



3 Playfairs Courtyard, Cullen - AB56 4XW

Offers Over £295,000

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3 Playfairs Courtyard

Cullen, Buckie

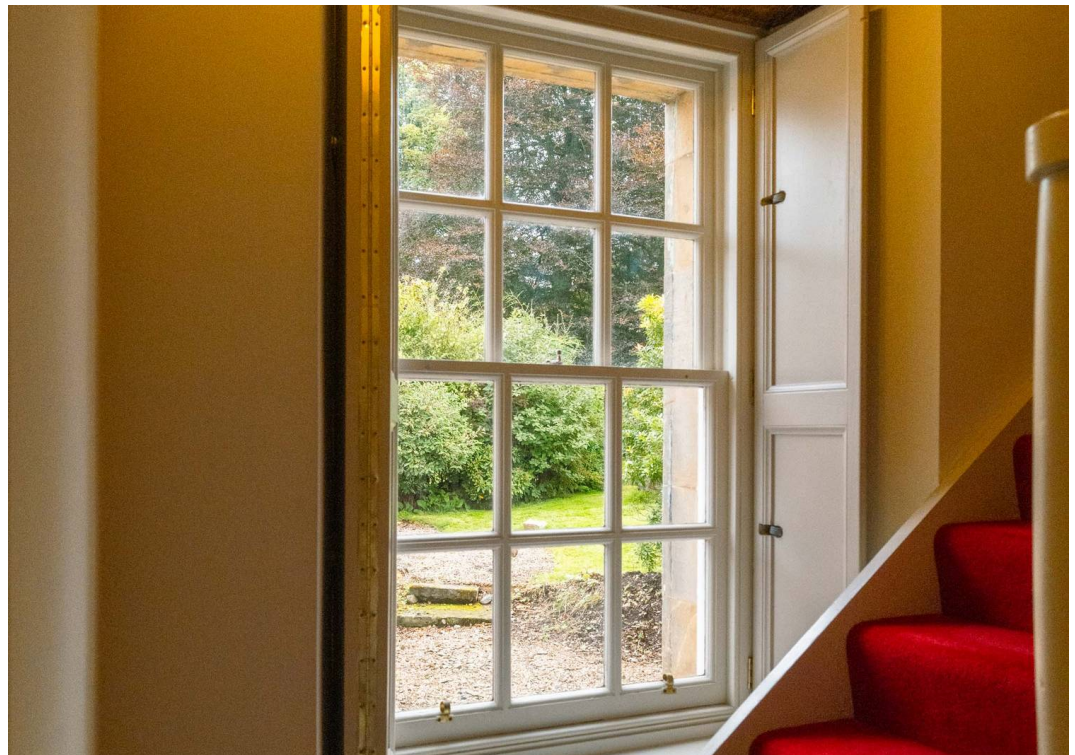
A characterful four-bedroom home within the historic Cullen House Grounds, enjoying a private garden and access to 18 acres of mature gardens, woodland and riverside walks in a beautiful nearby coastal setting.

- Characterful four-bedroom home within the historic Cullen House Grounds
- Beautiful period features and architectural detailing
- Private garden with access to approximately 18 acres of mature gardens and grounds
- Cullen Burn, woodland walks and historic bridges within the estate
- A rare opportunity to enjoy the beauty of an historic estate with the grounds maintained collectively.

Accommodation Comprises

Internally: Entrance Hallway, WC, Utility Cupboard, Sitting Room, Dining Room, Kitchen, Principal Bedroom, Three Further Bedrooms, Shower Room, Bathroom, First Floor Landing, Attic Landing / Gym Area and Floored Attic Storage.

Externally: Private Garden, Garage, approximately 18 acres of shared gardens, woodland and grounds and Cullen Burn.



Property Description

3 Playfairs Courtyard is an attractive four-bedroom home forming part of the historic Cullen House Grounds, set within peaceful mature grounds surrounded by woodland and open countryside.

Originally the game larder for Cullen House, the property is one of a small collection of individual residences created from the estate buildings. Cullen House is an impressive example of French-style castellated Scottish architecture, with origins dating back many centuries and strong associations with the Earls of Seafield and the family of Robert the Bruce.

