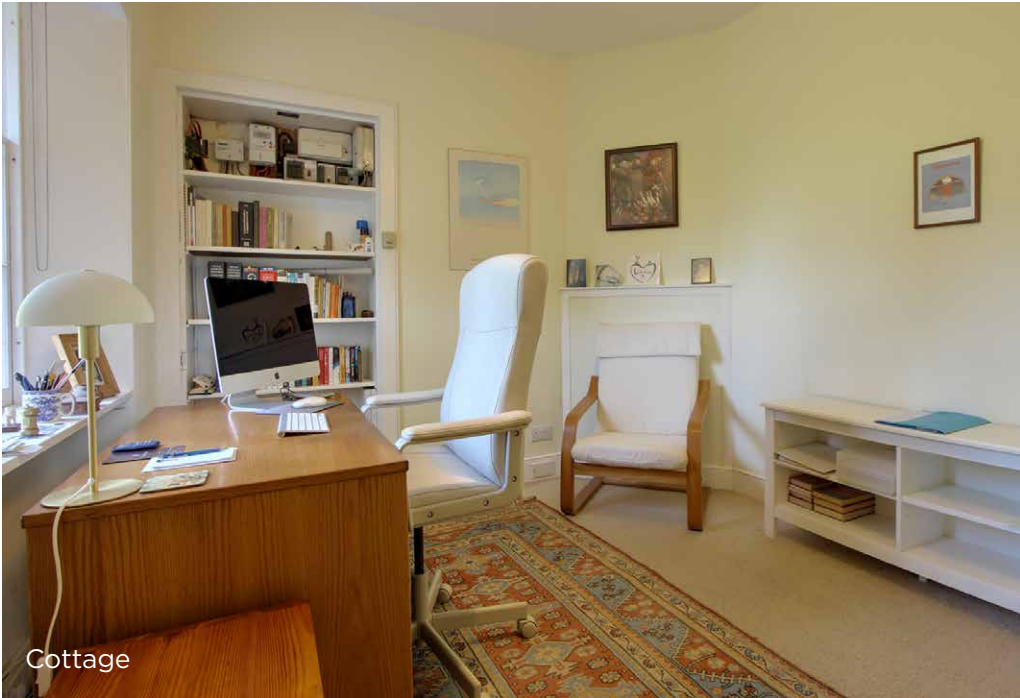
IV36 2RE

WHAT3WORDS

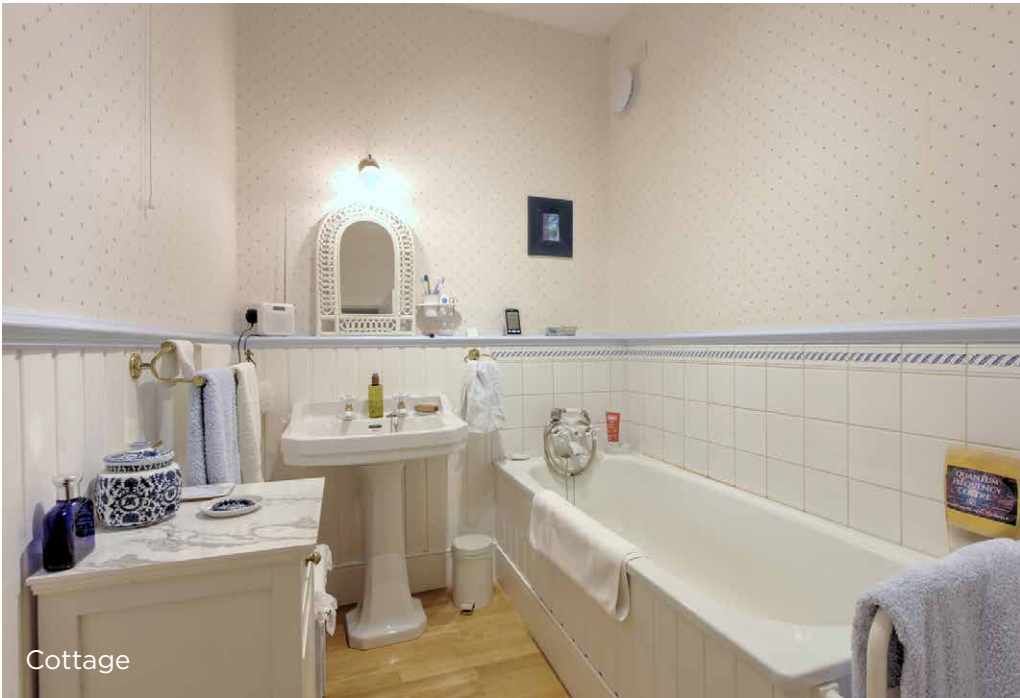
To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: basically.dote.ambition

