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Upper Coull Farmhouse, & 28 Acres of Land, Glenlivet, AB37 9DS

Offers Over £480,000

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solicitors and estate agents



Nestled in 28 acres of the rolling hills of Glenlivet, this captivating detached three bedroom stone and slate farmhouse radiates rustic charm and sophistication. Framed by a picturesque landscape, it offers breathtaking views that effortlessly tie the tranquillity of the countryside to the comfort of home. As you approach the property, the architecture beckons with a timeless allure. At the heart of the home is a stunning country kitchen, featuring an Aga set in the inglenook fireplace for effortless preparation and dining. The kitchen beautifully merges modern functionality with rustic design with ample room for a dining table that sets the stage for intimate family meals and lively dinner parties alike. Adjacent to the kitchen, the sitting room is a study in cosy elegance, featuring a wood burning stove nestled against a striking feature wall. This is a room that invites relaxation and comfort, the flickering fire adding an enchanting glow during cooler evenings. The farmhouse boasts three generous bedrooms, each offering a tranquil retreat from the hustle and bustle of daily life. A bathroom provides modern amenities, while the utility room and WC add to the home's practical features. Set on generously sized grounds, extending to a total of approximately 28 acres, the property enjoys a sense of seclusion and peace. Farmland offers a versatile canvas for agricultural pursuits. A barn provides generous storage space as well as housing two stables and kennel. The spacious exterior horse riding arena provides a safe and comfortable environment for equestrian activities. Bathed in the beauty of Glenlivet, this beautiful home with accompanying outbuildings and grounds, offer a unique combination of country living and elegant comfort – a true jewel in the heart of the hills. EPC E, Council Tax Band C  
To obtain a copy of the home report, please visit our website [massoncairns.com](http://massoncairns.com) where an online copy is available to download.

## Offers Over £480,000



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## Glenlivet

Living in Glenlivet is a unique blend of tranquillity, history, and natural beauty. This picturesque hamlet, located in the heart of the Scottish Highlands, offers residents a peaceful and serene lifestyle surrounded by captivating landscapes. For outdoor enthusiasts, Glenlivet is a haven. The hamlet is adjacent to the Cairngorms National Park, providing countless opportunities for hiking, cycling, wildlife watching, and outdoor pursuits. The Lecht Ski Centre, a popular destination for skiing and snowboarding, is also within easy reach. The Glenlivet Estate offers a wealth of leisure and recreational activities, including walking trails, mountain biking routes, and fishing opportunities in the River Avon and River Livet. Despite its rural setting, Glenlivet has an array of local amenities. Tomintoul, the highest village in the Highlands, is just a short drive away and offers shops, a post office, and a selection of restaurants and cafés. For a wider variety of shopping, dining, and entertainment options, the larger towns of Aberlour and Dufftown are within easy driving distance. Healthcare needs are catered for with a local GP surgery in Tomintoul, and more extensive medical facilities can be found in nearby Grantown on Spey and Aberlour.

Glenlivet is, of course, synonymous with Scotch whisky, and the renowned Glenlivet Distillery is a highlight of the area. In essence, living in Glenlivet offers a balance of rural serenity, outdoor adventure, and community spirit, making it an ideal choice for those seeking a peaceful lifestyle amidst Scotland's stunning natural beauty.

## Transport Links

Located in the heart of the Highlands, Glenlivet offers a number of convenient travel options for local, regional, and international travel.

**Road:** Glenlivet is well-connected via road with the A95, a major route running through Speyside, providing easy access to both Aberdeen to the east and Inverness to the west.

**Air:** The nearest airports are Inverness Airport (approximately 56 miles away) and Aberdeen International Airport (approximately 59 miles away), offering both domestic and international flights.

**Rail:** The nearest railway station is Aviemore (around 31 miles away), which is on the main line from Inverness to London, providing connections to major cities across the UK.

**Public Transport:** There are regular bus services that run through Glenlivet connecting it to neighbouring towns and villages.