In 1982, the house and ancillary buildings were sensitively converted into individual homes, preserving much of their original character. Extending to approximately 178 Sq m, the accommodation is arranged over two principal floors with additional attic space. Character features throughout include exposed stonework, timber detailing and vaulted ceilings.

The ground floor comprises a generous dual-aspect sitting room with fireplace and garden access, a formal dining room, and a well-appointed kitchen featuring a distinctive turquoise Everhot range.

On the first floor are four bedrooms, including a principal bedroom with built-in wardrobes, together with a family bathroom and separate shower room. A spiral staircase leads to a useful attic landing, currently used as a gym, and further floored attic storage.







General Remarks

Tenure

Freehold

Council Tax

Band F

Energy Efficiency Rating

EPC Rating: E

Local Authority

Moray Council

Services

Mains water and electricity, shared septic tank, and oil-fired central heating. Broadband services are available.

Fixtures and Fittings

All integrated appliances, blinds, curtain poles, light fittings and carpets form part of the sale. The Everhot range is not included but may be available for separate negotiation.

Shared Grounds

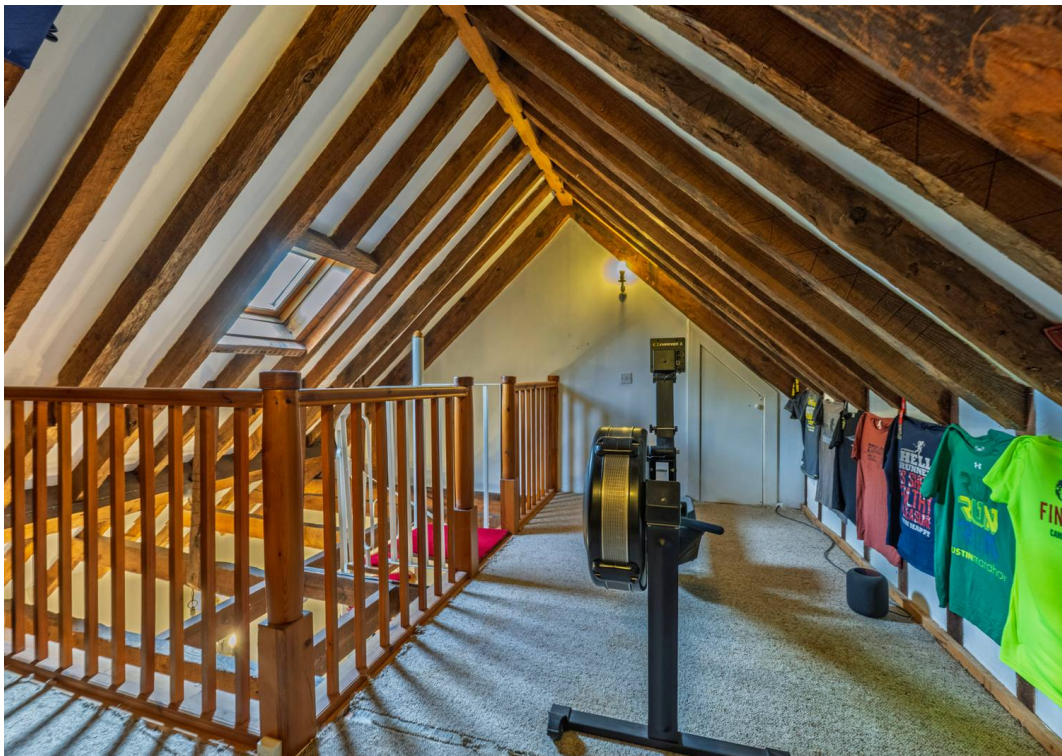
The owners of the properties within Cullen House collectively contribute towards the maintenance of the communal grounds and areas. The current contribution for 3 Playfairs Courtyard is approximately £1,600 per annum.

Fishing

Fishing opportunities are available on the Cullen Burn, with permits available locally. Prospective purchasers should make their own enquiries regarding current permit arrangements and fishing rights.

Listing and Conservation

Cullen House is a Category A listed building and forms an important part of the architectural and historical heritage of the area.





