masson cairns LTD

Bochel Farmhouse, ., Chapeltown Of Glenlivet, Glenlivet, AB379JR

Fixed Asking Price £180,000

Contact us on 01479 874800 or visit www.massoncairns.com

solicitors and estate agents

Set in an elevated position amidst the spectacular Highland countryside, this detached three-bedroom home occupies a generous plot of around 0.25 acres. Enjoying far-reaching views across rolling farmland, woodland and distant hills, the property presents an excellent renovation opportunity for purchasers seeking a rural home with significant potential to modernise and add value. The accommodation is entered via a practical rear porch/boot room, ideal for country living, which leads into the hallway. Off the hall is a spacious bathroom fitted with a freestanding bath and separate shower, together with a useful utility room. The bright sitting room is centred around a wood-burning stove and enjoys lovely open views across the surrounding countryside, while the adjoining sun room provides a wonderful vantage point from which to appreciate the scenery and offers direct access to the garden. The kitchen is fitted with a range of units and work surfaces. Completing the ground floor is Bedroom One, a generous double bedroom which could equally serve as an additional family room, dining room or home office should only two bedrooms be required. Stairs rise from the hallway to the first-floor landing, giving access to two further double bedrooms with fantastic outlooks, one benefiting from built-in storage. While the property has already benefited from the installation of an air source heat pump heating system, it would otherwise benefit from a programme of cosmetic upgrading and modernisation throughout, allowing a purchaser to enhance and personalise the accommodation to their own specification. Outside, the grounds extend to approximately 0.25 acres, offering ample scope for landscaping and creating an attractive outdoor space. EPC E Council Tax C Home report online at massoncairns.com

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Chapeltown of Glenlivet
Chapeltown of Glenlivet, a small and welcoming Highland community renowned for its stunning scenery, outdoor pursuits and rich Speyside heritage. Surrounded by rolling farmland and open countryside, the property benefits from a peaceful rural atmosphere while remaining within easy reach of local amenities and services.

Chapeltown of Glenlivet lies within the Cairngorms National Park, an area celebrated for its outstanding natural beauty, abundant wildlife and year-round recreational opportunities. The surrounding landscape offers excellent walking, cycling, horse riding and mountain biking routes, while the nearby River Avon and River Spey are renowned for fishing. During the winter months, skiing and snow sports can be enjoyed at the Lecht Ski Centre, located a short drive away.

The wider area is steeped in history and is home to some of Scotland's most famous whisky distilleries, providing a wealth of visitor attractions and local hospitality. Nearby Tomintoul, often referred to as the highest village in the Highlands, offers everyday amenities including shops, cafés, hotels and a primary school, while the larger towns of Aberlour, Grantown-on-Spey, Elgin and Aviemore provide a wider range of shopping, educational and leisure facilities.

With its combination of spectacular scenery, outdoor lifestyle and strong sense of community, Chapeltown of Glenlivet offers an exceptional opportunity to enjoy rural Highland living in one of Scotland's most sought-after locations.

Glenlivet 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
To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download.

EPC Rating E

Accommodation
Ground Floor

Entrance Hallway – 2.69m x 1.88m (8'10" x 6'2")
Sitting Room – 5.24m x 4.52m (17'2" x 14'9")
Sun Room – 3.15m x 3.73m (10'3" x 12'2")
Kitchen – 2.02m x 7.24m (6'7" x 23'9")
Utility Room – 2.02m x 1.88m (6'7" x 6'2")
Rear Porch / Boot Room – 5.96m x 1.94m (19'6" x 6'4")
Bedroom One / Additional Family Room – 3.70m x 4.55m (12'1" x 14'11")
Bathroom – 3.43m x 1.84m (11'3" x 6'0")

First Floor

Landing – 0.98m x 1.90m (3'2" x 6'2")
Bedroom Two – 3.04m x 3.70m (9'11" x 12'1")
Bedroom Three – 3.67m x 3.68m (12'0" x 12'0")

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External

Approximately 0.25 acre plot
Elevated rural setting with panoramic countryside and hill views
Garden grounds surrounding the property
Attached stores/outbuildings to be replaced
Off-street parking area

Services
It is understood that there is private water and drainage with mains electricity. There is air source central heating and an EV charger.

Entry
By mutual agreement.

