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LAW PRACTICE

Bleachfield House & Cottage, Cullen AB56 5TQ  
£500,000 under offer

## Property summary

Just 2.5 miles from the popular coastal town of Cullen, Moray is Bleachfield House a spacious well-presented four bedroom family home sitting in a 1/2 acre plot alongside Bleachfield Cottage which is a one bedroom home offering the opportunity for long term letting, Air BnB or a Granny flat. Moray is renowned as being one of the sunniest and driest counties in Scotland and has a wide range of excellent places to stay, eat and shop. The county is famed for its breathtaking scenery, long sandy beaches and wildlife and offers wonderful leisure and recreational opportunities. Cullen has a rich and diverse range of services and amenities and is a haven for arts, cultural and social events, antique centres, independent vintage shops and an architectural salvage yard. The town has a unique charm with good day to day amenities and is home to the world famous Cullen Skink as well as a 18-hole links golf course. The town has a nursery and primary school with secondary schooling found at Buckie High, Keith Grammar. Cullen is also served by a post office, medical centre and community centre/ library. Elgin, Aberdeen and Inverness are all within easy commuting distance whilst train stations at Keith and Elgin provide direct links to Aberdeen and Inverness. Buckie and Elgin offer major supermarkets, a good selection of independent shops, sporting and recreational facilities. Aberdeen and Inverness provide all of the facilities expected from a city, with an excellent selection of shopping, retail parks and associated services, rail links and airports.

## Full details

Bleachfield House dates from 1748 and the cottage followed in 1800, both used in the linen industry. A bleach field was created in 1752 where linen cloth and thread were bleached. With the decline of the industry in the 19<sup>th</sup> century the properties were occupied by farm workers until the late 1950's. This picture postcard property is in an idyllic rural location and has been sympathetically restored and offers modern living whilst retaining traditional features throughout including wooden beams, wood panelling, real wood flooring, stable style doors and deep display window sills. The properties are both finished to a high standard and are in walk-in condition. The double glazing units were replaced in both properties by the current owners. Both properties have their own separate boilers controlled by a Hive programmer and thermostat, utility supplies and mains water.

Bleachfield House is a two storey four bedrooomed property which has been lovingly decorated with bold print wallpapers and opulent soft furnishings. External wood panelled doors open into both the porch and the utility room. The entrance porch has velvet upholstered seating and via a wood panelled door accesses the hall leading to the lounge, bedroom 4 and the stairs to the first floor. The ground floor lounge is a dual aspect room with its focal point being an open fireplace housing a wood burner. This room has a fitted library style bookcase as well as a large storage cupboard. The lounge accesses the Jack and Jill bathroom which also opens to ground floor

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**Type:** Detached House

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**Availability:** For Sale

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**Bedrooms:** 5

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**Bathrooms:** 3

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**Reception Rooms:** 3

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**Parking:** Off Road Parking

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**Outside Space:** Front Garden, Rear Garden

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**Council Tax Band:** D

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bedroom 3. The ground floor bathroom is fitted with a three piece white suite consisting of w.c., handbasin and bath with mains shower above. Both ground floor bedrooms are beautifully decorated with bedroom 4 currently utilized as an office. The modern dining kitchen has an abundance of wall and base mounted units with real wood worktops. Inset Neff double electric oven, hob and cooker hood. Ample space for a dining set. A large under stair cupboard provides further storage. Recently laid vinyl flooring extends through to the utility room. The utility room is also fitted with base and wall units, with a Belfast sink. The utility room leads out to the garden directly on to the patio area. A carpeted staircase with wooden balustrade from the kitchen leads up to bedroom 2 which is a large double room with fitted storage. A wide carpeted staircase from the hall leads to the open plan family room on the first floor. This is a relaxing room, beautifully decorated with a wood burner as its focus. Also on the first floor is bedroom 1 which is a generous double with built in storage. Finally on the first floor is the shower room with a white suite and under floor heating.

Bleachfield cottage's accommodation is all on the ground floor and the cottage has been renovated throughout. The cottage has been adapted to be user friendly for those with mobility issues. Recent upgrades include a new boiler installed in 2023. The shower room has also been modernised and under floor heating installed. Real wood flooring has been laid in both the sitting room and kitchen. Also a new roof on the kitchen area of the cottage. The cottage like the house has wooden panelled entrance doors into both the lounge and the kitchen. The dining kitchen is a bright room with windows on all three external walls. Fitted with ample shaker style wall and base units with wooden worktops, ceramic sink with drainer and mixer tap. Ample space is available for a dining set. The white goods including the electric oven within the cottage kitchen will remain. The lounge is a dual aspect room with its focal point being the wood burner set on a tiled hearth with a wooden mantle above. An upholstered window seat gives a garden view. From the lounge a hall gives access to both the shower room and double bedroom. The bedroom has built in wardrobes with hanging rails and shelving and a new carpet has been fitted. The shower room consists of a w.c. handbasin and shower cubicle with mains shower. Aqua panelled throughout with a tiled floor as well as built in shelved cupboards.

## Outside

The large garden is surrounded by fencing with two sets of wrought iron gates giving individual access to both properties. Gravel drives offer offroad parking for several vehicles. The garden has been landscaped and new patio areas from the kitchen of both properties laid. Outside lighting around the property has also recently been installed. There are several storage areas within the garden. A large two storey workshop is attached to the cottage which has a ladder to the loft. The sellers currently lease an area of ground from Seafield Estate which they utilize, an annual peppercorn rent is payable of approx. £150.00.

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