SOLICITORS

Harper Macleod LLP, Elgin Office, The Old Station, Maisondieu Road, Elgin, Moray, IV30 1RH



Cottage



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LOCAL AUTHORITY

Moray Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

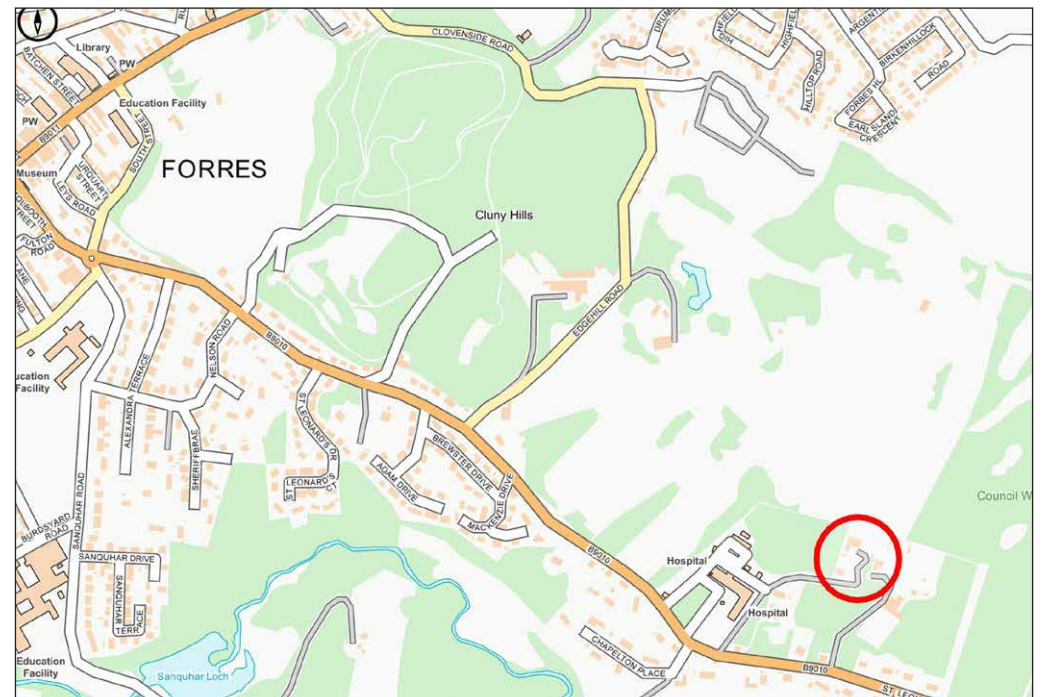
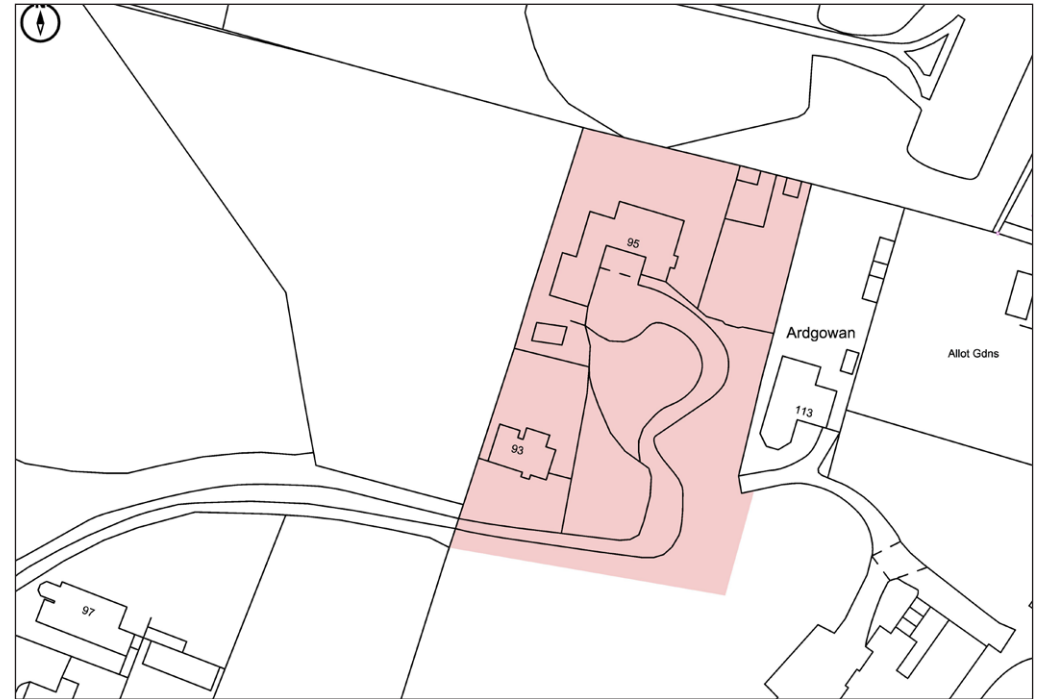
VIEWINGS

