



Milton Brodie  
Forres, Moray, IV36 2UA

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# A magnificent house dating from the 11th century with splendid Georgian façade and stunning grounds

Milton Brodie, Forres, Moray, IV36 2UA

Forres: 5 miles, Inverness: 32 miles, Aberdeen: 74 miles

## Ground Floor:

- reception hall, drawing room, dining room, morning room, breakfast room, nursery, study, kitchen, larder, laundry room, 2 wc's, 3 bedrooms, bathroom

## First Floor:

- 7 bedrooms, nursery/11th bedroom, 4 bathrooms

## Second Floor:

- 2 attic bedrooms
- Outstanding potential for use as a guest house or B&B
- Detached 3 bedroom cottage
- Useful outbuildings.
- Stunning garden grounds including a delightful walled garden.
- 3 paddocks with stables.
- Energy efficient bio mass boiler

About 9 ha (22.3 ac)



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## Situation

Milton Brodie is located in a secluded rural position near Kinloss in the peaceful, rolling countryside of Moray. The county is famous for its mild climate, has a beautiful and varied landscape, set on a coastline of rich agricultural land, prosperous fishing villages and wide, open beaches. The upland areas to the south are sparsely populated and provide dramatic scenery, some of which forms part of the Cairngorm National Park. This unspoilt landscape provides a wide range of leisure and sporting opportunities including fishing on the world famous Spey and Findhorn rivers, skiing at The Lecht and Cairngorm range, sailing and walking. Nearby is the 'jewel' of the Moray Coastline, the picturesque and historic village of Findhorn (about 5 miles) with its sheltered bay providing excellent sailing and water sports and highly regarded pubs including The Kimberly Inn, with its open fire, superb ales, drams and seafood. The Culbin Forest, a short drive away with marked walks and cycle trails, offers excellent opportunities for a wide range of outdoor pursuits. For the whisky enthusiast this is the heart of Speyside.

The village of Kinloss (about 2.5 miles), provides useful day to day amenities including a shop / Post Office, garage and an Inn. Both Elgin (about 10 miles) and Forres (about 5 miles) provide a wider range of shops and amenities whilst the surrounding area offers some excellent hotels, restaurants and historic local attractions. Schooling up to secondary level, including a Steiner School is available both in both Forres and Elgin whilst private schooling is available at Gordonstoun (with its Royal connections), about 8 miles away. Primary schooling is available nearby in Kinloss. Inverness (about 32 miles) has all the facilities of a modern city including its airport (about 24 miles) which offers regular flights to the south as does Aberdeen airport, including to London Heathrow.

## Description

Milton Brodie is an elegant category A Listed property situated in a peaceful wooded position to the south east of Kinloss on the 'Laich o' Moray'. The house is situated in private part wooded grounds, extending to approximately 22.3 acres. Milton Brodie is a hugely significant house which originally dates back to the 1100's. The architecture has evolved over the years culminating in a fabulous Georgian front façade (by esteemed architect



William Robertson) with colonnade entrance portico. The accommodation has been upgraded in recent years and is arranged over three floors with four separate non linking staircases.

On the ground floor the front door leads into a spectacular reception hall. This has two sets of double doors leading to the principal reception rooms, the dining and the drawing room. The drawing room has an open fire and marble surround depicting two eagles and some ornate cornice work. The dining room also











has a splendid open fireplace with marble surround and Adam mantelpiece. At the north end there are two columns under which the sideboard is situated. The dining room has a door which leads into the service corridor behind the kitchen. The sitting (morning) room is situated at the west end of the house and has an open fire with a sandstone surround. There is a window seat under the south facing window.

Other ground floor reception rooms include a nursery and a gun room / study at the east end of the front facade. The centre point of the ground floor accommodation is the kitchen. This was extended and improved some years ago and now includes in the main kitchen a superb range of wall and floor units. These incorporate a twin stainless steel sink with mixer tap and drainer, a four ring halogen hob with extractor, a four oven Aga, plumbing for dishwasher and a useful larder off. This gives access straight into the breakfast room which has a door to the back of the house and ample room for a large dining table. This also has a separate sink built into a floor unit. At the north end of the ground floor accommodation there are a couple of double bedrooms served by a bathroom. To the east of the kitchen is a glazed hall offering plenty of coat hanging space and giving access to a store and a garage. Behind the morning room is a further bedroom. The first floor accommodation is serviced by four separate staircases. The principal bedroom is a spacious room and this is served by a magnificent bathroom and a dressing room / nursery / 11th bedroom. Above this on the second floor are a further two attic bedrooms. There are a further six bedrooms on the first floor, each in pairs served by a separate staircase and a separate bathroom. In recent years, these have been let out as high quality bed and breakfast accommodation with one of the bedrooms in each pair adapted for use as a private sitting room. This has generated a useful income and has considerable scope for further development.

