



North Darkland Farmhouse, Lhanbryde, Elgin, IV30 8LB

North Darkland Farmhouse & Buildings

Impressive four bedroom farmhouse, useful range of farm buildings and 3.24 hectares (8 acres) of farmland suitable for agriculture or equestrian purposes.

Offers Over
£500,000



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Farmhouse

The impressive farmhouse, located in a picturesque location to the north of Lhanbryde, provides a comfortable and attractive family home in close proximity to Elgin and Lossiemouth.

Accommodation comprises: Vestibule, Hall, lounge/living room, sunlounge, dining room, WC and shower room, pantry store, utility room, kitchen with dining area, shower room, and four well proportioned bedrooms.

Farm Buildings and Yard

North Darklands benefits from a versatile range of farm buildings including an office, workshop and multiple general storage outbuildings (including a range of traditional buildings) and three existing poly tunnels.

The buildings provide ample opportunity for storage, workshop space, potential development opportunities (subject to approvals) or diversification into a range of options (for example horse stables).

Land

IACS registered land extending to 3.24 hectares (8 acres) or thereby is also included. The land is classified as Grade 3(1) by the James Hutton Institute, providing an excellent opportunity to cultivate crops or grow feed for livestock or horses. Please note the boundary shown overleaf is indicative and to be measured and marked.

Services

Mains Electricity, Mains Water, Private Drainage

Council Tax

Band E

Energy Performance Certificate

Band D

Local Authority

Moray Council Office, High Street, Elgin, Moray, IV30 1BX

Entry

By agreement

Mineral Rights

Included in sale in so far as they are owned.

Sporting Rights

Sporting rights are in-hand and included in the sale.

Servitude Rights, Burdens and Wayleaves:

The property is sold subject to and with the benefit of all servitude rights, including rights of access and rights of way, whether public or private. The buyer(s) will be held to have satisfied himself/themselves as to the nature of all such servitude rights and others.



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To view this property or for further information, please contact our agent:

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Whilst every care has been taken in the preparation of these particulars, they are not warranted and will not form part of any contract.