

An aerial photograph of a large stone house with a black extension, situated in a snowy landscape. The house features a grey slate roof and a prominent chimney. The surrounding area is filled with evergreen and deciduous trees, some with snow on their branches. In the background, a residential area with other houses and a long, narrow structure, possibly a bridge or a covered walkway, are visible. The overall scene is a winter wonderland.

**Galbraith**

**MANSCROFT**

SCHOOLHOUSE LANE, ARCHIESTOWN, ABERLOUR, MORAY



# MANSCROFT, SCHOOLHOUSE LANE, ARCHIESTOWN, ABERLOUR, MORAY

A characterful home in a charming edge of village location

Aberlour 6 miles ■ Elgin 16 miles ■ Inverness 44 miles

Acreage Approx. 0.4 acres (0.16 hectares)

Offers Over £460,000

- 3 reception rooms. 3 bedrooms
- Many fine features
- Spacious accommodation
- Well maintained garden
- Separate Annex
- Glamping style Pod

## Galbraith

Inverness  
01463 224343  
inverness@galbraithgroup.com

 OnTheMarket



## SITUATION

Manscroft is set in a wonderful position at the edge of the charming village of Archiestown. The village sits to the north of Aberlour at the heart of Speyside and 'The Malt Whisky Trail' and commands spectacular views across Strathspey. Archiestown has a village shop, Post Office and a highly regarded restaurant / Hotel (1881). Craigellachie (about 4.5 miles) has a renowned hotel, primary school and village shop whilst about 6 miles away, the popular Speyside village of Aberlour has a good range of shops including an excellent delicatessen, a post office, various restaurants and pubs. It also offers highly regarded primary and secondary schooling as well as a doctor's surgery and an award winning dentist. Knockando Primary is also highly regarded and is only about 3.5 miles away. Further afield, Elgin (about 16 miles) offers a wider range of facilities including a modern shopping centre, various supermarkets and a railway station with services to Inverness and Aberdeen. The property is approximately equidistant between the two airports at Aberdeen and Inverness where there are a wide range of services to the south and overseas

## DESCRIPTION

Manscroft is a charming extended traditional cottage located to the north of the picturesque Speyside village of Archiestown. The cottage is constructed of stone under a slate roof and in recent years has been extended and improved to create a wonderful family home with flexible and adaptable accommodation.

The house is in very good condition and is tastefully decorated throughout. Large windows allow for lots of natural light to flood in giving the property a bright and airy atmosphere whilst the room layout is such that it could easily be adapted according to individual requirements. The dining kitchen, master bedroom, family room and garden room with central log burner are particularly appealing rooms.

It is heated using oil heating and with double glazed windows, the cottage is warm and energy efficient.

The annex attached to Manscroft, provides additional one bedroom self contained accommodation and is an ideal 'granny flat' or holiday let (subject to necessary licences). It comprises of an open plan kitchen/sitting room with wood burner, double bedroom and a shower room.

## ACCOMMODATION: Manscroft

Ground Floor: Hall. Dining kitchen. Sitting Room. Family Room. Garden Room. Utility. Family Bathroom.

First Floor: Landing. Family Bathroom. 3 Bedrooms (2 en suite).

## ACCOMMODATION: Annex

Sitting Room/Kitchen. Bedroom. Shower Room

## GARDEN

Outside, the gardens are no less impressive than the house. The generously sized gardens include areas of lawn, well stocked borders, a generous sheltered patio, and a number of attractive specimen trees, Antlers Lodge (a wonderful self glamping style pod), a BBQ area and ample parking space on a gravel drive.





## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband *	Mobile *	EPC
Mains	Mains	Private	Freehold	Oil	Band A (will rise under new ownership)	Available	Available	D67

\*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 head south on the A941 signposted to Perth. About 2 miles after leaving Rothes turn right onto the B9102 signposted to Archiestown and Knockando. In Archiestown, take turn right onto Schoolhouse Lane at the playing fields turn right and follow this lane to the end where Manscroft can be found (see site and location plans for detail).