## Outside

Milton Brodie is approached from the main road by both a north and south drive which lead through the wooded grounds to the front of the house. This has a gravel sweep with ample parking space. The gardens are quite magnificent. To the south of the house there is an extensive lawn shaded by a variety of mature trees including two large walnut trees. There are many mature shrubs and plants including azaleas, magnolia, rhododendrons, a large and the relatively unusual Katsura (*Cercidophyllum*

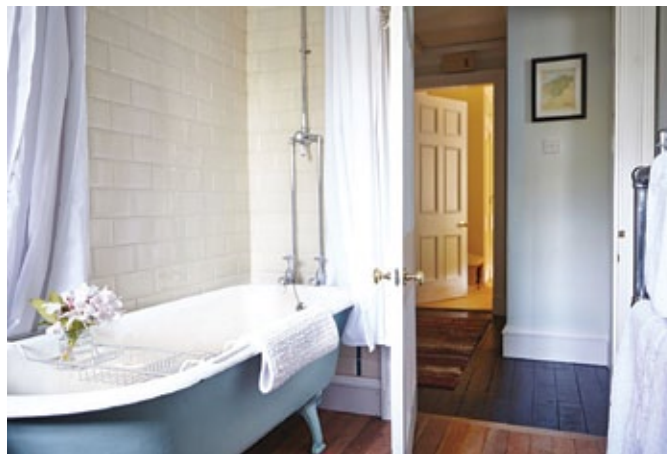
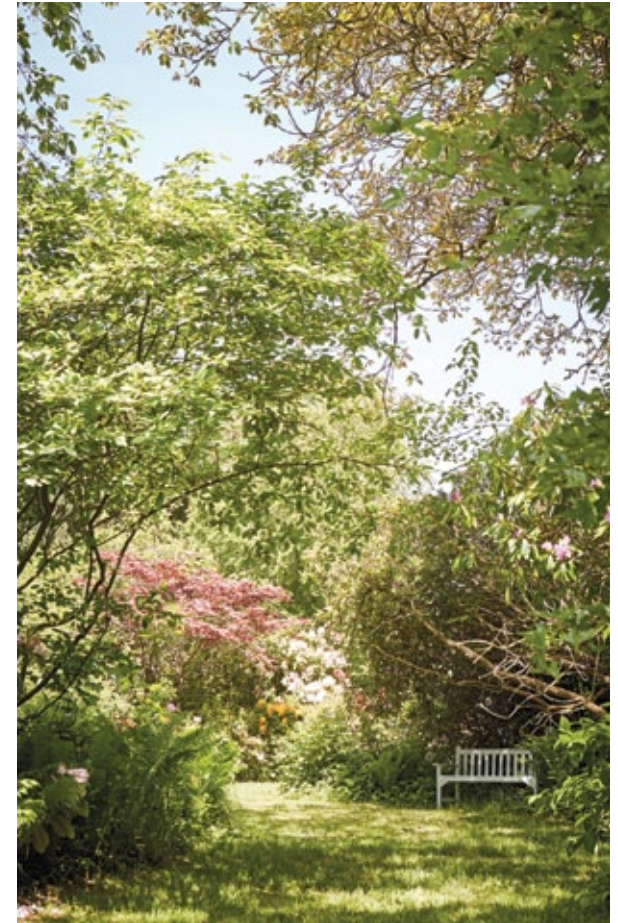






Japonicum) and a mature Enkianthus. Milton Brodie has a walled garden with fruiting trees along the walls and productive vegetable beds and fruit cages. There are two green houses. On the far side of the wall there is a lean-to implement store for housing garden equipment. To the west of the house is a delightful mixed wood of lime, fir, birch and copper beech under planted with a range of flowering bulbs together with a magnificent laburnum walk. A summer house looks out over a small private garden area surrounded by a rose bed with a paved seating area. The amenity woodland continues to the south. There are various other useful stores / outbuildings.





