



Bennan, Craigellachie, by Aberlour, AB38 9QT

Offers in excess of £325,000

What3Words Location : [///incurring.thrashed.revival](https://www.what3words.com/#!/incurring.thrashed.revival)





Detached country home set within approx. 0.85 acres of private grounds near Craigellachie. The property offers comprehensive, flexible accommodation along with outbuildings including double garage and workshop & studio, set within a woodland setting.

Nestled in a tranquil and highly scenic setting on the outskirts of Craigellachie, Bennan is a charming detached country home occupying generous grounds extending to approximately 0.85 acres.

Surrounded by mature woodland and accessed via a delightful tree-lined driveway, the property offers a superb sense of privacy while remaining within easy reach of local amenities.

On arrival, a spacious gravel courtyard provides ample parking and access to the property, as well as the detached garage and additional outbuildings. The home itself enjoys a traditional yet versatile layout, ideal for a range of purchasers including families or those seeking a peaceful countryside retreat. The ground floor accommodation comprises a welcoming entrance porch leading into the main hallway, with access to a generously sized lounge and separate dining room, both well suited for everyday living and entertaining.

The kitchen offers good workspace and connects conveniently to a rear vestibule. Also on the ground floor are three well-proportioned bedrooms and a family bathroom, allowing for flexible single-level living if required.

The first floor provides further accommodation, including a further large additional bedroom, toilet and versatile room - used previously as a dark room/studio and offering excellent flexibility.

Externally, the property is a key highlight. The grounds extend to approximately 0.85 acres and are predominantly laid to lawn, bordered by mature trees and established planting, creating a peaceful and sheltered environment. The setting offers a high degree of privacy along with an attractive outlook across the surrounding countryside.

A range of outbuildings further enhances the appeal of the property. These include a detached double garage, a substantial block-built 2 section workshop and studio, plus a summerhouse, providing exceptional versatility for hobbies, storage, or potential business use (subject to any necessary consents).

Craigellachie is a picturesque village in the heart of Speyside, renowned for its beautiful surroundings, historic character and world-famous distilleries. A range of amenities are available locally, with more extensive facilities found in nearby Aberlour and Elgin.

Bennan represents a rare opportunity to acquire a characterful home with generous grounds and excellent outbuildings in a stunning rural setting.

Early viewing is highly recommended to fully appreciate the lifestyle and potential on offer.



Key Features

- Detached country home set within approx. 0.85 acres
- Rural location near Craigellachie in the heart of Speyside
- Flexible accommodation over two levels
- Four bedrooms (three ground floor, one first floor)
- Lounge and separate dining room
- 2 Section Workshop and Studio with stick and coal shed
- Detached double garage
- Extensive gravel driveway with ample parking
- Mature gardens with woodland surroundings





LOUNGE



LOUNGE



LOUNGE



DINING ROOM



BEDROOM 2



BEDROOM 3



DARK ROOM/STUDIO



BEDROOM 1



WORKSHOP & GARAGE

Porch 1.19 x 1.52

A welcoming entrance porch providing a sheltered access point and space for coats and footwear.

Entrance Hall

L shaped hallway with understair recess creating a practical flow throughout the home. Attractive timber flooring. Staircase to the upper floor.

Lounge 5.24 x 4.67

Double aspect Lounge with wonderful south facing picture window. Fireplace with working fire.

Dining Room 3.96 x 3.06

A separate dining room well-suited for family meals and entertaining guests. Plenty fitted storage.

Kitchen 3.16 x 3.89

A functional kitchen with good workspace and convenient access to the rear of the property.

Rear Lobby

Useful rear lobby providing access to the covered back door along with additional pantry and storage space.

Bedroom 2 4.45 x 3.46

A comfortable double aspect double bedroom situated downstairs.

Bedroom 3 2.88 x 3.52

Adaptable bedroom ideal for family living or alternative uses such as study space.

Bathroom 3.17 x 2.18

A family bathroom fitted with essential fixtures to serve the ground floor accommodation.

Bedroom 4 3.59 x 3.32

Again, double aspect bedroom offering flexibility as a guest room, nursery, or home office.

Landing

Landing accessing the principal bedroom, wc and the large studio dark room.

Bedroom 1 6.51 x 4.35

A large upstairs bedroom offering a private and versatile retreat with generous proportions.

Dark Room/Studio/Attic 4.57 x 4.15

A versatile upper-level room suitable for storage, hobbies, or potential creative use.

Garage 5.03 x 6.06

A detached double garage providing secure parking and additional storage. Electronic up and over door.

Workshop and Studio 4.8 x 5.6 and 4.2 x 6.2

A substantial two-section outbuilding incorporating both workshop and studio areas, coal and stick sheds and store - providing flexible space ideal for hobbies, creative pursuits or potential business use.

Garden Grounds

Garden & Grounds

Set within generous grounds, the property features a mix of mature planting, lawned areas and private sections bordered by established woodland.

Kitchen Garden Area

A dedicated kitchen garden space with greenhouse, planting areas and water access, ideal for growing your own produce.

Summer House Area

A separate enclosed section of garden hosting summer house, offering a peaceful spot to relax and enjoy the surroundings.

Outbuildings & Courtyard

A spacious gravel courtyard provides ample parking and access to the garage, workshop/studio and greenhouse. Additional outbuildings comprise timber garage/shed and further timber shed.

Home Report

Home Report valuation as at May 2026 is £325,000, EPI rating E, Council Tax Band E.



DRIVEWAY

DOUBLE GARAGE

BENNAN

WORKSHOP

KITCHEN

KITCHEN GARDEN

STUDIO

SUMMER HOUSE

Approx Gross Internal Area
270 sq m / 2909 sq ft



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		61
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



Ground Floor
Approx 173 sq m / 1862 sq ft

First Floor
Approx 87 sq m / 719 sq ft

Garage
Approx 30 sq m / 328 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Tenure Type: Freehold
Council Tax Band: E
Council Authority: Moray