Gardens & Grounds

Externally, the property enjoys its own private garden, providing a secluded area immediately adjoining the house. Beyond the private garden, residents of Cullen House have access to approximately 18 acres of mature gardens, woodland and grounds. The landscape includes established trees and planting, lawns, woodland paths and the Cullen Burn, creating an attractive setting for walking and enjoying the outdoors.

The grounds have a particularly appealing sense of maturity, with the historic architecture of Cullen House sitting naturally amongst the established landscape. Paths lead through the woodland and alongside the burn, with a number of historic features adding interest along the way.

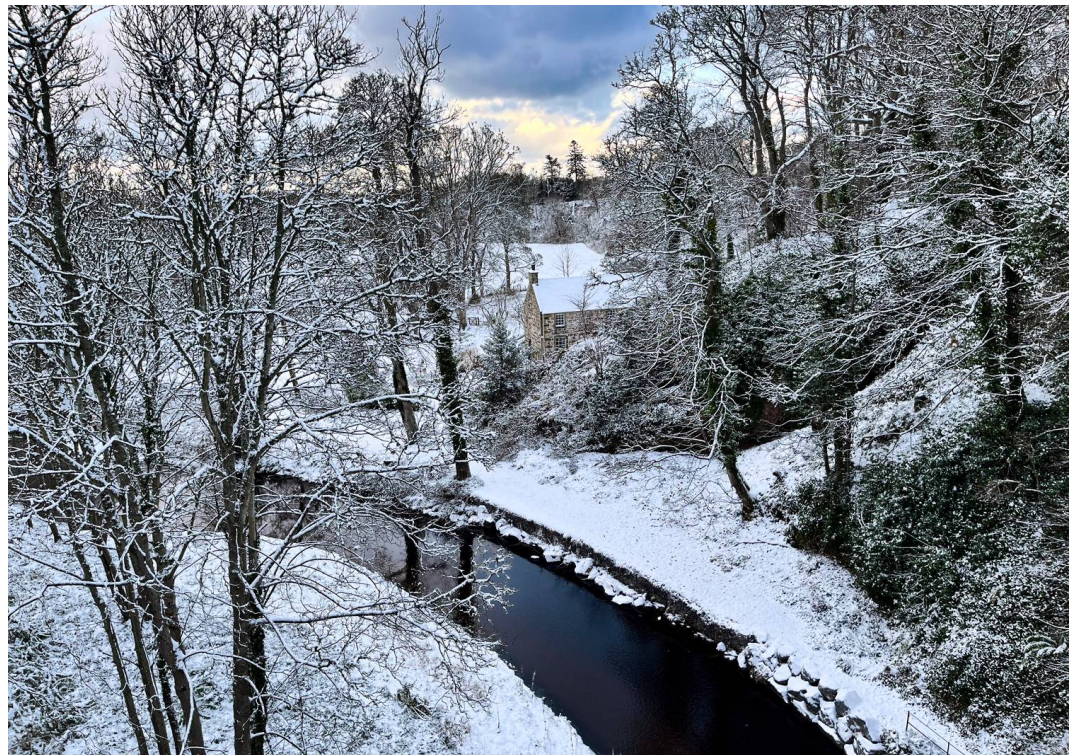
The Cullen Burn runs through the estate, and fishing is available, subject to the appropriate local permits. The grounds also include historic bridges, including the single-arched stone bridge over the burn and Prince Charlie's Bridge.

The extensive grounds are maintained collectively by the residents through an annual contribution. This provides the opportunity to enjoy the gardens, woodland and walks without the responsibility of maintaining such a substantial area individually. The current contribution for 3 Playfairs Courtyard is approximately £1,600 per annum.

For those who enjoy gardening, walking and the outdoors, this arrangement offers an attractive balance, with a private garden immediately outside the property and the wider estate available to explore and enjoy. 3 Playfairs Courtyard offers a distinctive opportunity to own a home within Cullen House and to become part of a historic setting, surrounded by established gardens, mature woodland and architecture which has stood for centuries.









