



Galbraith

# PLUSCARDEN CROFTS

LOWER INCHALLON, PLUSCARDEN, ELGIN, MORAY



Lot 1 - Hunters Croft



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# PLUSCARDEN CROFTS, LOWER INCHALLON, PLUSCARDEN, ELGIN, MORAY

Two outstanding detached houses in a stunning rural setting in the Vale of Pluscarden.

Elgin 6 miles ■ Forres 11 miles ■ Inverness 37 miles

2.07 acres (0.83 hectares)

Guide Price £550,000

- 1 reception room. 2 bedrooms (each)
- Currently operating as high quality holiday lets
- Spacious and well-appointed accommodation
- Generous garden grounds
- Quiet yet accessible rural setting
- Close to a wide range of amenities

For sale as a whole or in 2 separate lots

Lot 1 - Hunters Croft - Guide Price £290,000

Lot 2 - Logies Croft - Guide price £260,000

Whole - Guide Price £550,000

## Galbraith

Inverness  
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 OnTheMarket



## SITUATION

Logies Croft and Hunters Croft which together comprise the impressive Pluscarden Crofts holiday Cottages, sits in a delightful position in the picturesque and highly desirable Vale of Pluscarden, between Elgin to the East and Forres to the West. With the world famous Pluscarden Abbey nearby, the property is nestled within an Area of Great Landscape Value and enjoys pleasant views over the surrounding countryside. Both the county town of Elgin (about 6 miles) and Forres (about 11 miles) provide a comprehensive range of shops and amenities whilst the surrounding area offers some excellent hotels, restaurants and historic local attractions including the world famous Pluscarden Abbey which dates back to the 13th Century and is located about 1 mile away. Schooling up to secondary level is available in both Elgin and Forres and also at Gordonstoun Independent School, about 10 miles away. Excellent primary schooling is also available nearby at Milntonduff (about 3 miles). To the west, Inverness (about 37 miles) has all the facilities of a modern city including its airport (about 30 miles) which offers regular flights to the south and summer flights to parts of Europe.

The county of Moray is famous for its mild climate, a 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 and Cairngorm range, sailing and walking. Located about 11 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. The Culbin Forest, a short drive away with its marked walks and cycle trails, offers excellent opportunities for wide range of outdoor pursuits.

## DESCRIPTION

Constructed in 2012 of rendered Durasil (insulated) blocks under pitched box profile steel roofing sheets, Hunters and Logies Crofts were designed by well-regarded architect Annie Kenyon and based on the layout of the traditional croft house found across the north-east. Both crofts are built to the same design and specification and include an entrance porch, hallway, an open plan kitchen / dining / living room, a shower room and bedroom (en suite) on the ground floor. On the first floor, there is a mezzanine level bedroom with en suite facilities. The accommodation extends to about 127m<sup>2</sup>. Both cottages have operated very successfully as holiday lets in recent years (they are currently let through Unique Cottages and Air BnB) and appear in excellent condition. They are double glazed and have under floor electric heating with a heat recovery system.

## ACCOMMODATION (Hunters and Logies Crofts Respectively)

Ground Floor:  
Porch. Hall. Open Plan Kitchen / Dining / Living Room. Shower Room. Bedroom (1 'En Suite').

First Floor:  
Mezzanine Bedroom (En Suite)

## GARDEN AND GROUNDS

Lot 1 - Hunters Croft (green on the site plan) extends to about 0.58 ha / 1.43 acres and in addition to a private garden and a timber decked covered seating area, Hunters Croft includes a wooded bank with a wide variety of mature tree species. The bank offers shelter and privacy and is a wonderful place to sit and enjoy the surrounding area. In addition, Hunters Croft also includes a superb barbecue hut.

Lot 2 - Logies Croft (orange on the site plan) extends to about 0.23ha / 0.57 acres and similar to Hunters Croft, it also includes a private garden and a covered timber decked seating area. There are two useful outbuildings located to the west as well as a bank of mature trees which affords the property privacy and shelter from the west. The larger of the two outbuildings has a circa 4.7kW roof mounted photo voltaic solar panel array which feeds into the national grid and which generates a modest annual income.



