

BRYLACH STEADING
ROTHES, ABERLOUR, MORAY





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An impressive conversion of a traditional steading into four separate properties.

Elgin 8 miles ■ Inverness 46 miles ■ Aberdeen 63 miles

Offers Over £695,000

About 1.90 acres (0.77 hectares)

- 6 reception rooms. 9 bedrooms (total)
- Includes principal house and 3 separate cottages
- Outstanding 'lifestyle' business potential
- Accessible rural setting with stunning views
- Bio-mass boiler serving all properties
- Private garden and mature woodland

Galbraith

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 OnTheMarket





SITUATION

Brylach sits in a stunning elevated position overlooking the Glen of Rothes, a few miles south of Elgin and near the world famous area of Speyside in the county of Moray. Day to day amenities are available in Rothes (about 2.5 miles) which has an excellent range of local amenities including a primary school, a good range of shops and hotels including the refurbished Station Hotel. The village has a thriving local community including tennis, bowling and football clubs. Craigellachie (about 4.5 miles) also has good day to day amenities including the highly regarded Craigellachie Hotel, with The Copper Dog Grill, The Highlander Inn and a range of independent shops. Aberlour, about 6 miles to the south, has a small supermarket, a health centre, dental practice and pharmacy, a highly regarded delicatessen and various hotels, pubs and coffee shops. Well regarded secondary schooling at Speyside High is available in the village whilst world famous Gordonstoun School is located at Duffus, about 15 miles to the north. With easy access to the Spey, Cairngorms and Moray coastline, the area has a rich and diverse range of services and amenities and is becoming a haven for arts, cultural and social events with many new independent shops in the area.

Elgin (about 8 miles) is a historic city and is the main commercial hub for the county. Elgin also has an excellent range of amenities including various major supermarkets, a library, a good selection of independent shops, various sporting and recreational facilities and a train station providing direct links to Aberdeen and Inverness. Aberdeen and Inverness provide all of the facilities expected from modern and prosperous cities, with an excellent selection of shopping, retail parks and associated services, rail links and airports.

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 including the attractive course in Rothes and as a popular tourist area, local attractions include 'The Whisky Trail', 'The Speyside Way',

Cairngorms National Park, together with many ancient monuments, castles, buildings and villages of historical significance. There are many opportunities for various field sports and fishing for salmon and trout in the area including the world famous River Spey which flows to the east of Rothes.

DESCRIPTION

The Steading at Brylach is a very impressive conversion of a traditional stone built steading into four separate individual properties. Sitting in an elevated position, the property enjoys lovely views over the Glen of Rothes towards the Brown Muir.

Dating from 1873 and forming what is effectively a closed courtyard, the property was originally built for use as the carriage houses and stables for the nearby Glen of Rothes House. The building is category B listed and in relatively recent years, it has been converted into four separate dwellings with the principle house (Brylach) occupied by the present owners together with 3 additional cottages; The Hayloft, The Coachman's and The Bothy.

The properties are centred around an attractive communal courtyard with the Hayloft, The Bothy and The Coachman's having operated very successfully as a holiday lets business over the past three years. The properties are each in very good condition, having been recently redecorated and upgraded and lend themselves brilliantly for use either as short term holiday or longer term residential lets, allowing a profitable business to be continued, as is the case at present, and which exploits all of the wonderful facilities the region has to offer.

The dwellings each benefit from mains electricity, private water supplies and private foul drainage. Heating for all is provided by a communal 80kW wood pellet biomass boiler where to date each property has been individually metered and billed accordingly.



ACCOMMODATION

Brylach House

Sun Room. Hall. Sitting/Dining Room. WC/Cloaks. Pantry. Kitchen. Lounge (off kitchen). Bathroom. Shower Room. 3 Bedrooms. Study/4th Bedroom.

The Hayloft

Hall. Open Plan Kitchen/Living/Dining Room. Shower Room. Bedroom.

The Coachman's

Hall. Sitting Room. Dining Kitchen. Shower Room. 2 Bedrooms.

The Bothy

Hall. Sitting Room. Kitchen. Shower Room. 1 Bedroom.

In addition, there are several other rooms including the clock tower and loft space that offer themselves for development into additional accommodation either on their own or incorporated into either The Coachman's or The Bothy (subject to planning).