For schooling, Glenlivet falls within the Moray Council area, which provides a comprehensive education system. Primary education is available at Glenlivet Primary School, a small but well-regarded school located right in Glenlivet. For secondary education, pupils typically attend Speyside High School in Aberlour, which is approximately 14 miles away and offers a broad curriculum.

For further education, the University of the Highlands and Islands offers a range of courses and has several campuses throughout the Highlands, with the nearest being in Elgin and Inverness. Other universities in Aberdeen and Dundee are available.

## Home Report

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online copy is available to download.

EPC Rating E

## Entrance Porch

2.87m x 2.67m (9'4" x 8'9")

This welcoming entrance porch is equipped with dedicated space hanging outdoorwear, shoe and boot storage, it effortlessly keeps items organised and within easy reach. Dual aspect window to the left in an abundance of natural light, while a further door opens into the main hall, providing a seamless transition from outside to the heart of the home.

## Hall

This welcoming hall, with its practical vinyl flooring, serves as the central hub of the home. Radiating off this area, openings lead to the open plan kitchen, dining and sitting room space, the bathroom, utility room, and entrance porch. A stairway, elegant in its rise, beckons towards the first-floor landing. Nestled beneath it, an under stair cupboard provides a clever storage solution, seamlessly integrating functionality into the home's inviting design.

## Open Plan Sitting Room & Kitchen

3.09m x 4.44m & 3.89m x 4.44m (10'1" x 14'6" & 12'9" x 14'6")

Welcome to an awe-inspiring open-plan kitchen, dining, and sitting area that effortlessly combines classic style with warm, inviting comfort. The kitchen is a farmhouse masterpiece, featuring worktops that pair beautifully with the solid oak base, wall and drawer units. Integrated appliances, including a fridge freezer and propane gas hob streamline the space, while the Aga range cooker with double oven, crowned by an illuminated inglenook fireplace adds a touch of sophistication. Adjacent to the kitchen, the sitting room has a picture window which allows natural light to pour in, creating a bright, inviting atmosphere in addition to a wood burning stove that sits within a stone fireplace with wood surround and mantle which allows for a magnificent centrepiece and warming ambience. The kitchen area presents ample space for a large dining set, making it the perfect venue for memorable meals with family and friends. A glass panelled door leads to the sun room, offering a seamless transition to idyllic views. This open-plan space is not just a heart of the home, but a sanctuary where timeless memories are created.

## Dining Room

4.31m x 4.24m (14'1" x 13'10")

The dining room which could double as a secondary living space is a comfortable and inviting room that has been tastefully decorated to create a relaxing atmosphere. The room also boasts a picture window that offers views of the rear gardens and floods the space with natural light, creating a bright and airy atmosphere that is perfect for relaxation. The room features an integral cupboard with shelved storage. The open fire place with slate hearth and timber mantle is the perfect centrepiece, providing a warm atmosphere and a touch of charm.

## Sun Room

5.79m x 4.34m (18'11" x 14'2")

The bright sun room features magnificent panoramic views overlooking the rear garden and surrounding landscape. Double glazed windows on all sides fill this space with natural light. There is natural stone flooring, with feature heather fossils and ceiling lighting. The space also serves as an additional entrance to the property and offers seamless access to the garden.

## Bathroom

3.27m x 4.19m (10'8" x 13'8")

Experience the tranquility of this elegant bathroom, a blend of function and style that creates a soothing personal sanctuary. At the heart of this space is a full sized bath, designed for comfortable lounging. Additionally a corner shower enclosure with floor to ceiling tiling not only adds a modern touch but also ensures a versatile bathing experience. The pedestal wash hand basin, accompanied by a tiled splashback, is both practical and pleasing to the eye. Above it, a wall mirror expands the sense of space and reflects the light, enhancing the room's overall brightness. Located adjacent for comfort and convenience is a WC.

## Utility

2.30m x 2.00m (7'6" x 6'6")

This charming utility room offers a practical and organized space for all your laundry and storage needs. Featuring a sturdy worktop, it's designed to keep your essentials within easy reach. With space and plumbing for a washing machine and freestanding fridge freezer, this delightful utility room combines convenience and style to make everyday tasks a breeze. The room also houses the oil fired boiler.