Lot 1 - Hunters Croft



Lot 2 - Logies Croft

## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATES

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband *	Mobile *	EPC
Hunters Croft (Lot 1)	Mains	Private	Freehold	Heat Recovery System	£2,200	Available	Available	D55
Logies Croft (Lot 2)	Mains	Private	Freehold	Heat Recovery System	£2,200	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 Elgin, exit the A96 at the roundabout in front of Dr Gray's Hospital and head west along Pluscarden Road. Continue out of Elgin, and after about 2 miles, continue on through the hamlet of Miltonduff. Continue for a further 2.75 miles where the property is located on the left hand side (sign posted Lower Inchallon) up a private unmetalled driveway. See site and location plans for details.

### POST CODE

IV30 8TZ

### WHAT3WORDS

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

Hunters Croft - Lot 1 (leads.magically.lushly)

Logies Croft - Lot 2 (beanbag.sang.roof)

### ACCESS

From the public road, the properties are accessed over a private track which also serves neighbouring Lower Inchallon. All necessary rights of access will be granted to each respective purchaser with maintenance rights shared on a user basis. From this track, a turn off up to Hunters and Logies Crofts (coloured as purple on the site plan) is to be treated as common property should Lots 1 and 2 be sold separately.

### SOLICITORS

Cockburns Solicitors (Forres)