### POST CODE

AB38 7QZ

### WHAT3WORDS

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

### SOLICITORS

Grant Smith Law, Turriff

### LOCAL AUTHORITY

Moray

### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

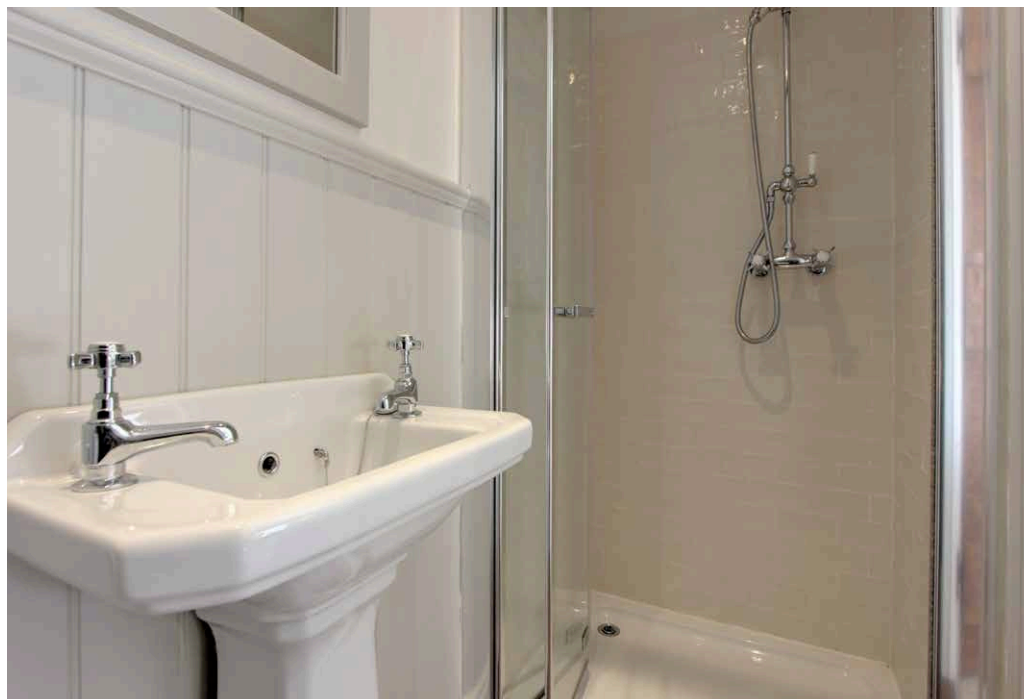
### VIEWINGS

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.



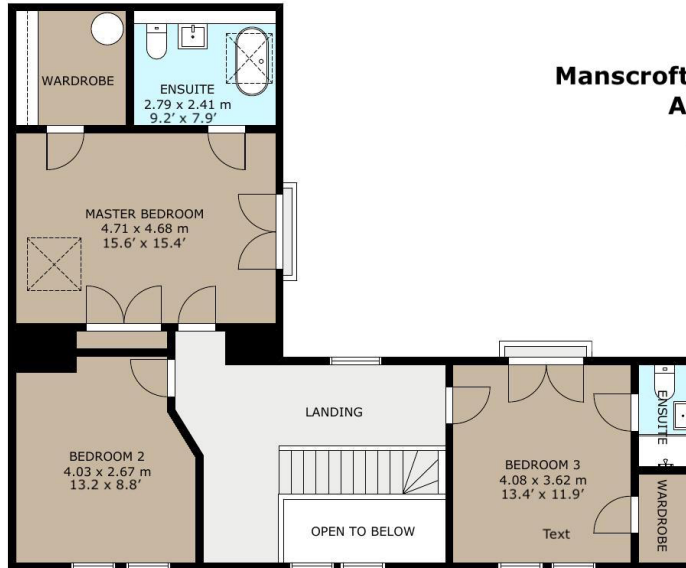


### IMPORTANT NOTES

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 January 2025



**Manscroft, Schoolhouse Lane,  
Archiestown,  
AB38 7QZ**



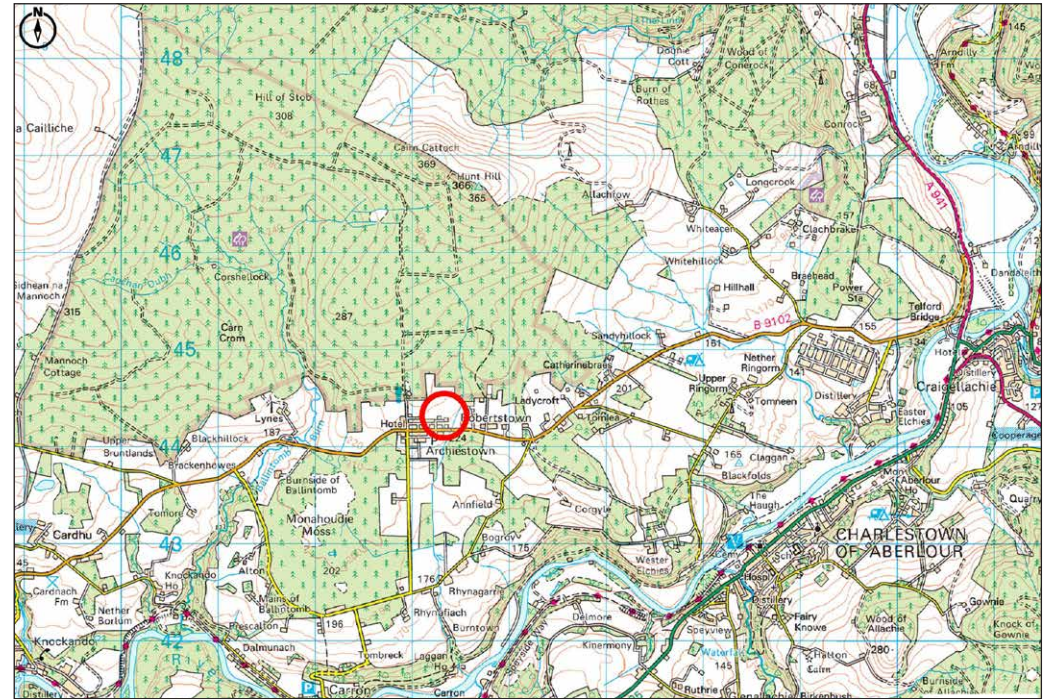
FLOOR 2



FLOOR 1

Illustration for identification purposes. actual dimensions may differ. Not to scale.







**Galbraith**



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