

Galbraith

COLTFIELD FARMHOUSE
EASTER COLTFIELD, ALVES, MORAY



COLTFIELD FARMHOUSE, EASTER COLTFIELD, ALVES, MORAY

An impressive traditional farmhouse with outdoor heated swimming pool

Elgin 8 miles Inverness 34 miles Aberdeen 73 miles

Acreage Approx 1 acres (0.42 hectares)

Guide Price £660,000

- ▮ 3 reception rooms. 4 bedrooms
- ▮ Attractive traditional farmhouse
- ▮ Many fine period features
- ▮ Garden with heated swimming pool
- ▮ Close to a wide range of amenities
- ▮ Accessible semi-rural setting

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com





SITUATION

Coltfield Farmhouse is located in a peaceful yet easily accessible rural setting between the popular villages of Kinloss and Burghead on the Moray coast. Moray is renowned as being one of the sunniest and driest counties in Scotland and it has a wide range of excellent places to stay, eat and shop. The county is famed for its breath-taking scenery, long sandy beaches and wildlife and offers wonderful leisure and recreational opportunities. There are many golf courses accessible within a short drive, whilst the county also offers superb Salmon and Trout fishing including the highly acclaimed Rivers Spey, Deveron and Findhorn. A popular tourist area, local attractions in Moray also include 'The Whisky Trail', 'The Speyside Way', Cairngorm National Park, together with many ancient monuments, castles, buildings and villages of historical significance.

DESCRIPTION

Coltfield Farmhouse is a wonderful traditional farmhouse. The house has undergone modernisation over recent years and offers spacious and very versatile family accommodation over two levels. On the ground floor there is a large hallway along with three separate public rooms, two with wood burners, plus a large family dining kitchen and utility room, which creates an abundance of bright and spacious family living space. Upstairs there are four generous double bedrooms, one of which has an ensuite shower room, and the main family bathroom. Coltfield Farmhouse has many fine traditional features throughout, yet is completed with modern quality finishings, offering a superb family home.

ACCOMMODATION

Ground Floor: Vestibule. Hall. Living Room. Conservatory. Sitting Room. Home Office. Dining Kitchen. Utility Room. WC
First Floor: 4 Bedrooms (1 En suite). Family Bathroom

GARDEN

Outside, the grounds extend to about an acre and include a well maintained lawn, nicely enclosed by a mix of fencing, hedges and stone wall, a sheltered patio seating area that can be accessed from the dining kitchen, and the swimming pool. Ample parking space for several vehicles is available on the gravelled driveway and there is a superb double garage. There are a variety of sheds including a log shed, and the pool house.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband *	Mobile *	EPC
Mains	Mains	Private	Freehold	Oil	Band F (Plus a factoring charge of £104 per quarter)	FTCC	Available	E:54