### 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.



Lot 1 - Hunters Croft



Lot 2 - Logies Croft

### 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.

### 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 May 2024



Lot 2 - Logies Croft



Lot 2 - Logies Croft





Lot 2 - Logies Croft



Lot 2 - Logies Croft



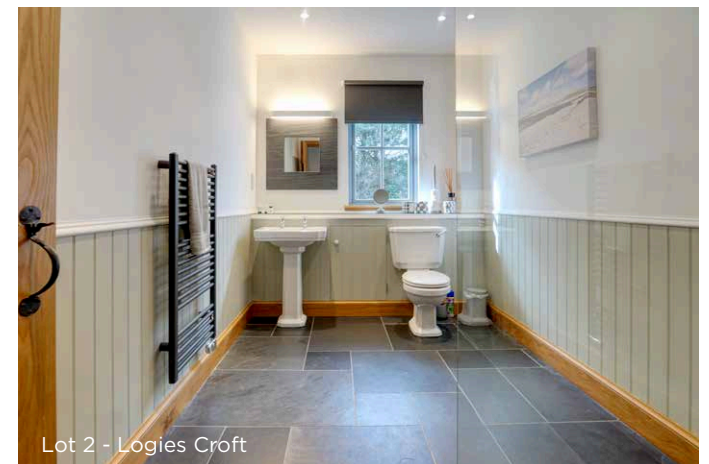
Lot 2 - Logies Croft



Lot 2 - Logies Croft



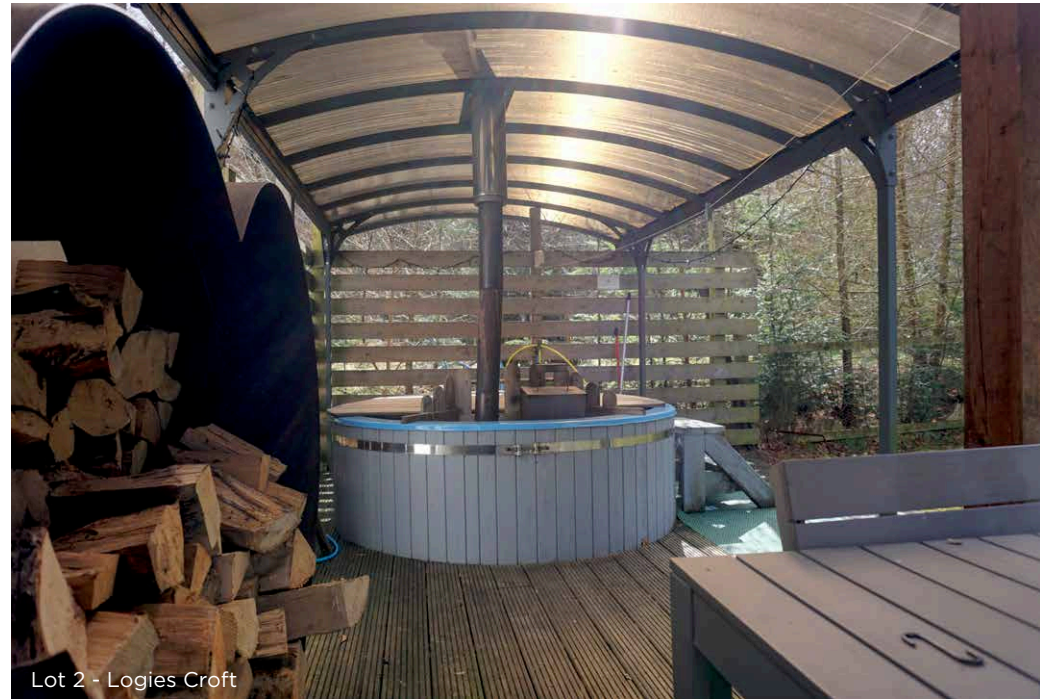
Lot 2 - Logies Croft



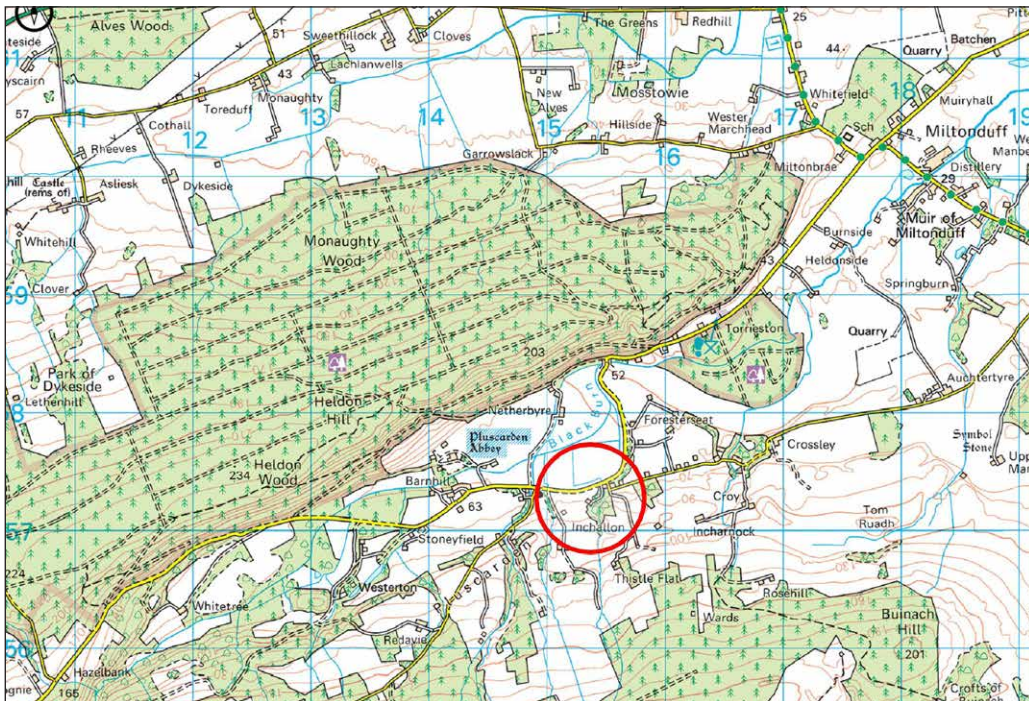
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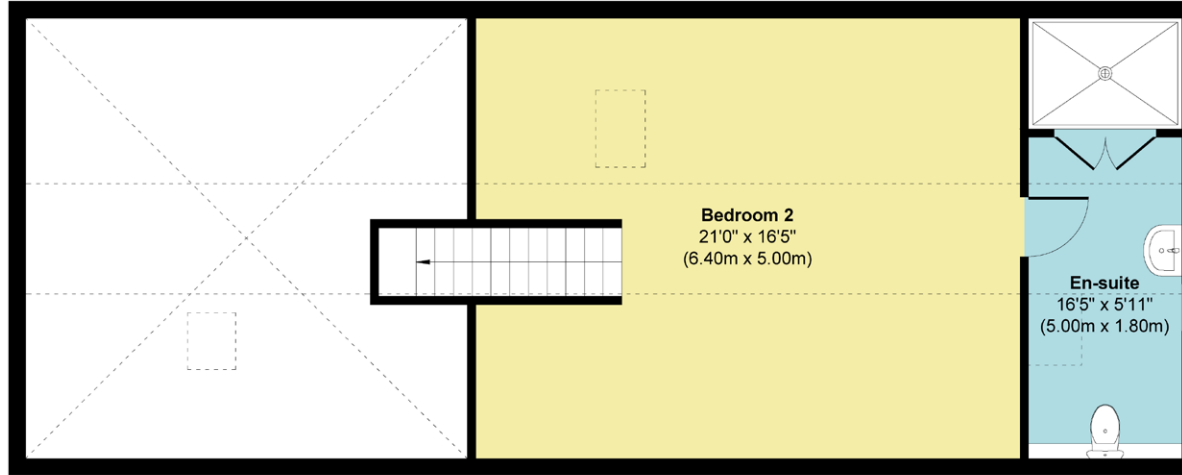
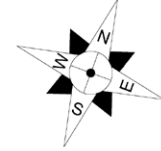
Lot 2 - Logies Croft



