



**Harper
Macleod LLP**
Estate Agents & Solicitors



Ardgye Farmhouse, Ardgye, Near Elgin, IV30 8UP

Offers over £725,000

Ardgye Farmhouse is an elegant traditional farmhouse situated in a peaceful and picturesque location in the heart of Moray's beautiful countryside. This impressive property is in an ideal location to bring up a family with both primary and secondary schooling available in nearby Elgin and independent Gordonstoun School is around 6 miles from the property. The accommodation comprises on the ground floor; entrance hallway; drawing room; dining room; study and guest WC. The lower ground floor; open plan lounge/dining area/kitchen; utility room; shower room and play room. The first floor comprises; four bedrooms (one en-suite); family bathroom and shower room. The property further benefits from many original period features; oil fired central heating; around one and a half acre garden; traditional stone Bothy; stone built steading building and a double garage.

Harper Macleod LLP, The Old Station Maisondieu Road, Elgin, Moray, IV30 1RH

Tel: 01343 555 150 Email: propertyshop.elgin@harpermacleod.co.uk <https://www.estateagencymoray.co.uk>

ENTRANCE HALLWAY

Solid wooden entrance door; windows to either side; solid wood flooring ceiling light fitting; leads through to the rear hallway with a window to rear; solid wood flooring; ceiling light fitting.

DRAWING ROOM

19'2" x 15'10" (5.85m x 4.83m)

Double aspect to front and side; shelved recess; fireplace with marble surround; solid wood flooring; ceiling light fitting.

DINING ROOM

16'0" x 15'9" (4.88m x 4.82m)



Window to front; fireplace with marble surround; solid wood flooring; ceiling light fitting.

STUDY

15'10" x 9'1" (4.84m x 2.78m)



Window to rear; feature fireplace; built-in secure cupboard; solid wood flooring; ceiling two light fittings.

GUEST WC

10'0" x 5'8" (3.06m x 1.74m)



Window to rear; sink; WC; ceramic tile flooring; ceiling light fitting; extractor fan.

STAIRCASE TO LOWER GROUND FLOOR

OPEN PLAN LOUNGE/DINING KITCHEN

LOUNGE/DINING

25'2" x 16'4" (7.69m x 4.99m)



Window to rear; recessed log burning stove; ceramic tile flooring; inset ceiling spotlights.

KITCHEN

23'0" x 14'4" (7.03m x 4.39m)



Window to rear; range of base and wall units; single built-in electric oven; microwave and hob; oil fired Rayburn (not in use); Belfast sink; ceramic tile flooring; inset ceiling spotlights.

UTILITY ROOM

14'11" x 9'8" (4.55m x 2.97m)

Door to garage; built-in double storage cupboards; double Belfast sink; plumbing for washing machine; ceramic tile flooring; ceiling light fitting.

SHOWER ROOM

7'8" x 4'5" (2.34m x 1.36m)



Internal room; sink; WC and shower enclosure with mains shower; ceramic tile flooring; inset ceiling spotlights; extractor fan; Chrome towel radiator.

PLAY ROOM

26'6" x 22'11" (8.08m x 7.01m)

Double aspect to side and rear; wood effect flooring; ceiling and wall light fittings.; external door to the garden

STAIRCASE AND LANDING TO FIRST FLOOR

BEDROOM 1

16'1" x 13'9" (4.91m x 4.20m)



Window to front; walk-in wardrobe; fitted carpet; ceiling light fitting.

BEDROOM 2

16'2" x 13'11" (4.93m x 4.25m)



Window to front; fitted carpet; ceiling light fitting.

EN-SUITE 2

8'0" x 2'10" (2.45m x 0.88m)

Internal room; sink; WC and shower enclosure with mains shower; ceramic tile flooring; inset ceiling spotlights.

BEDROOM 3

16'2" x 8'10" (4.94m x 2.70m)



Window to rear; range of built-in wardrobes and storage; fitted carpet; ceiling light fitting.

BEDROOM 4

11'8" x 11'2" (3.58m x 3.42m)



Window to rear; fitted carpet; ceiling light fitting.

SHOWER ROOM

6'6" x 3'11" (2.0m x 1.20m)



Remote controlled Velux roof window; vanity mounted sink; WC and shower enclosure with mains shower; ceramic tile flooring; inset ceiling spotlights; extractor fan.

FAMILY BATHROOM

10'4" x 10'2" (3.16m x 3.10m)



Window to front; sink; WC; free standing bath and corner shower cubicle with mains shower; wall mounted Chrome towel radiator; ceramic tile flooring; ceiling light fitting.

INTEGRAL DOUBLE GARAGE

Two up and over doors; power and light.

OUTSIDE

The property is set in around one and a half acres of garden grounds, mainly laid to lawn with mature shrubs and trees giving a good degree of privacy. A horseshoe driveway leads up to the property and round to the rear.