## Landing

Attractive pine balustrades guide the ascent up the stairs to a landing area that acts as a portal to the first floor. The natural wood imparts a sense of warmth, adding to the inviting character of the home. A skylight to the front floods the area with radiant daylight, creating a bright and cheerful atmosphere. A further access leads to a large storage area (4.45m x 1.73m).

## Principal Bedroom

5.73m x 3.42m (18'9" x 11'2")

Discover the serene elegance of this principal bedroom, a true sanctuary designed for rest and relaxation. The spacious bedroom layout creates a sense of tranquillity and space, allowing for a generous sleeping area and room for additional furniture, providing excellent storage. The décor enhances the natural light, coming in through the triple aspect windows, creating a peaceful, airy feel throughout the room with magnificent panoramic views. An added convenience is the integral mirrored wardrobe, providing ample hanging and shelved storage space.

## Bedroom Two

2.84m x 4.33m (9'3" x 14'2")

The second bedroom in this house is another comfortable room with timber flooring and hanging ceiling lighting. The Velux window to the front of the room floods the space with natural light, and offers exceptional views of the garden and surrounding area.

## Bedroom Three

2.79m x 3.77m (9'1" x 12'4")

This spacious bedroom is a haven of tranquility. Twin windows frame captivating views of the rolling hills, bringing the outside beauty into the room, creating a bright, airy atmosphere. It's a room where waking up to glorious hill views becomes a delightful daily ritual.



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#### WC

1.78m x 2.51m (5'10" x 8'2")

Tucked away for privacy, the WC offers a functional and well-designed space. It features a pedestal basin with mixer tap for easy usability. Above the wash hand basin, a wall-mounted mirror enhances the sense of space while serving a practical purpose. The room also includes an extractor fan, ensuring the area remains fresh and well-ventilated. The Velux window allows for an abundance of natural light.

#### Outside

The delightful garden grounds surrounding this house are truly impressive, and are a standout feature of the property. The lawns are effortlessly well-maintained, via the Husqvarna Automower, affectionally known as MacGregor and provide plenty of space for outdoor activities, relaxing and socialising with family and friends while the mature tree and shrub planting add to the natural beauty of the area. The garden is bounded with a mix of fencing and attractive hedging while parking is available for multiple vehicles, making it easy to access the property. Outbuildings including a large barn and woodstore are interspersed throughout the grounds. Moving to the front of the property a wrap around gravelled path allows convenient access to all sides of the property as well as providing room for outdoor furniture. The views of the garden and surrounding countryside are truly breathtaking with seemingly endless verdant landscape offering a peaceful and relaxing environment. Overall, this property is situated in a truly idyllic setting, making it the perfect place to call home for anyone who enjoys the beauty of nature and the tranquility of the countryside.

#### Barn

18.5m x 9.5m (60'8" x 31'2")

This rustic barn outbuilding features a double door and additional side entrance, illuminated by skylight roof panels. Inside, you'll find ample storage and workshop space, complete with shelving and workbenches. Additionally, it offers two horse stables (3.71m x 9.64m) and a convenient dog kennel, making it a versatile and well-equipped structure for both storage and animal care.

#### Horse Manège

38.0m x 20.0m (124'8" x 65'7")

This spacious exterior horse riding manège spans approximately 38m x 20m. With its ample dimensions, it provides a safe and comfortable environment for riders and their horses, making it the perfect setting for training, exercise and equestrian activities.

#### Farmland

Rarely available, this expansive parcel of farmland encompasses approximately 28 acres of picturesque fields. Currently utilised for grazing purposes, it also holds significant potential for arable farming. With its generous size and fertile soil, this land offers a versatile canvas for agricultural pursuits, making it a valuable asset for those seeking both pastoral and productive opportunities. IACS registered.

#### Services

It is understood that there is mains electricity, private water from a borehole and drainage to a septic tank. There is oil fired central heating.

#### Entry

By mutual agreement.