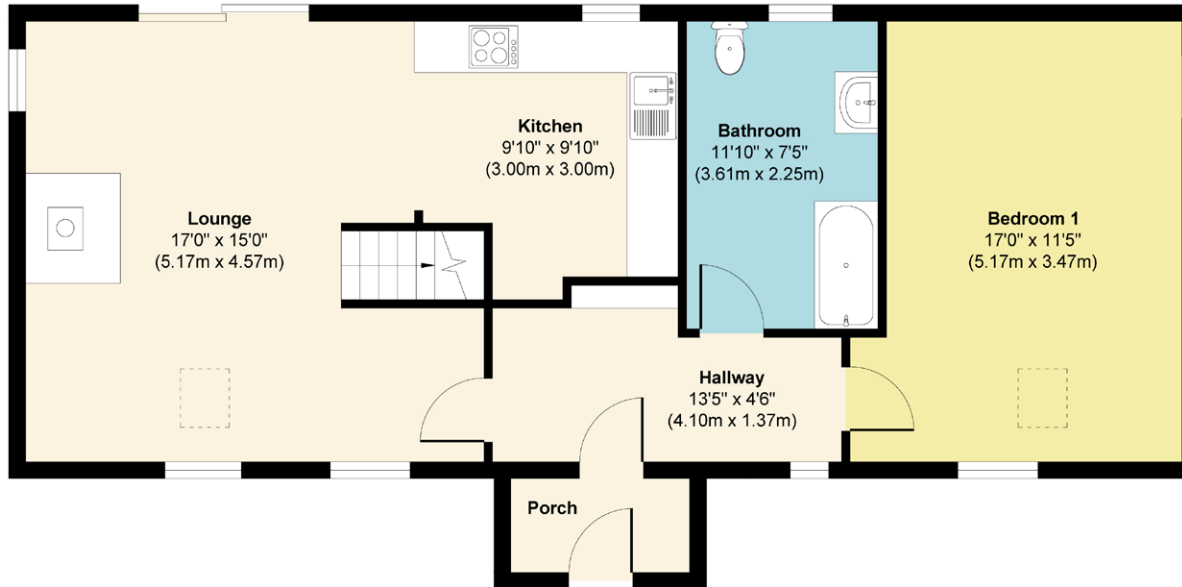
Lot 2 - Logies Croft



# Lot 1 - Hunters Croft (North Croft)



Upper Floor  
Approximate Floor Area  
471 sq. ft  
(43.82 sq. m)



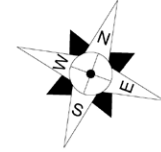
Ground Floor  
Approximate Floor Area  
785 sq. ft  
(72.99 sq. m)