The property is sheltered on all sides by mature woodland and also includes three enclosed paddocks and a riding school (all recently re-fenced and gated), which are ideal for grazing horses or other livestock. There is a substantial timber built hay store as well as a stable block with three loose boxes, a tack room and feed store. There is also another recently built timber lambing shed in the north field. All fields have mains water troughs.







## Viewing

Strictly by appointment with the selling agents  
(Savills 01356 628 628 / CKD Galbraith 01343 546 362).

## Directions

### From the East:

From Elgin, head westwards on the A96 towards Forres.  
Passing through the Oak Wood and Alves, continue for about 4  
miles before turning right onto an unclassified road, signposted  
towards East Grange & 'The Loft'.

### From the west:

From Inverness, head east on the A96 passing through Nairn

and Forres. Crossing over the roundabout at the Forres  
Business Park, continue for a further 3 miles before turning left  
onto an unclassified road, signposted towards East Grange &  
'The Loft'.

Take the next right turn, passing over the railway line and East  
Grange on the right hand side. Continue for about 1 mile where  
entrance to Milton Brodie is located straight ahead.

## Dorranlea Cottage

Also included is Dorranlea, a detached cottage of 'Dorran'  
construction which includes 3 bedrooms, a sitting room, kitchen  
and bathroom. The cottage is currently let on a short assured

tenancy (£550 pcm) and is heated using the bio mass  
boiler which also heats the main house. Solar thermal  
panels mounted on the roof also help heat the hot water  
system. There is a small but well maintained garden with  
ample parking space. (Further details are available from  
the selling agents).

## Bio Mass Boiler

The house and cottage are heated using a 100kW log fed  
bio mass boiler. Plumbing has also been installed to a  
summer house in the garden and is available on site with  
potential to heat a swimming pool (subject to obtaining  
all necessary planning consents). With the combined  
feed in tariff payments, the selling agents are advised that  
the boiler generates approximately £12,000 per annum.  
Purchasers should note that the shed housing a boiler  
does not have formal planning consent.

## Services

Mains water and electricity. Private drainage. 100kW bio  
mass (log) boiler.

## Listing

Milton Brodie House and the gatepiers flanking the East  
and South entrances are category A listed.

## Local Authority

Moray Council, Council Offices, High Street, Elgin, Moray,  
Tel. 01343 563000

## Fixtures and Fittings

Any fitted carpets and curtains are included in the sale.  
No other items are included unless specifically mentioned  
in these particulars. The chandeliers in the sitting room  
and two guest bedrooms and the fire grates and fenders  
in the drawing room and dining room are available  
in addition. The sideboard in the dining room was  
specifically built for the room and is included in the sale.

## Servitude Rights, Burdens and Wayleaves

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 referred to in









the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

### Access

The neighbouring house properties have a right to take access over part of the driveway which form part of the subjects for sale.

### Internet Website

This property and other properties offered by CKD Galbraith and Savills can be viewed on our websites at [www.ckdgalbraith.co.uk](http://www.ckdgalbraith.co.uk) and [www.savills.com](http://www.savills.com) as well as our affiliated websites [www.rightmove.co.uk](http://www.rightmove.co.uk) and [www.onthemarket.com](http://www.onthemarket.com).

### Solicitor

Urquharts, 16 Heriot Row, Edinburgh EH3 6HR. Tel: 0131 556 2896. Email: [enquiries@urquharts.co.uk](mailto:enquiries@urquharts.co.uk)

### Offers

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

### Important Notes

1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2. Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3. These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4. **Closing Date:** A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to CKD Galbraith or Savills, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5. **Offers:** Formal offers in the acceptable Scottish form should be submitted, through a Scottish Lawyer, to CKD Galbraith, 5 Commerce Street, Elgin, Moray, IV30 1BS or Savills, 12 Clerk Street, Brechin, DD9 6AE. 6. **Third Party Rights and Servitudes:** The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.





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Kinloss,  
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Gross internal area (approx)  
**834.99 sq.m (8988 sq.ft)**  
(Including Garage & Boiler House)

**Bin Store, Game Larder & Stick Shed**

Gross internal area (approx)  
**12.91 sq.m (139 sq.ft)**

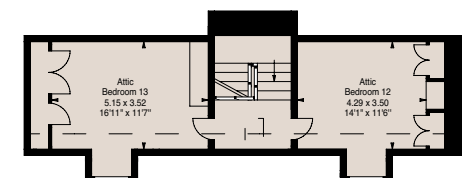
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Ground Floor



First Floor



Second Floor



