





# Ardoch Mill, Deskford, AB56 5XX

- Charming 2 bedroom cottage
- Former Mill
- Substantial out buildings
- Development opportunity
- 1 acre

## Summary

Ardoch Mill, a beautifully restored two-story stone cottage, is set on a sprawling plot of over an acre in the serene Deskford area. This former mill, part of the historic Seafeld Estates, features extensive outbuildings currently housing the South Lissen Pottery and Gallery, making it a hub for both residential tranquillity and creative enterprise. The main cottage includes a cozy sitting room with a wood-burning stove and exposed stone walls, a bright kitchen with patio doors leading to a well-maintained garden, and two spacious, light-filled double bedrooms upstairs. The property's outbuildings, covering around 450 square meters, offer potential for various uses including residential conversion, subject to planning permissions. These features, combined with the property's commercial potential and its current use as a successful pottery business, make Ardoch Mill an attractive option for those looking to combine a rural lifestyle with entrepreneurial or artistic endeavours.

## Situation

Ardoch Mill, situated in the tranquil Deskford area, offers an idyllic setting for those looking to reside in the Scottish countryside. Just a short drive from the vibrant town of Buckie with a rich heritage and active harbour. Buckie itself is equipped with a variety of amenities, including a diverse retail environment with both independent shops and high street brands, and a culinary scene that features local and international dishes. The town is also well-suited for families, offering several schooling options such as Buckie High School and three primary schools, alongside Moray College's Learning Centres for extended educational opportunities.







## The Business

Ardoch Mill currently hosts a thriving pottery business, renowned for its popular gallery and studio which attract numerous tourists and enjoy a stellar reputation. This property is an excellent opportunity for those interested in pursuing a lifestyle business, particularly within the Arts and Crafts sector.

The outbuildings are primed for conversion into residential units, pending statutory planning permissions, and could serve as ideal self-catering holiday accommodations due to the high demand in the Moray area.

Moreover, the commercial attributes of the building make it an excellent choice for entrepreneurs seeking to operate a business from home, combining functionality with historical charm.



## Property

Ardoch Mill is an elegantly restored, traditional stone-built, two-story cottage located on an expansive plot exceeding one acre. Originally a working mill part of the historic Seafield Estates, this property boasts extensive outbuildings that are currently utilized for various purposes, including the notable South Lissens Pottery, Silk Art and Gallery.

Upon entering the cottage through the main door, visitors are greeted by a central hallway featuring a neatly arranged utility area. This hallway leads to a well-lit kitchen at one end, where large patio doors not only provide access to the garden but also invite an abundance of natural light, enhancing the warmth of the space. The kitchen is outfitted with an assortment of free-standing units and a range cooker, ideal for culinary activities.

Opposite the hallway lies the main sitting room, a warm and inviting space characterized by an exposed stone wall and a wood-burning stove. This double-aspect room includes a door that opens directly onto the garden, seamlessly blending indoor and outdoor living. The entire ground floor is adorned with solid wood flooring and equipped with double-glazed windows for enhanced comfort and energy efficiency.

Ascending the stairs from the hallway, the first-floor landing provides access to two spacious double bedrooms, each well-lit and featuring charming cottage windows. Both bedrooms are carpeted, adding a touch of luxury and comfort. Additionally, there is a contemporary bathroom equipped with a walk-in shower, WC, and wash hand basin.