GARDEN AND GROUNDS

Surrounding the steading are about two acres of amenity woodland. The main house has its own private garden which includes a patio and lawned area.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	**Council Tax / Rateable Values	Broadband *	Mobile *	EPC
Private	Mains	Private	Freehold	Bio-mass (woodchip) boiler	Brylach D The Bothy £1,050 Coachman's £2,600 Hayloft £1,050	WiFi Scotland	Available	Brylach - F36 The Bothy - E55 Coachman's E49 Hayloft - E53

*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>

** The let cottages currently qualify for 100% relief under the small business bonus scheme

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

BIO-MASS BOILER

The bio-mass boiler (wood pellet) system was commissioned April 2012 with a contract term for RHI of 20 years. Each property has a heat meter from which tenants have been billed separately (at 8p/kwh) in the past. The annual RHI payments have been in the region of £6,700 per annum (depending on heat generated).

DIRECTIONS

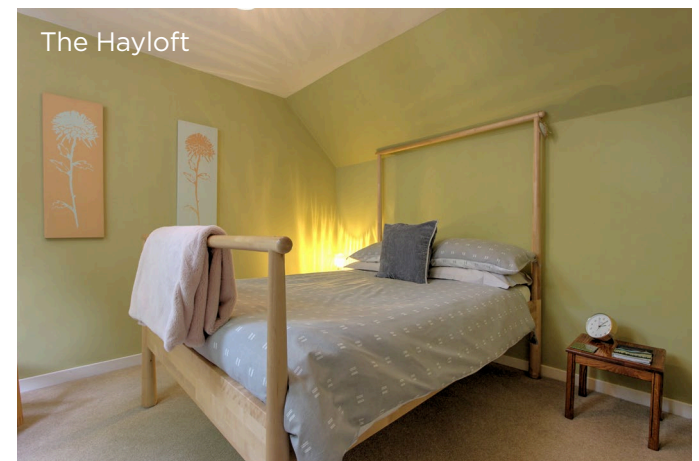
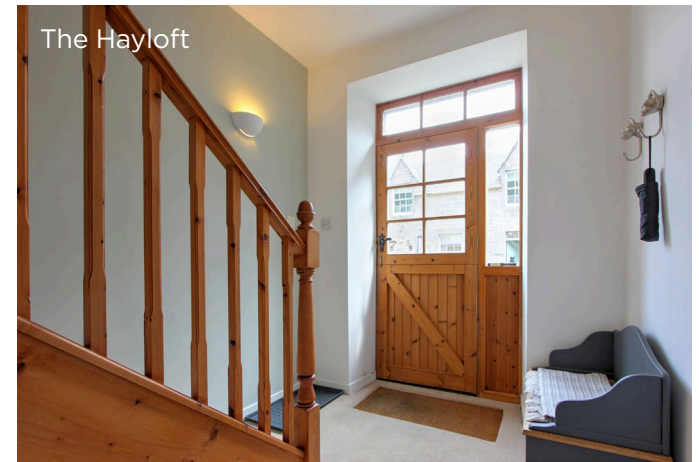
From Elgin, head south on the A941 towards Rothes and Aberlour. Passing Rothes Glen House on the right hand side, take the next available right turn onto a private track and continue up the hill for about 200m where Brylach is located on the left hand side. (see site and location plans).

ACCESS

From the public road, Brylach is accessed over a private track over which the property enjoys all necessary rights of access. The track is coloured as blue on the site plan.

POST CODE

AB38 7AQ



The Coachman's



The Coachman's



The Coachman's



The Coachman's



The Bothy



The Bothy



The Bothy



The Bothy



WHAT3WORDS

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

SOLICITORS

Harper Macleod, Elgin.

LOCAL AUTHORITY

Moray Council (Elgin)

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. Items used in relation to the ongoing holiday lets business may be available to purchase subject to separate negotiation. An inventory of items is available is available from the selling agents.

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.