BOTHY



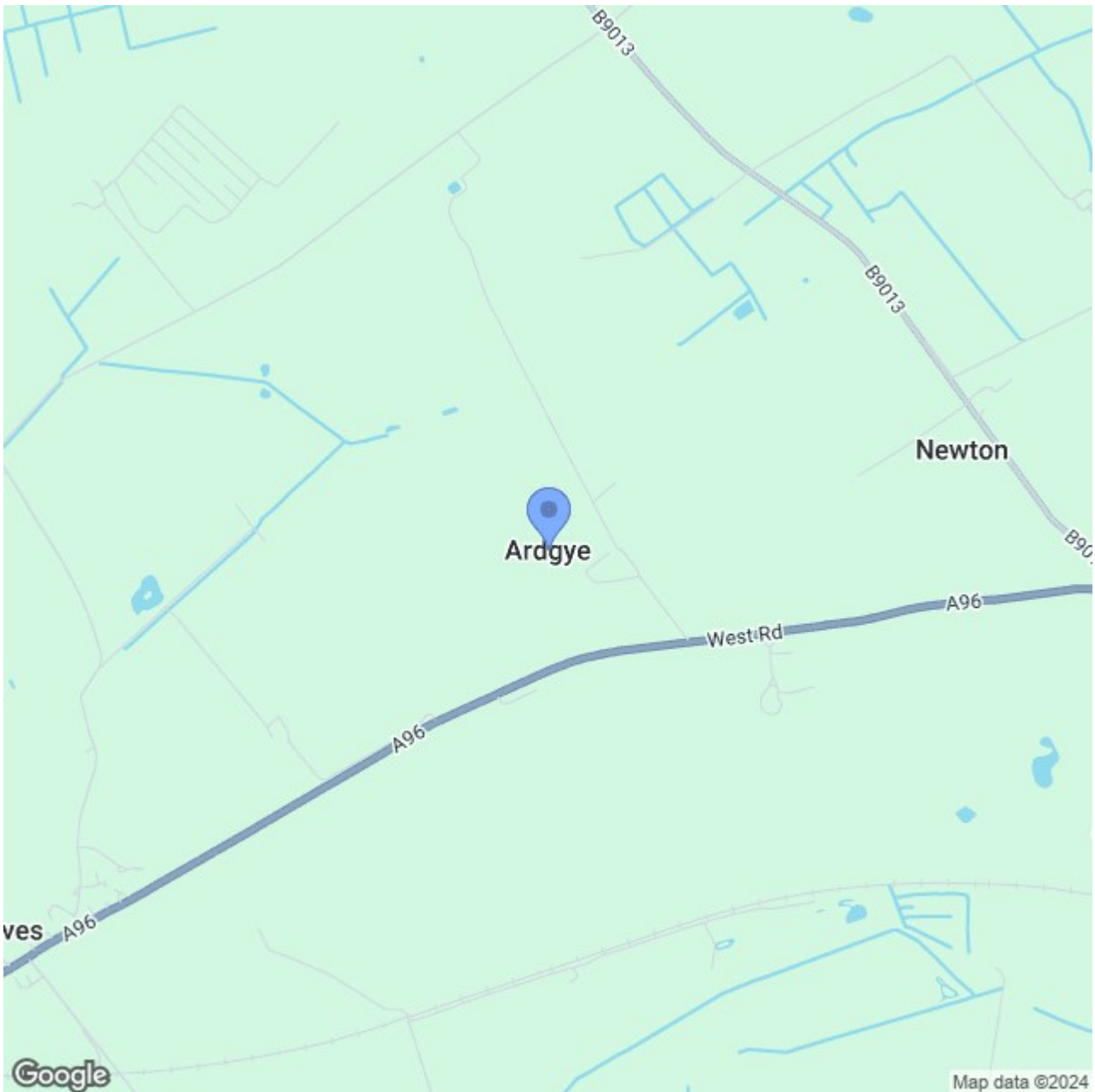
A traditional stone, one bedroom Bothy is located in the grounds and would make an ideal holiday let.

STEADING BUILDING

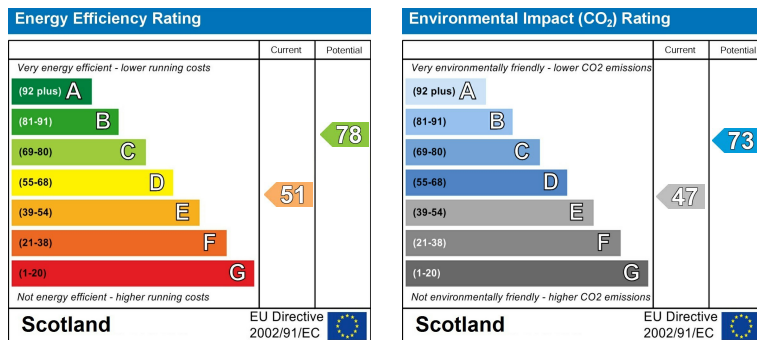
A substantial stone built Steading building lies to the rear of the property with power and light.



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Harper Macleod LLP, The Old Station Maisondieu Road, Elgin, Moray, IV30 1RH

Tel: 01343 555 150 **Email:** propertyshop.elgin@harpermacleod.co.uk <https://www.estateagencymoray.co.uk>