



Auchindachy, Keith, AB55 5HT

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Mains of Auchindachy is a remarkable country property bringing together a handsome detached farmhouse, a self-contained annex and a detached one-bedroom cottage, all set within extensive grounds and surrounded by open countryside between Keith and Dufftown. Dating back to the early 1800s, the main house retains all the warmth and grandeur of a traditional farmhouse while offering flexible accommodation across two floors.

From the moment you step into the entrance vestibule, the sense of character is immediately apparent. This is a generous space, ideal for coats, boots and outdoor items, and it sets the tone for a home that balances practicality with traditional charm. The hallway flows onwards with wooden flooring underfoot, linking the principal rooms of the ground floor.

The living room is an expansive and welcoming space. The wooden floor continues here, complemented by neutral coloured wallpaper and anchored by a striking black stove set within a decorative fire surround. High ceilings add to the charm while a large bay window fills the room with natural light. A large conservatory leads directly off the living room. Glazed on three sides and topped with a glazed roof, this impressive room enjoys a wonderful outlook over the gardens. The internal white wall and tiled flooring keep the space bright and airy, while a radiator ensures comfort year-round. Glazed doors open to the outside, making this a natural extension of the living space during the warmer months.

The study offers a quieter, more intimate setting. Fitted with extensive shelving and with a window beside its fireplace, this is a perfect environment for working from home, reading or study. Also on the ground floor is a double bedroom with a dramatic finish. The walls are painted a rich, deep red, matched by a radiator in the same shade. A black Italian marble fire surround with inset fireplace provides a striking focal point. Wooden flooring adds warmth underfoot, giving the room a bold yet inviting feel. A shower room is conveniently positioned on the ground floor, fitted with white tiles accented by a slim decorative blue band running around the centre. A tall frosted window adds natural light, while a traditional toilet and sink sits alongside a practical shower cubicle.

The kitchen is a traditional farmhouse space, styled with light green finishes that give the room a warm and welcoming feel. At its heart is the Rayburn range, set against colourful tiling that instantly draws the eye and adds personality to the room. A large double Belfast sink emphasises the character of the space, while a double range cooker provides further practicality. Wooden worktops add a sense of natural texture with the tiled floor tying everything together in a classic, durable finish. The adjoining utility room continues the green finish, with lower walls clad in painted panelling and white paint above. Tiled flooring provides durability and there is space here for multiple appliances, including laundry facilities. From here a vestibule and hall lead out to the exterior. This is a good sized, wood panelled space, easily accommodating seating if desired, with tiled flooring throughout. Outside this section lies a decked area, a lovely spot to sit and enjoy the setting. A further single bedroom is also found on the ground floor, offering flexibility as a guest room, child's room or hobby space.



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Ascending the front staircase, the first landing runs long and bright, finished with yellow walls and wooden flooring with a radiator to keep the space warm. The first bedroom is exceptionally spacious with tall ceilings, wooden flooring and a large bay window. Bright blue walls and a radiator painted to match give this room an uplifting feel, while a white decorative fireplace adds elegance. It is a room that can comfortably accommodate a large bed and further furniture with ease. Another double bedroom on this level is finished with a decorative green wallpaper and high ceilings maintaining a sense of grandeur. A large black fireplace provides a focal point, while a white radiator sits neatly near the door. A large shower room serves this part of the house, finished with green walls and wooden flooring. A spacious corner shower cubicle is complemented by a sink set against light tiling, with a modern circular illuminated mirror above. A toilet and green painted radiator complete the fittings.

The rear staircase leads to its own landing, giving access to further accommodation. A double bedroom here sits beneath sloping attic style ceilings and is painted in crisp white. A modern electric fireplace adds character to the space. Finally, the main house bathroom makes a dramatic statement. Painted in a deep red, it features a free-standing roll top bath as the centrepiece, alongside a traditional sink and toilet. A black marble effect fireplace provides a unique feature, while a large dormer window ensures plenty of natural light.

In addition to the extensive accommodation within the main house, the property also benefits from a fully self-contained annexe and a detached cottage, providing an ideal space for visiting family, independent living or potential holiday letting.

The annexe is a bright self-contained space. Its living and kitchen area has a fresh, open feel, with white painted walls and tiled flooring running throughout. The living section has ample space for sofas and furniture, with a wood-burning stove and decorative tiled surround that provides creating a homely focal point. A rooflight enhances the natural light already in the room. Around the corner, the kitchen area is fitted with light coloured cabinets and wooden worktops, finished with striking blue tiles around the preparation spaces that add a touch of vibrancy. There is space for a freestanding oven while a stainless steel sink is neatly positioned to complete the layout. From the kitchen, the space opens directly into a small conservatory. This room adds versatility, providing an additional sitting area or storage space, with direct access to the outside and the annexe's own patio seating area. The annexe includes one bedroom which is a compact double, decorated in light tones with patterned wallpaper, creating a calm and restful space.

It also has its own private shower room which continues the bright, simple style with painted white timber panelling on the walls, contrasted by a feature wall in soft purple. A shower cubicle offers convenience, while the toilet and wash hand basin are set along the same wall for easy use.



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The detached cottage offers its own completely independent living space and is well suited to single level living. A ramp leads up to the front door where a painted blue wooden-panelled entrance vestibule creates a welcoming first impression. A small radiator makes this a practical space for hanging coats and leaving outdoor items. The living room continues with cream painted timber panelled walls and wooden flooring underfoot, combining traditional charm with a clean, modern finish. There is plenty of space for sofas and furniture, while glazed doors open directly out to the garden. An electric fireplace with a modern white surround sits neatly to one side, adding both comfort and character.

