



Knockando, Aberlour, AB38 7RY

**Fixed Price £310,000**

Hamish

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**Hamish**  
PROPERTY PROFESSIONALS





- Four bedroom detached house
- Former schoolhouse in a rural village setting
- Woodburning stove
- Central heating with radiators and a biomass boiler
- A mix of triple and double glazing
- Large garden grounds with scenic views
- Above average EPC and environmental ratings
- Viewings by appointment only, 7 days a week
- Home report available on request
- Entry date by mutual consent

**When you list with Hamish there are no upfront fees.  
We can even pay for your Home Report!**

Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to [askhamish@hamish-homes.co.uk](mailto:askhamish@hamish-homes.co.uk)



Located close to the River Spey and between Grantown-on-Spey and Elgin, this property is a large former school that has been upgraded and extended since its original construction in 1890. Featuring thick stone walls and a considerable number of period details, including heavy wooden doors, high ceilings and an original sash window between the vestibule and hall, Knockando Schoolhouse has a great deal of character and many of the desirable features associated with properties of this age. With an interior space of approximately 155 m2 and multiple outbuildings, the property offers generous living accommodations and extensive storage both inside and out.

A large tongue and groove-lined vestibule opens into a hallway that retains one of the original windows. The living room has a contemporary multi-fuel stove with a striking stainless-steel flue, giving both a modern feel and lending additional heat. The judicious and sympathetic use of heating, energy retention and solar panels also means the property is notable for its exceptional EPC environmental rating of A and an energy rating of C, which is outstanding for a building of this age and construction.

The country kitchen is large and well-provided with natural light. Arranged in a U-shaped layout, the cabinetry has wood finishes, and the room is finished with a warm palette, offering a comfortable and practical space for relaxing. There is scope for future renovation and its sizeable footprint and high ceiling offer considerable potential to include a new layout and contemporary aesthetic. A large dining room overlooks the front garden and features a built-in cupboard and solid wood doors.

Downstairs, two charming bedrooms have pleasant views of the gardens and feature built-in cupboards, fireplaces and mantelpieces, and both are delightfully shaped with beautiful deep-set windows. The bathroom has a white bath, with a mixer shower over, a separate shower enclosure, a WC, and a wash hand basin. The shape and size of this room present opportunities for future development and given the scale of the house and accommodation, there is potential to incorporate additional cloakrooms and en-suite facilities elsewhere in the house.

The original iron and wood banistered staircase leads to the upper floor and two fabulous, large attic bedrooms. With deeply coombed ceilings and fantastic views over the surrounding countryside, these two rooms are delightful and given their generous proportions and charming character, they offer considerable potential as bedrooms or workspaces for home working or crafts. They are complemented by a deep attic room, currently used for storage, that, with appropriate permissions and if suitable, could be repurposed as a comfortable bathroom.

Outside, extensive areas of gravel, grass and shrubs surround the property and include various outbuildings, sheds, and enclosures. There is also a large garden with a lawn.

Knockando Schoolhouse is a rare find. It is a beautiful historic and solid property that, for someone with energy, vision and means to invest, offers the potential of an exceptional family residence that develops with them long into the future and perhaps even as a place to run their home-based business. Location and character alone make this an attractive property but with its superb energy and environmental ratings and added scope for upgrading and modernisation, this property should be viewed early to avoid disappointment.

## ABOUT ABERLOUR

Approximately halfway between Inverness and Aberdeen and 12 miles from Elgin, the picturesque village of Aberlour is in the heart of whisky country and a spectacular natural landscape. While the town may be best known for its whisky which is famous around the world, the village and environs also has a thriving and close community. Due to its relative proximity to two of the major urban centres in the North of Scotland, nearby tourist destinations and just over 30 minutes from Forres Enterprise Park, Aberlour enjoys a wealth of employment with companies such as Walkers Shortbread and of course the distilleries. There are many opportunities for entrepreneurs, as well as many agencies providing business advice and guidance, along with the economic and development support of the area through Highlands and Islands Enterprise.

Education is well served in and around the village with a number of local primary school and the highly regarded Speyside High School. Gordonstoun and Aberlour are about 30 minute's drive from the village. Despite its small population of just over 1000, Aberlour is well provided with a range of services including a medical practice, buses to Inverness, Elgin and Aberdeen, and local leisure facilities. There are many independent shops and small supermarkets. Larger shops and services are in Elgin.

Aberlour offers a great community, along with good business and work prospects, local services and schools, and stunning outdoor leisure facilities including fishing, walking, cycling and riding. All important elements needed for a healthy work-life balance and with its outstanding environment and idyllic Highland charm, Aberlour is a fabulous place, to not only visit, but also to live.