#### Price

Offers over £480,000 are invited

#### Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-Masson Cairns

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Moray

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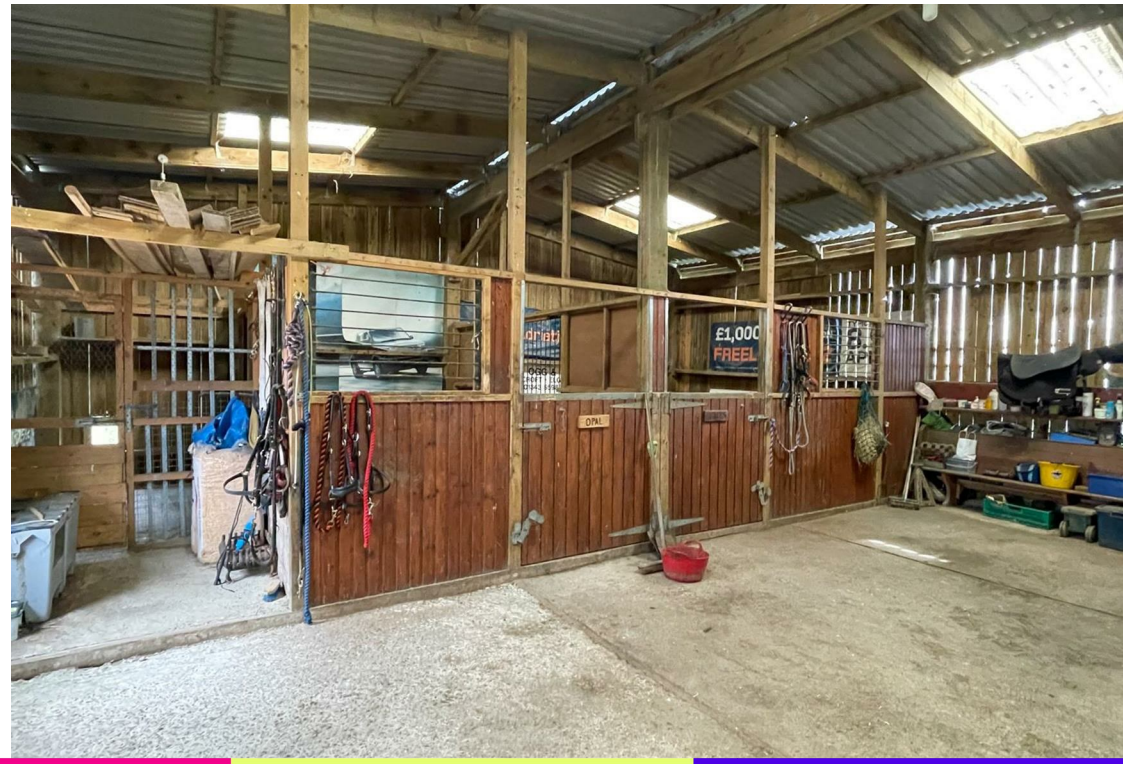




