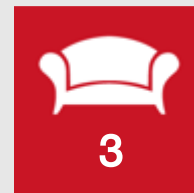


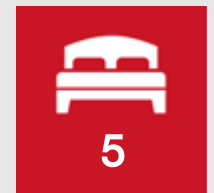


**Thorntons**  
The right way to move

Longhill Mill, Longhill, Elgin,  
Moray IV30 8LE



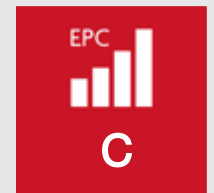
3



5



2



EPC

C



## Summary

Longhill Mill, incorporating The Barley Mill, is an exceptional Grade 'A' listed former mill house dating from 1733, rebuilt in 1891 and thoughtfully converted in 2003 to combine period character with modern comfort. Set in a sought-after rural location north of Lhanbryde on the edge of the historic Innes Estate, it enjoys peaceful farmland surroundings with easy access to the village, the A96 and the Moray coastline. Retaining features such as exposed beams, millstones and a restored water wheel, the main house offers generous, characterful accommodation, while The Barley Mill provides a highly versatile two-bedroom en-suite annex, currently run successfully as a holiday let and suitable for independent use or integration with the main home.

## Features

- Beautiful Grade A listed former mill house
- Picturesque Setting on 0.95 Acre
- 3 reception Rooms, 5 bedrooms, (including Barley Mill)
- Flexible layout and accommodation
- Large garden grounds including fruit orchard
- A successful holiday let (Barley mill) with profitable income
- Oil central heating & double glazing; EPC D
- Garage, summer house with bar & cinema room
- Council Tax Band: F
- Floor area: 261m<sup>2</sup>

## Room Measurements

Lounge 5.50m x 5.55m (18'1" x 18'3")

Kitchen 5.29m x 5.26m (17'4" x 17'3")

Family/sun room 3.53m x 4.01m (11'7" x 13'2")

Bedroom 1 3.94m x 4.01m (12'11" x 13'2")

Ensuite 1.49m x 2.22m (4'11" x 7'3")

Bedroom 2 3.72m x 4.12m (12'2" x 13'6")

Ensuite 2 1.46m x 0.65m (4'9" x 2'2")

Bathroom 2.18m x 2.61m (7'2" x 8'7")

Bedroom 3 3.02m x 3.84m (9'11" x 12'7")

Utility/shower room 1.44m x 3.73m (4'9" x 12'3")

Annex lounge 5.45m x 3.56m (17'11" x 11'8")

Annex Kitchen 3.75m x 3.58m (12'4" x 11'9")

Bedroom 4 3.66m x 2.98m (12'0" x 9'9")

Bed 4 Ensuite 2.01m x 1.62m (6'7" x 5'4")



Beautifully converted historic mill in  
a sought-after rural setting close to  
Lhanbryde and the Moray coastline.







Proven income-generating  
self-contained annex, currently run as  
a successful holiday let, offering  
flexible living.





While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

# Thorntons

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