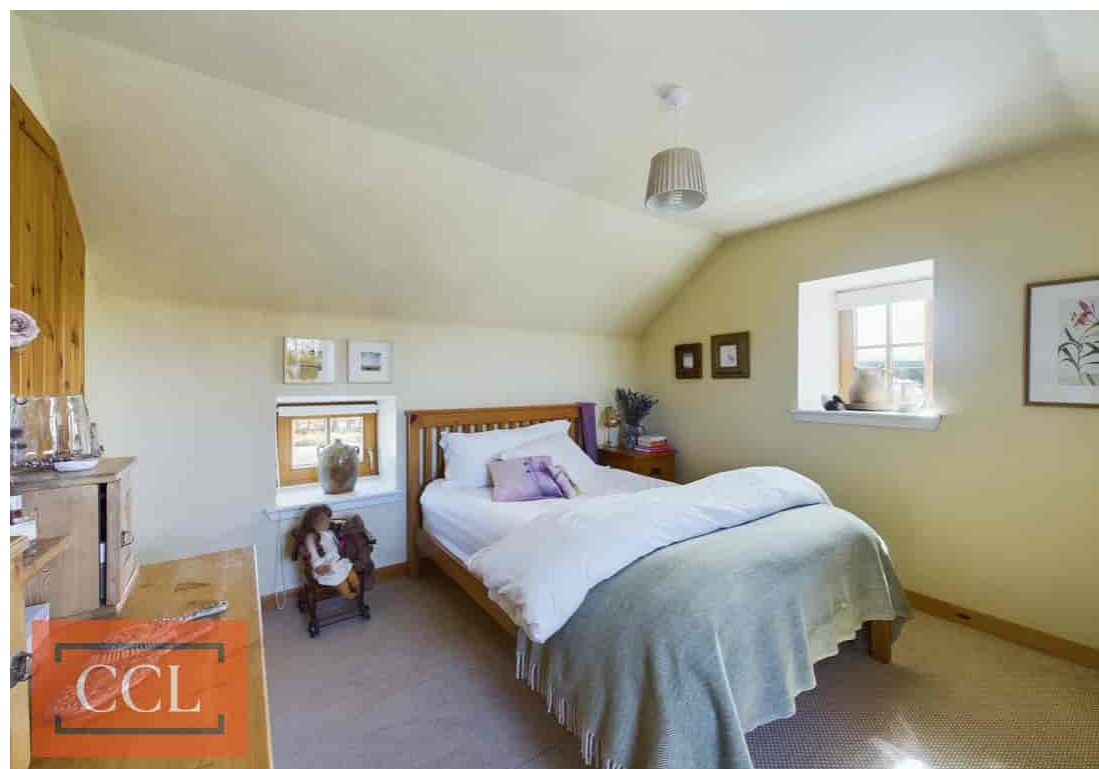
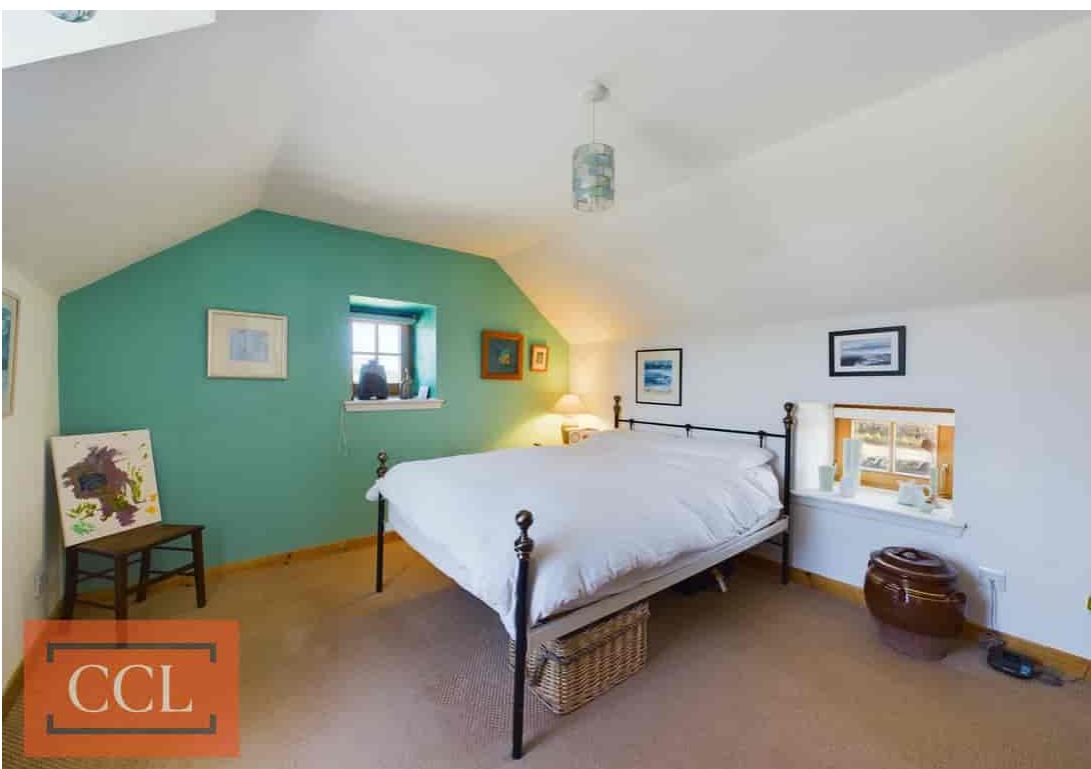
The property's rich history as a mill is reflected in the substantial outbuildings, which cover approximately 450 square meters. These spaces are versatile, currently serving as storage, workshops, office space, and a publicly accessible studio and gallery. The original grain silos remain intact, offering unique potential for creative conversions, subject to necessary approvals, for various uses including residential living.