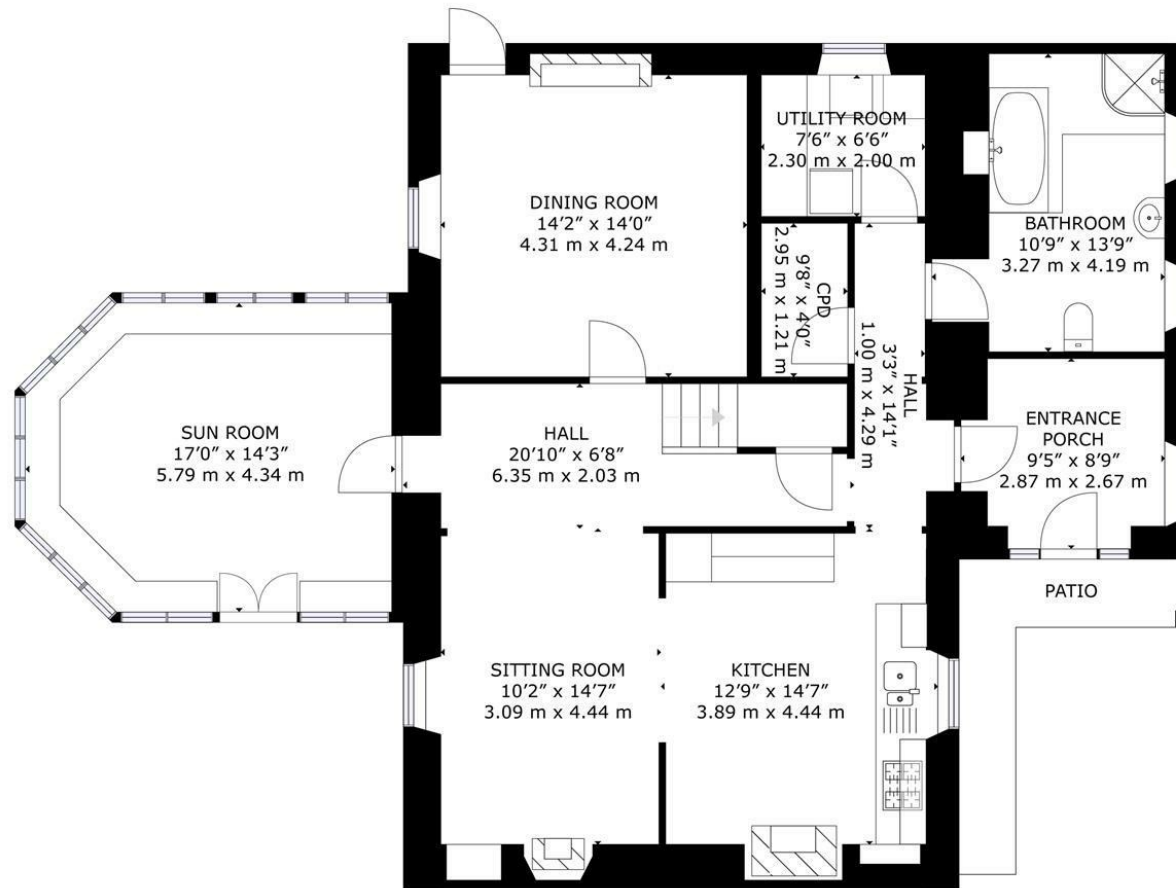












FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 1323 sq.ft, 123 m<sup>2</sup>, FLOOR 2: 667 sq.ft, 62 m<sup>2</sup>  
 TOTAL: 1990 sq.ft, 185 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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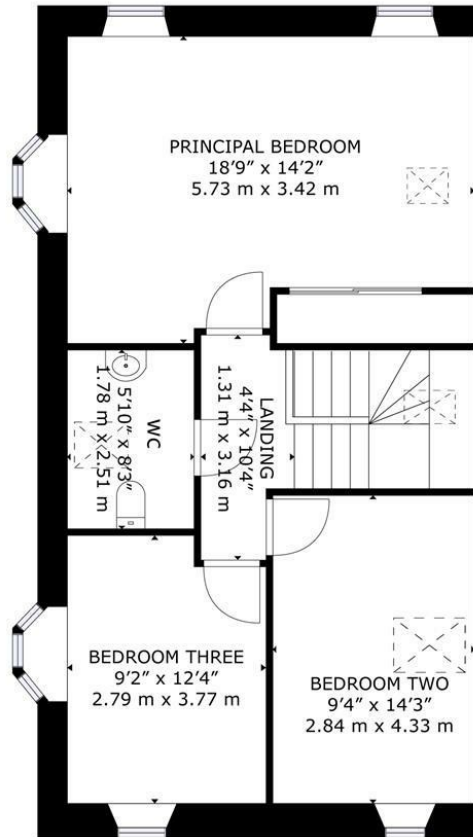
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FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 1323 sq.ft, 123 m<sup>2</sup>, FLOOR 2: 667 sq.ft, 62 m<sup>2</sup>  