Area Insights

3 Playfairs Courtyard enjoys a peaceful position within the historic Cullen House Grounds, close to the attractive coastal village of Cullen. The property combines the character of an historic country estate with easy access to the Moray Coast and the wider countryside of Moray.

Cullen is a picturesque former Royal Burgh with a historic harbour, traditional buildings and a beautiful coastal setting. The village offers a range of local amenities, while its sandy beach and surrounding coastline provide excellent opportunities for walking and enjoying the outdoors. The immediate surroundings are particularly appealing for those who appreciate mature landscapes and quiet walks. The Cullen House grounds extend through established gardens and woodland, following the course of the Cullen Burn and incorporating a number of historic features. The changing colours and planting throughout the seasons add to the appeal of the setting.

The wider coastline provides an excellent choice of walks, with sandy beaches, rugged cliffs and views across the Moray Firth. The surrounding area is also well suited to cycling, wildlife watching, watersports and other outdoor pursuits. Cullen's position on the Moray Coast makes it an excellent base for exploring the wider area.

Buckie provides a range of everyday facilities, while Elgin offers more comprehensive shopping, leisure, healthcare and professional services. Moray and Speyside are renowned for their scenery, historic houses, castles, whisky distilleries and outdoor activities.

The surrounding countryside provides opportunities for walking, fishing, cycling and wildlife watching, while the Moray Coast offers a particularly attractive combination of beaches, villages and coastal scenery. The larger centres of Aberdeen and Inverness are also accessible, providing further shopping, leisure, employment and transport facilities. With its historic architecture, mature grounds and peaceful setting close to the Moray Coast, 3 Playfairs Courtyard offers an appealing opportunity to enjoy a characterful home within the Cullen House estate, with the beauty and history of the surrounding grounds forming an integral part of everyday life.



Useful Links

Discover Cullen – <https://discovercullen.com/>

Historic Environment Scotland -
<https://portal.historicenvironment.scot>

Cullen Links Golf Club – <https://www.cullenlinksgolf.co.uk/>

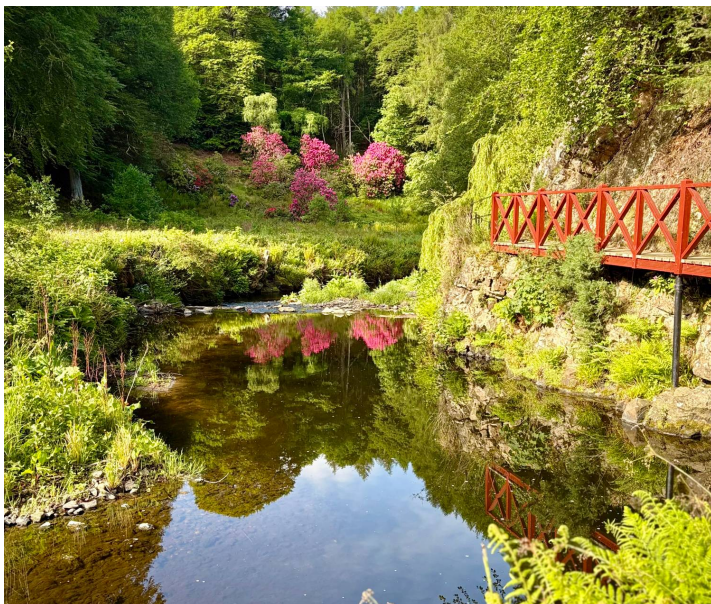
Cullen Sea School – <https://cullenseaschool.co.uk/>