## External

The property is distinguished by a stone wall at the front, which demarcates it from the road. A large parking area at the front provides ample space for visitors to the gallery. The cottage and outbuildings encircle a beautifully landscaped courtyard garden, complete with gravel pathways that facilitate access to various garden features. A vegetable patch and a polytunnel, utilizing the walls of a former structure for shelter, enhance the rustic charm. Adjacent to the property, a large grassy area adorned with fruit trees slopes gently down to a burn, marking the northern boundary of the property and adding to its picturesque setting.

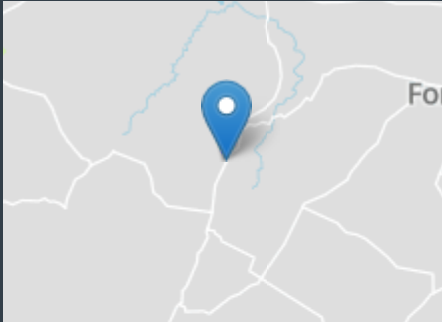













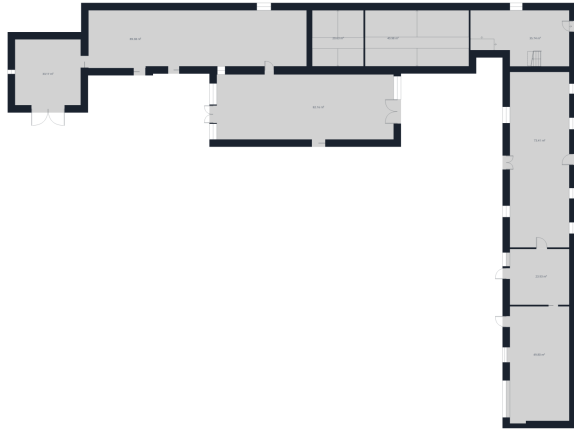


### Services

The property has mains water, and electricity. Electric heating. Drainage to septic tank.

### Tenure

The property is held on a Scottish equivalent of Freehold

 <b>Floor 0 Building 1</b>		  <b>Approximate total area<sup>(1)</sup></b> 527.7 m <sup>2</sup>  <b>Reduced headroom</b> 1.39 m <sup>2</sup>
 <b>Floor 1 Building 1</b>		
 <b>Floor 0 Building 2</b>		
		<small>(1) Excluding balconies and terraces</small>
		<small>⌘ Reduced headroom (below 1.5m/4.92ft)</small>
		<small>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</small> <b>GIRAFFE360</b>



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