*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/>

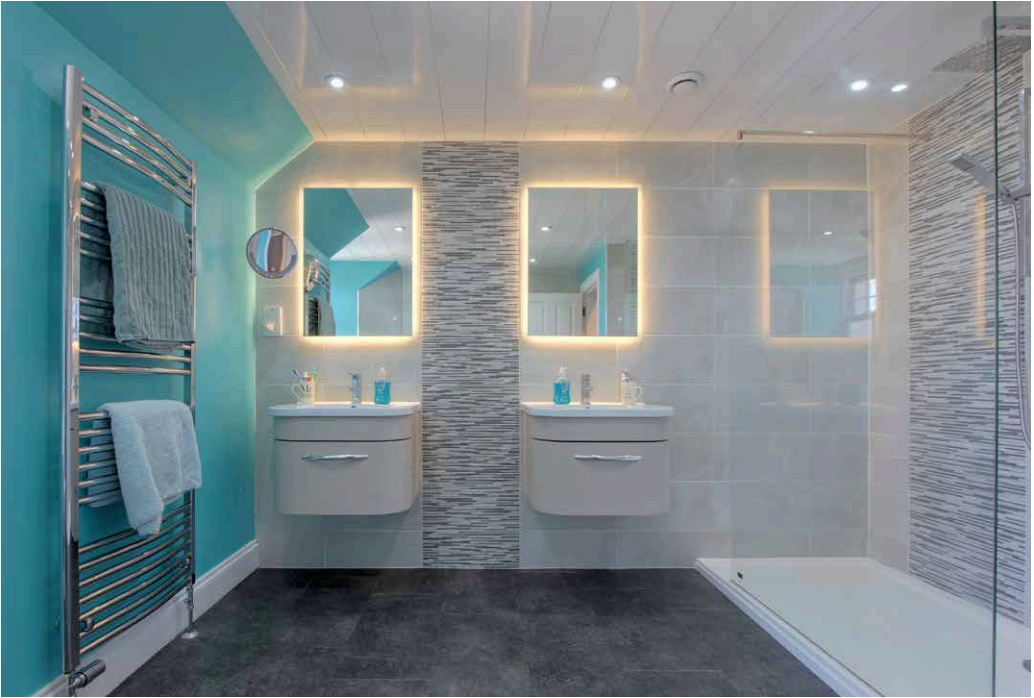
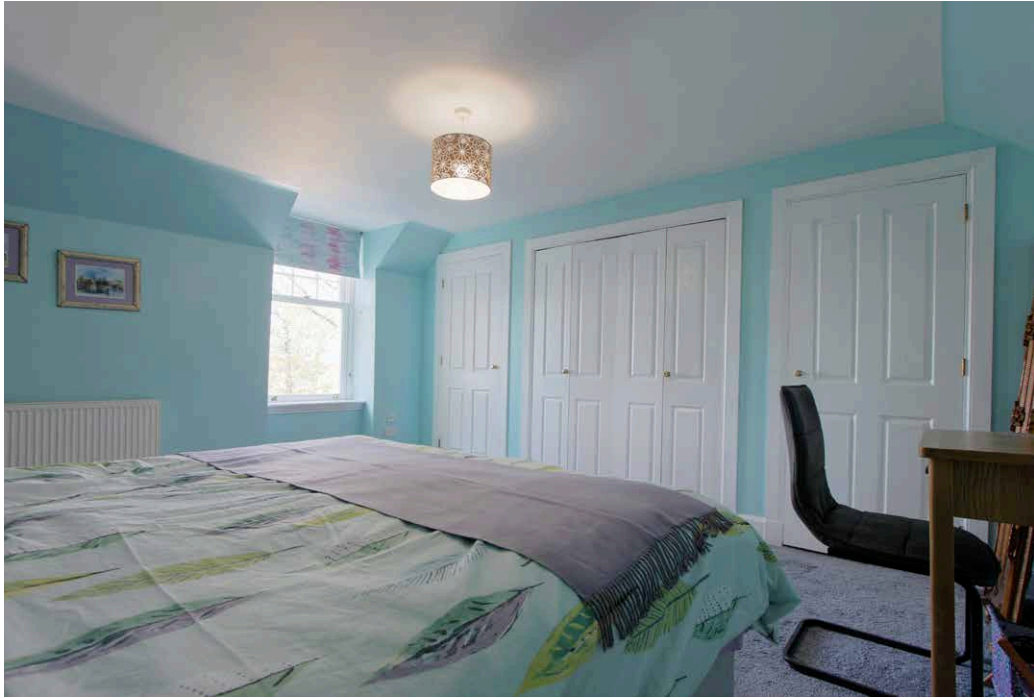
DIRECTIONS

Take the B9089 from Forres and after approximately 5 miles turn right. At the top of the hill, turn left down the lane. Turn left and the property can be found on the right. See site plan and map for further details.