**Approx. Gross Internal Floor Area 1256 sq. ft / 116.81 sq. m**

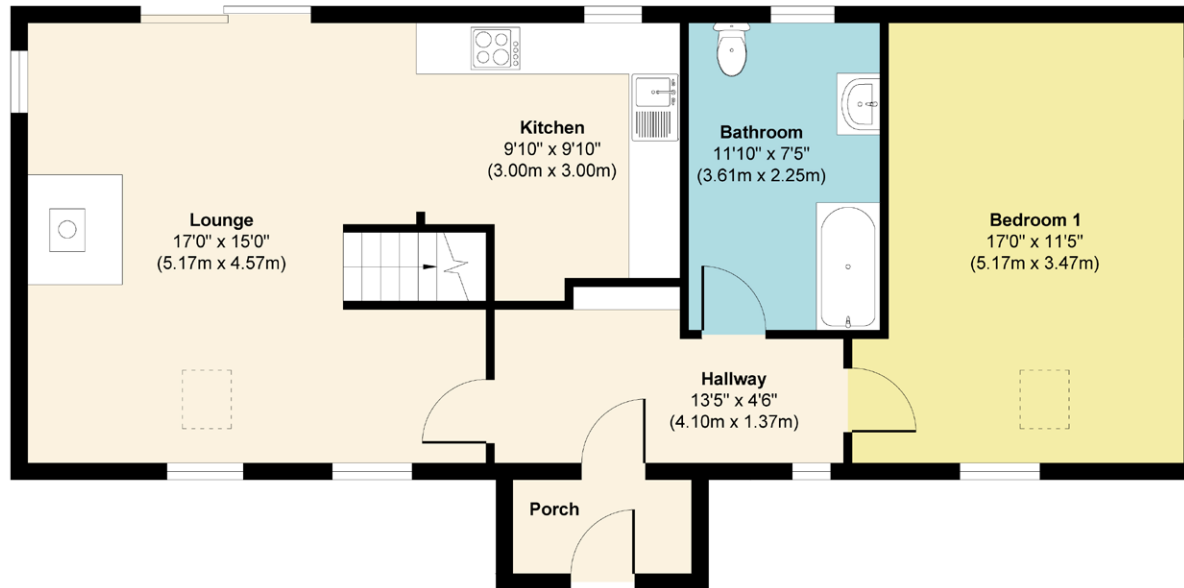
Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

# Lot 2 - Logies Croft



Upper Floor  
Approximate Floor Area  
471 sq. ft  
(43.82 sq. m)



Ground Floor  
Approximate Floor Area  
785 sq. ft  
(72.99 sq. m)

**Approx. Gross Internal Floor Area 1256 sq. ft / 116.81 sq. m**

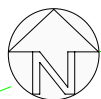
Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



AREA PLAN SCALE 1:25,000

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 PLAN AND BOUNDARIES BASED  
 ON ORDNANCE SURVEY MAP  
 AND INFORMATION PROVIDED

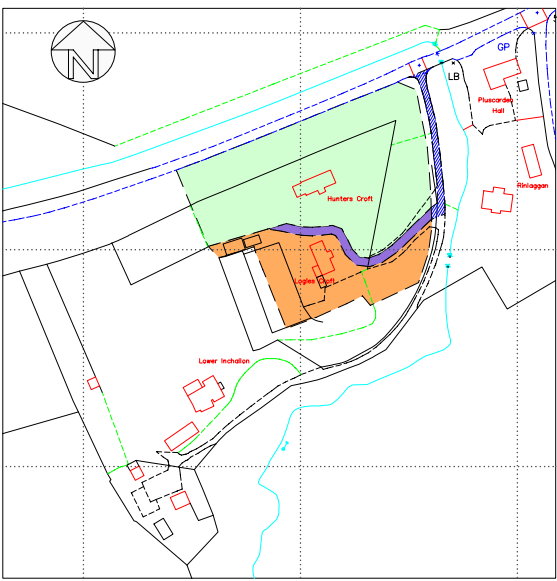


E 3 154 00

LB

Pluscarden  
Hall

LOCATION PLAN SCALE 1:2500



Lower Inchallon

Hunters Croft  
shaded green  
0.58 hectares  
1.43 acres  
or thereby

Hunters Croft

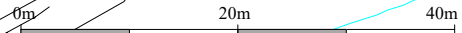
Shared access  
shaded purple  
0.03 ha  
0.07 ac

Logies Croft  
shaded orange  
0.23 hectares  
0.57 acres  
or thereby

Logies Croft

N 8 573 00

**HUNTERS CROFT  
 and LOGIES CROFT  
 LOWER INCHALLON  
 PLUSCARDEN, ELGIN**



PLAN SCALE 1:500 (printed A3)

AP REF: 9982 1-5-24

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