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



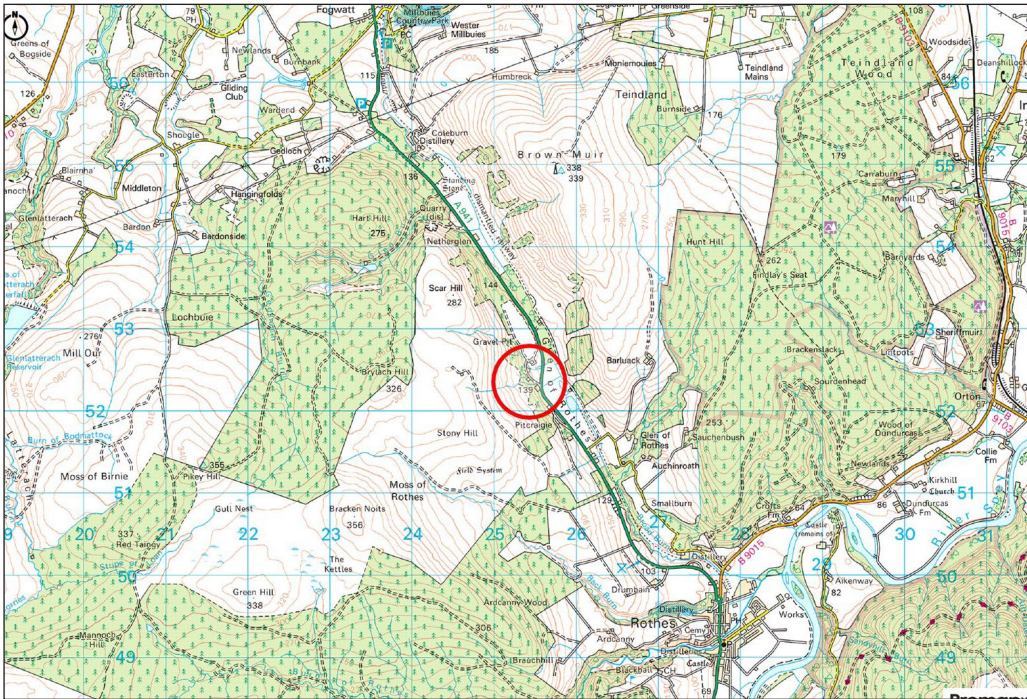
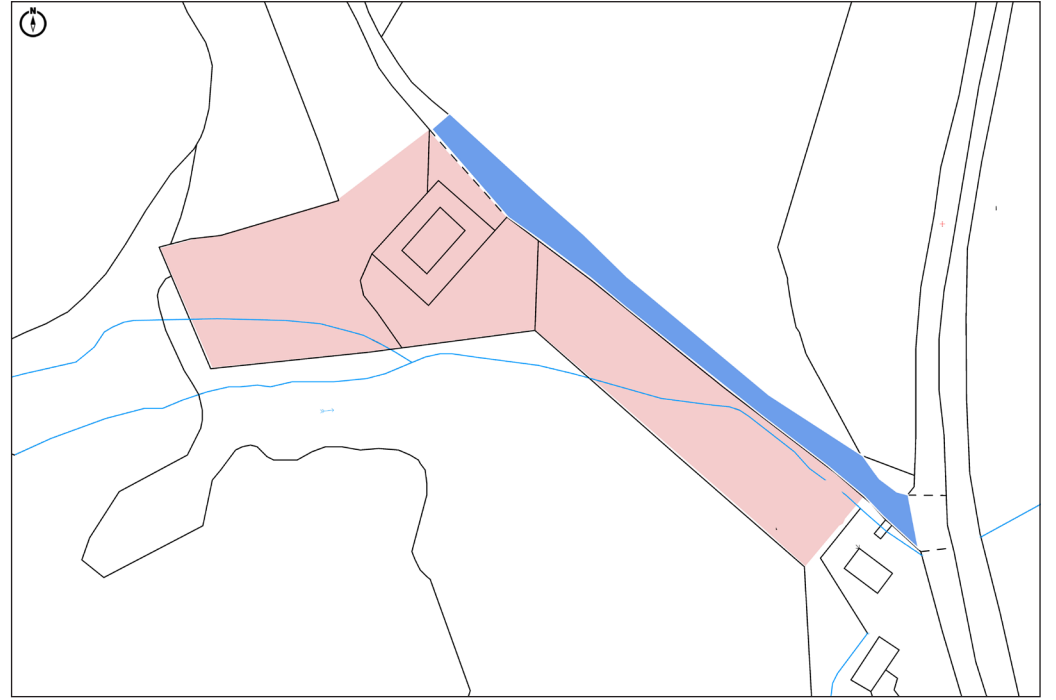




**Brylach Steading
Rothes
AB38 7AQ**



GROSS INTERNAL AREA
TOTAL: 448 m²/4,827 sq.ft
FLOOR 1: 250 m²/2,693 sq.ft, FLOOR 2: 198 m²/2,134 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





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PLEASE RECYCLE