 TOTAL: 1990 sq.ft, 185 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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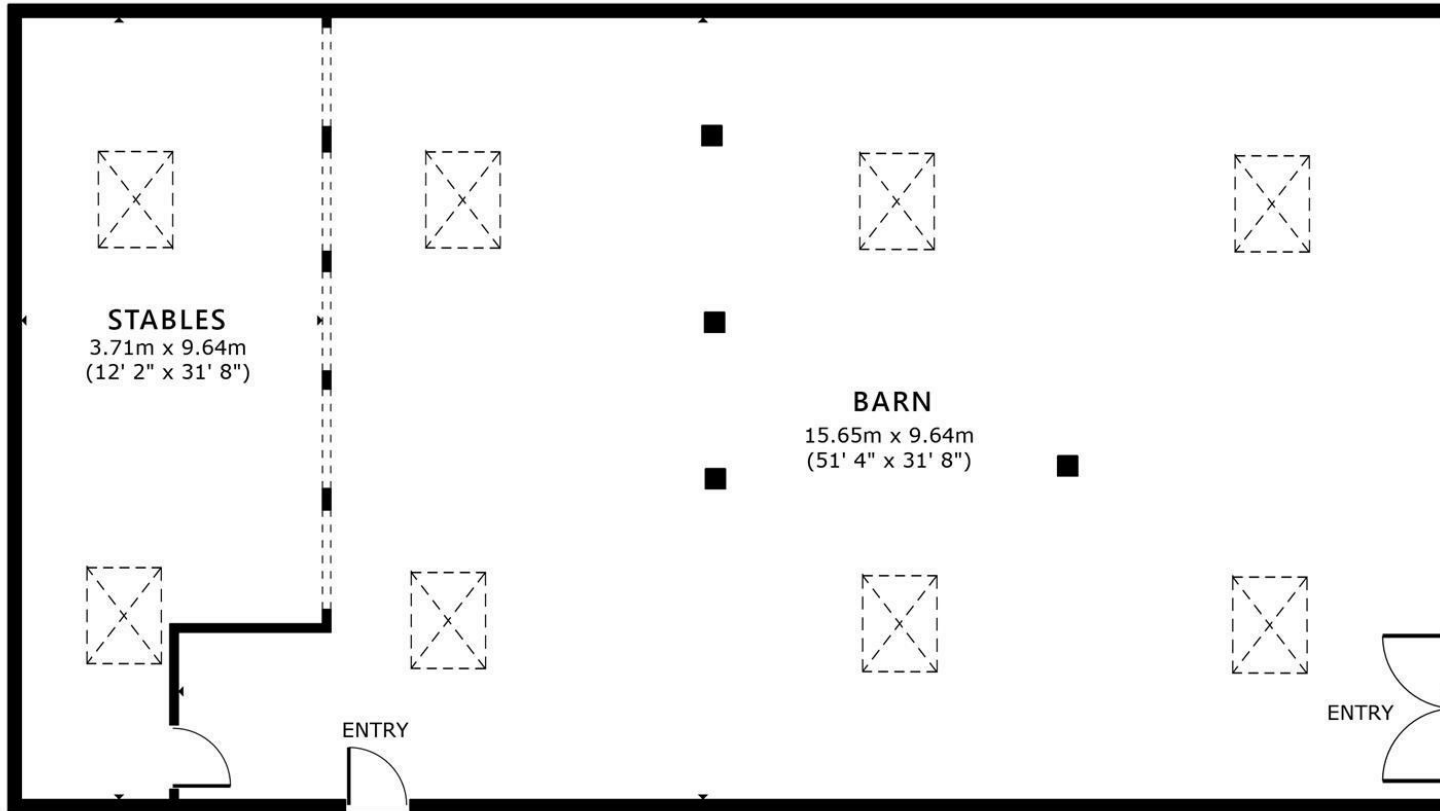
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FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN 169.6 m<sup>2</sup> (1,825 sq.ft.)  
 TOTAL : 169.6 m<sup>2</sup> (1,825 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>41</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	



While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters



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