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.



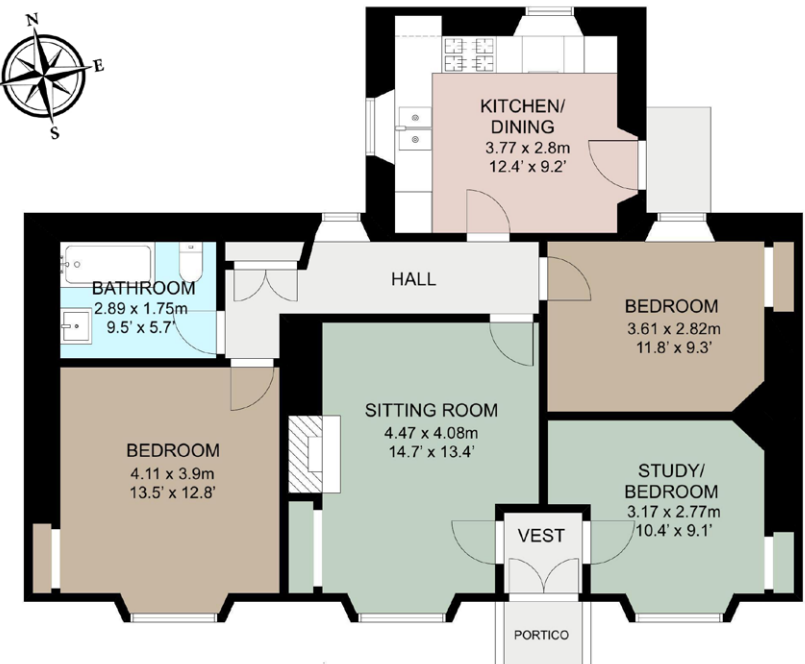


Ballenmuir House, St Leonards Road, Forres, IV36 2RE

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 April 2025



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