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PROPERTY PROFESSIONALS



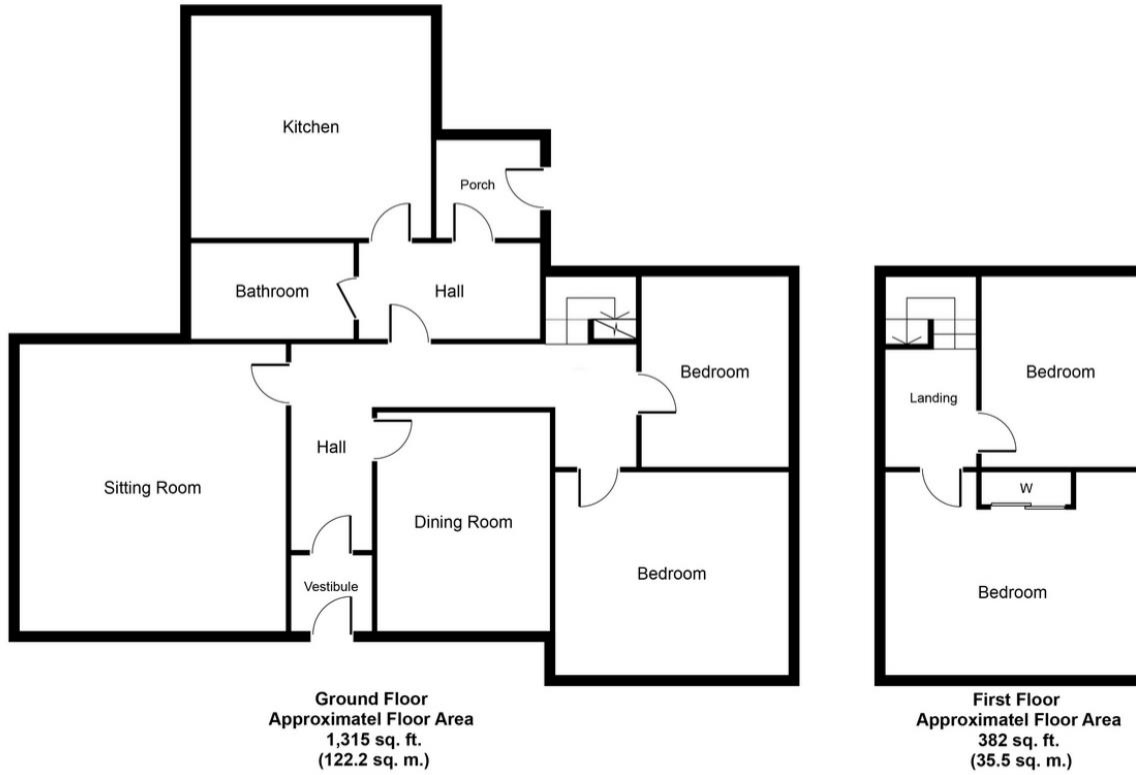


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 155 m<sup>2</sup>



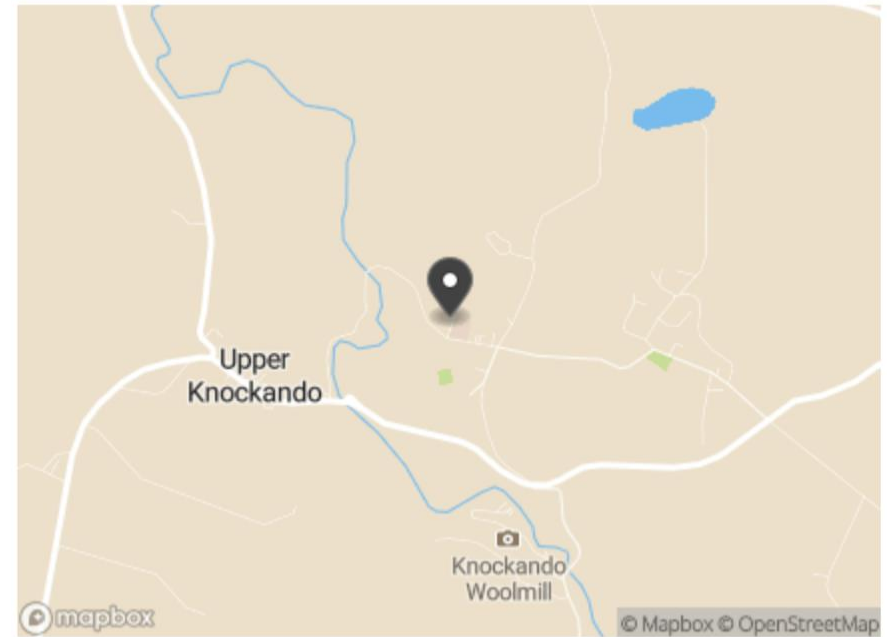


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>104</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>72</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		<b>105</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>80</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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