The kitchen, which opens directly from the living room, is fitted with white cabinets and wooden worktops. A built-in oven and hob are neatly integrated with a stainless steel sink alongside. Ceiling spotlights illuminate the whole space and there is space and plumbing for a washing machine. The double bedroom is a generous size, with the same timber panelled walls painted cream and wooden flooring flowing through from the living areas. Glazed doors open to a decked section outside, giving it a lovely connection to the garden.

The shower room is finished in light colours, with modern wet-wall panelling inside the shower cubicle for easy maintenance. A white ladder towel radiator sits against one wall and the simple white suite of toilet and wash basin completes the room.

The grounds, extending to almost an acre, are beautifully varied. There are lawns, stone walls, raised beds, mature trees and multiple seating areas. Outbuildings include a double storey garage with loft storage, timber carport, timber stables with tack room, sheds, log stores, greenhouse and polytunnel. A real highlight is the thatched cabana housing a six-person hot tub with panoramic views over the valley to the Isla Hills. Mains of Auchindachy is far more than just a house, it's a complete country retreat with space, character and opportunity. The main home is filled with traditional charm and generous proportions, while the annexe and cottage provide ready-made accommodation for family, guests or letting potential. Add to that the range of outbuildings, the extensive gardens, the hot tub cabana and the idyllic rural setting and it becomes clear why properties of this calibre so rarely come to market. For anyone seeking a unique Moray home with room to grow, Mains of Auchindachy is a must-see. Contact Hamish Homes right now to see for yourself everything this desirable home has to offer.

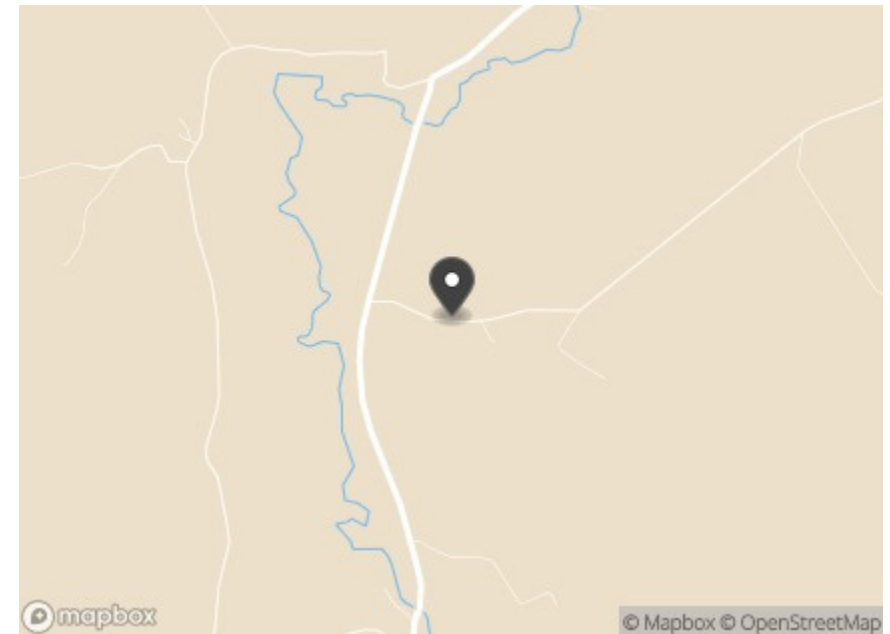
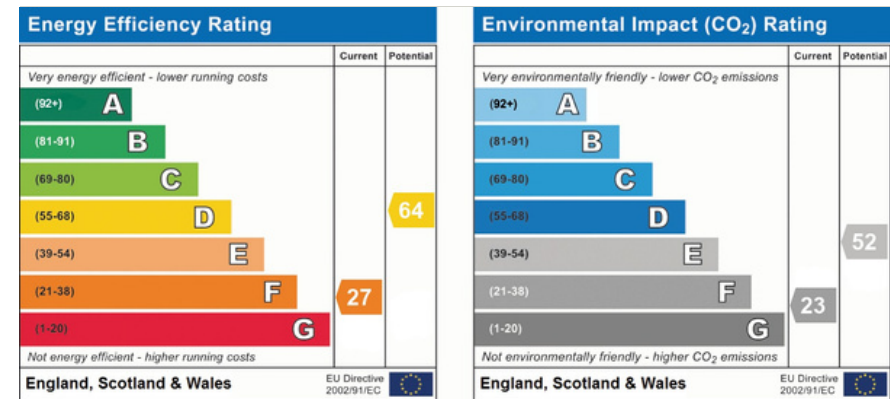
About Keith

Keith is a traditional town nestled in Moray, roughly halfway between Inverness and Aberdeen. Surrounded by rolling countryside and farmland, it offers a peaceful way of life with easy access to the larger cities via road and rail. The town has a strong sense of community, with a good range of local amenities including shops, supermarkets, cafés, pubs, a health centre and leisure facilities. Keith is well known for its whisky heritage, being part of the famous Speyside Malt Whisky Trail, and is home to Strathisla Distillery, one of the oldest working distilleries in the Highlands. For families, the town offers both primary and secondary schools, making it a practical choice for those with children.





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