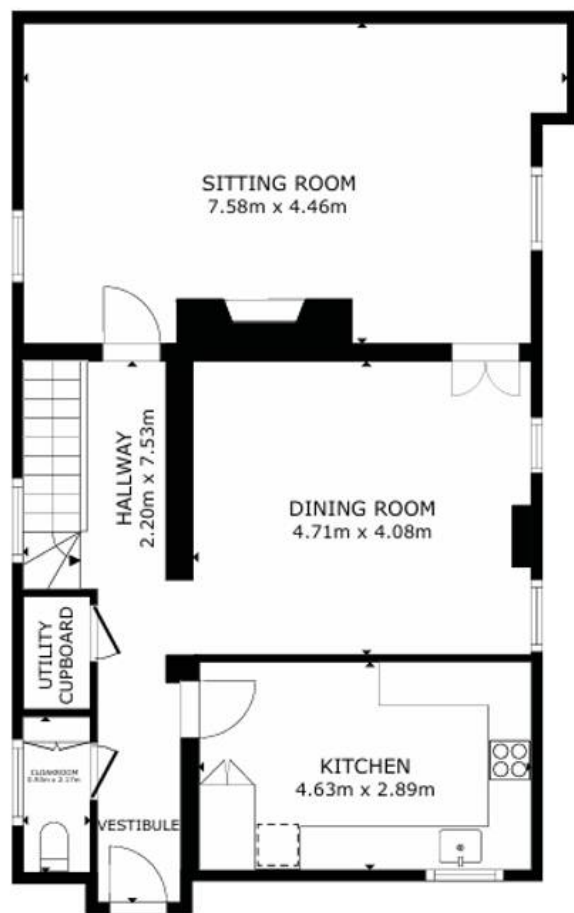
Moray Coast Trail –
<https://www.walkhighlands.co.uk/moray/elgin-buckie.shtml>

Moray Council – <https://www.moray.gov.uk/>

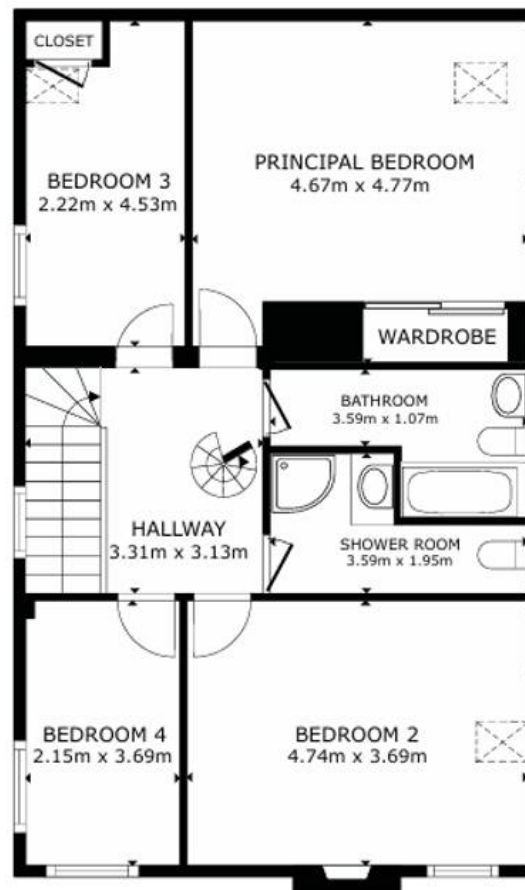
Fishing – <https://www.seafield-estate.co.uk/recreation-sports/fishing>

Moray Coast – <https://www.thechaoticscot.com/moray-coast/>

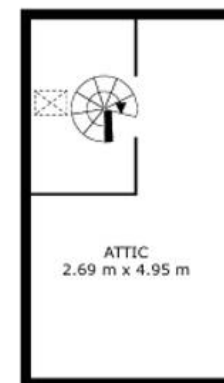




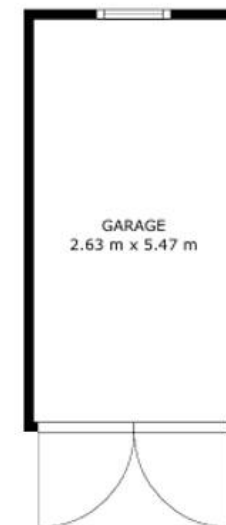
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



3 PLAYFAIRS COURTYARD

GROSS INTERNAL AREA
 GROUND FLOOR: 84.3 m², FIRST FLOOR: 82.2 m², SECOND FLOOR: 13.3 m²
 TOTAL : 179 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. 3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Paton & Co, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Paton & Co have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice. 3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn. 4. The property is sold subject to and with the benefit of all servitude rights, burdens, reservations, and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above. 5. These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law. 6. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 7. Paton & Co Estate Agents LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let, or withdrawn.



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