



**Broadley Farm House Broadley, Buckie AB56 5HQ**  
**Offers Over £230,000**



# Key Features

- Detached traditional stone farmhouse
- Flexible layout with ground floor bedroom and shower room
- Spacious lounge/dining room with feature fireplace and stove
- Generous Kitchen with adjoining two-part utility area
- Potential to reinstate second shower room/W
- Two upper bedrooms with characterful coombed ceilings
- Detached timber garage (requiring upgrading)
- Adjoining Workshop and store
- Generous enclosed garden grounds (portion retained)
- Peaceful rural setting with easy access to Buckie



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*Charming detached stone farmhouse with flexible layout including ground floor bedroom and shower room, generous garden, outbuildings and scope to add further bathroom facilities. Peaceful rural setting near Buckie with easy access to amenities.*





Set within a peaceful rural location, Broadley Farm House is a well-proportioned detached property offering flexible accommodation over two levels. The ground floor comprises a bright lounge/dining room, fitted kitchen, modern shower room and a double bedroom, providing a practical layout suitable for a range of buyers. A useful two-part utility area includes a secondary section which was formerly a shower room/WC and offers scope for reinstatement, subject to the necessary consents.

On the upper floor, there are two bedrooms, including a spacious principal bedroom where previous fitted storage has been removed to create a more open layout, allowing opportunity for bespoke storage solutions.

**Important Note:**

While the property enjoys extensive grounds, the rear garden will be partially retained by the current owner, with the second half not included in the sale.

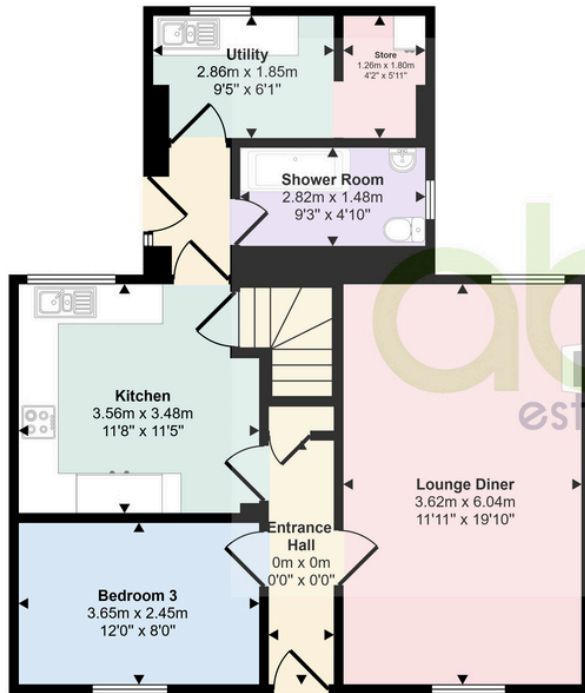
That said, the remaining garden area is still of a substantial size and provides more than ample outdoor space for typical residential use, including lawn, seating areas, and planting.

Additional features include a timber garage ( requiring upgrading ) and further outbuildings comprising a block workshop with adjoining store and a small timber shed

Situated just outside Buckie, the property enjoys a highly desirable setting that combines peaceful countryside surroundings with everyday convenience. It offers a tranquil environment with scenic views while remaining within easy reach of local amenities, including shops, schools, and essential services in nearby Buckie. The stunning Moray coastline is close at hand, providing excellent opportunities for outdoor activities, and the property also benefits from good transport links to surrounding towns, making it ideal for both commuting and leisure.



Approx Gross Internal Area  
102 sq m / 1097 sq ft

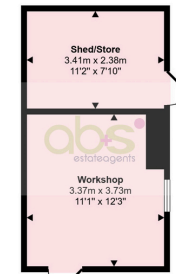


Ground Floor  
Approx 69 sq m / 746 sq ft

Denotes head height below 1.5m



First Floor  
Approx 33 sq m / 351 sq ft



Outbuildings  
Approx 21 sq m / 228 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 fit 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E		
(21-38)	F	28	
(1-20)	G		
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+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



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