POST CODE

IV30 8XA







WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: usual.roofed.senders

SOLICITORS

Allan, Black & McCaskie, Elgin

LOCAL AUTHORITY

Moray

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

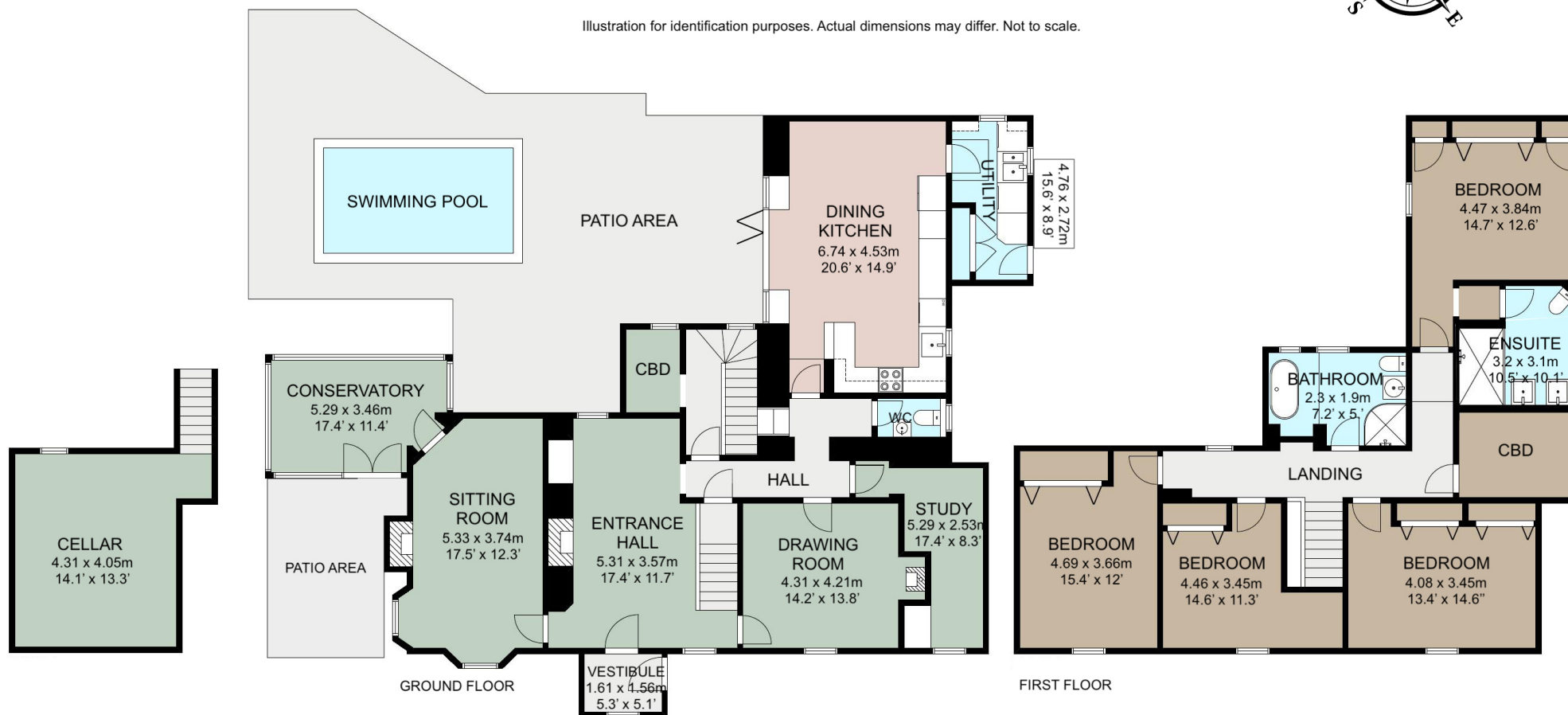
Failure to provide required identification may result in an offer not being considered.



Coltfield Farmhouse, Alves, Easter Coltfield, IV30 8XA



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



Galbraith



RESPONSIBLY PRINTED
PLEASE RECYCLE