Fixed Price
Fixed Price of £180,000

Viewings and Offers
Viewing is strictly by arrangement with and all offers to be submitted to:-Masson Cairns
Strathspey House
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Moray
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Location Finder
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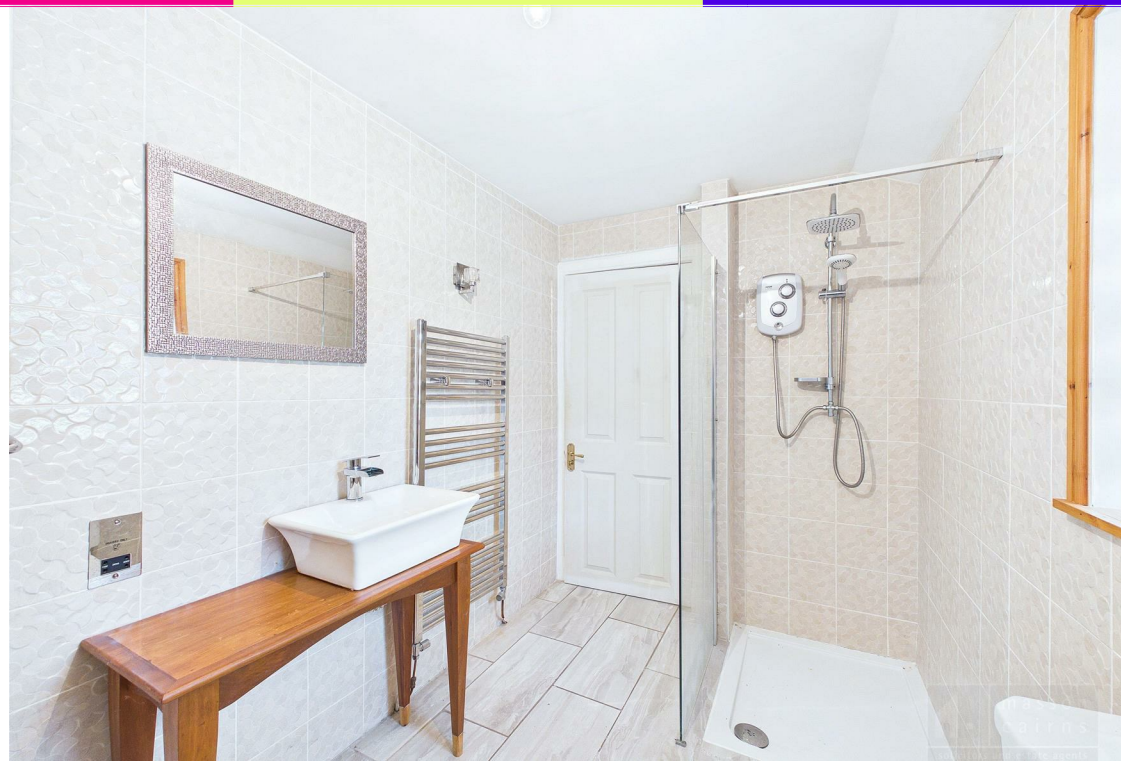

Floor 0

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Approximate total area(1)
97.4 m²
1048 ft²

Balconies and terraces
22.7 m²
244 ft²

Reduced headroom
0.6 m²
6 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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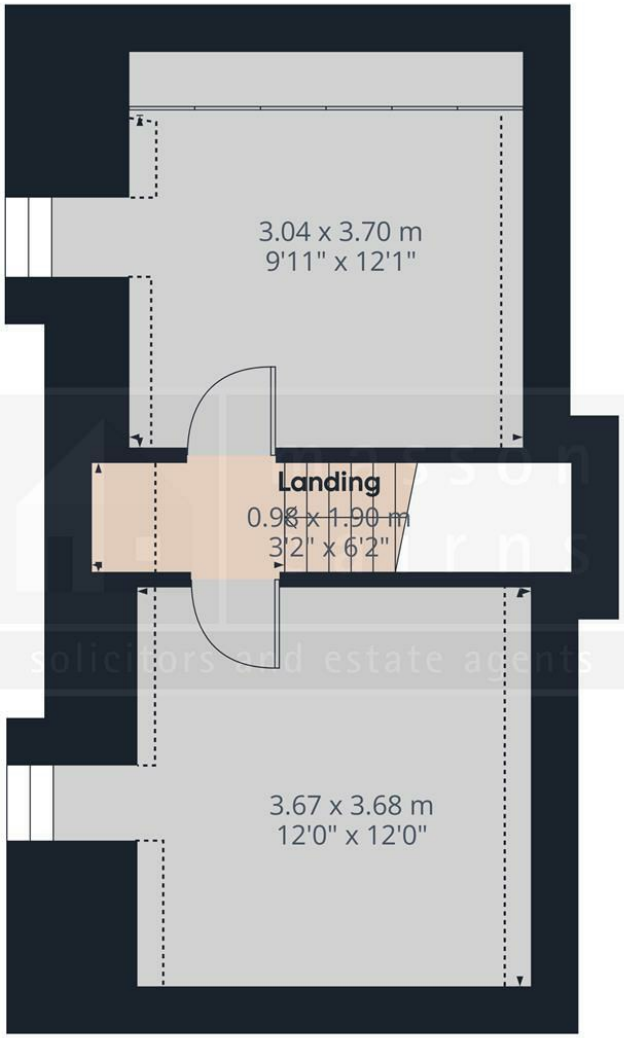

Floor 1

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Approximate total area(1)

30.3 m²
326 ft²

Reduced headroom

3.1 m²
33 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

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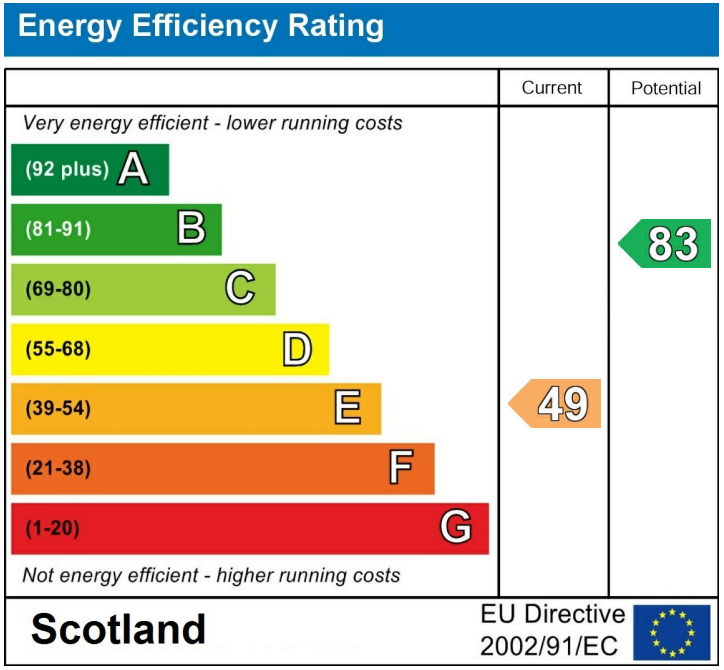

While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters

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