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Ardenbeg And Bunk House, Grant Road, Granttown On Spey, PH26 3LD  
Offers over £410,000

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solicitors and estate agents



A substantial traditional property with attached bunkhouse accommodating 23 guests but also potentially suitable for conversion into two rental properties. The main house is a substantial granite and slated dwellinghouse of character, architect designed and built to a high standard in 1909 and standing in approximately 0.5 acres of garden grounds. Ardenbeg, with attractive period features including stained glass windows, elegant stairway with carved newel posts and spindles, ornate cornicing, mouldings and original fire surrounds is well maintained throughout and ideal for use as a private home or guest house business being within easy reach of the Golf Course, River Spey and all the amenities of Granttown on Spey and wider Cairngorms National Park. In more recent years the owners have been operating part of the property as a successful outdoor centre with additional accommodation for 23 persons provided in two fully self contained bunk house units adjacent to and accessible from the main house with each level enjoying exclusive access. Outside the property is set back with excellent off street parking and a double garage, garden shed and large private rear garden. This is a rarely available opportunity in a top location and viewing is highly recommended. Energy Performance Certificate Rating Band E and Band G

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## Grantown On Spey

Situated within the Cairngorms National Park Grantown is the Capital of Strathspey and a leading tourist resort. It has a fine shopping centre, first class hotels and guest houses, Primary and Grammar schools offering education to university entrance standard, Cottage Hospital and Health Centre. Sporting facilities include 18 hole golf course, superb leisure centre with 4 court sports hall, climbing wall, fitness suite and 20m pool, award winning outdoor activity centre, excellent Salmon and Trout fishing in the River Spey and other waters, 8 tennis courts, bowling green, children's recreation park and forest walks through Grant Park. There are many places of interest to visit in the area with Grantown being the gateway to the Malt Whisky Trail. The Grantown Heritage Centre is open through the summer and Highland Games are held at different venues throughout the Spey Valley. Within easy reach are the Cairngorm Mountains for winter sports facilities and hill walking. The sandy beaches of the Moray Firth are also close by. Other distances from Grantown on Spey - Aviemore 15 miles; Elgin and Inverness 34 miles; Aberdeen 80 miles; Perth 95 miles.

## Overview

The main house offers excellent family accommodation over three floors and bunk house to the rear, sleeping upto 23 people across two self-contained units offering excellent income as well as the opportunity to convert into two self contained apartments subject to the necessary consents. The property sits in a large plot of approximately 0.5 acres with good off street parking in addition to a timber garage. The rear gardens are mainly laid to lawn with patio areas and are bounded with mature trees and timber fencing. Total accommodation extends to approx 436 sqm.

## Accommodation

Main House:

Ground Floor - Entrance Vestibule I Reception I Lounge I Family Room I Kitchen/Breakfast Room I Utility I WC I Store

First Floor - Master Bedroom + Dressing Room I Bedroom Two I Bedroom Three I Bedroom Four/ Office I Bathroom I Veranda

Second Floor - Bedroom Five I Shower Room

Bunkhouse:

Upper Ground Floor - Kitchen / Dining / Common Room I Four Bed Bunk Room I Six Bed Bunk Room I Two Shower Rooms

Lower Ground Floor - Kitchen / Dining / Common Room I Five Bed Bunk Room + En-Suite Shower Room I Eight Bed Bunk Room I Shower Room I Drying Room I Store I Kit Room I Boiler Room

## Entrance Vestibule

1.83m x 2.40m 6'0" x 7'10"

A timber and glazed door provides entry to the welcoming entrance vestibule and a further timber and glazed door opens into the reception. A lovely feature of the room is the stained glass windows to the front and there is tiled flooring and ceiling lighting.

## Reception

4.40m x 4.68m 14'5" x 15'4"

A spacious reception room which is currently being used as a dining room and enjoys three tall windows to the front flooding the room with natural light. Doors open to the lounge, side hall and inner hall and carpeted stairs lead to the first and second floors. There is a lovely feature fireplace with tiled hearth and timber mantle, carpet flooring, ceiling lighting and a radiator.

## Lounge

4.40m x 4.80m 14'5" x 15'9"

A relaxing and bright lounge enjoying a window to the front and a beautiful bay window to the side allowing natural light to flood through, centred around a warming open fire with slate hearth, stone surround and timber mantle. There is charming wall lighting, carpet flooring and two radiators.

## Side Hall

1.60m x 1.68m 5'3" x 5'6"

Accessed from the reception area, the side hall provides entry to the family room and the WC. There is carpet flooring and ceiling lighting.

## Family Room

4.36m x 3.80m 14'4" x 12'6"

A wonderful cosy and comfortable family room enjoying a large bay window to the side overlooking the garden grounds centred around a homely open fire with tiled hearth and surround and timber mantle. There is a press cupboard providing storage, carpet flooring, ceiling lighting and a radiator.

## WC

2.63m x 1.21m 8'8" x 4'0"

Consisting of a WC and wash hand basin with twin taps. There is carpet flooring and ceiling lighting.

## Inner Hall

Accessed from the reception area, the inner hall provides access to the kitchen / dining room and a large store. There are hooks for hanging outerwear, carpet flooring and wall lighting.

## Store

A large store with hooks and shelving providing great storage. A window to the side allows in lovely natural light and there is a radiator, wall lighting and carpet flooring.

## Kitchen / Breakfast Room

3.01m x 4.63m 9'11" x 15'2"

A beautiful and modern kitchen providing a great range of base, drawer, wall and larder units with complementary worktop and matching splash back which extends into a sizeable breakfast bar creating the perfect place for the family to gather to cook and eat. Integrated within the kitchen is a one and a half bowl sink with mixer tap, Hotpoint oven / grill, larder fridge and freezer, a Newworld hob with Baumatic extractor hood over and there is plumbing for a dishwasher. A double tall window to the side floods the room with natural light and there are two lovely four point ceiling lights, a radiator, vinyl floor tiling and a door provides access to the utility / store room.

## Utility / Store

3.36m x 3.52m 11'0" x 11'7"

Access is from the kitchen / breakfast room and a timber and glazed door provides entry to the garden and a further timber door allows access to the upper ground floor bunkhouse. This sizeable utility / store has plumbing for a washing machine and space for a tumble dryer and with shelving aplenty there is lots of storage space. Two velux windows to the side allow in natural light and there is recessed ceiling lighting, vinyl flooring and the alarm system is situated here.

## Landing / First Floor

A carpeted elegant staircase leads up to the first floor landing where a glazed door provides entry into the first floor hallway. A beautiful stained glass window lights up the landing and there is wall lighting and a radiator.

## Hallway

The hallway provides access to the master bedroom, bedrooms two, three and four, the bathroom, dressing room and the veranda. A shelved cupboard with a ceiling light provides good storage and there is high level electrical switchgear, carpet flooring, ceiling lighting and the Horstmann programmable heating controls for the main house are situated here.

## Master Bedroom

4.33m x 4.75m 14'2" x 15'7"

A bright spacious double bedroom enjoying three large windows to the side flooding the room with natural light and benefitting from a lovely sizeable dressing room. A lovely feature of this bedroom is an ornamental fireplace and there is a charming three point ceiling light, radiator and carpet flooring.

## Dressing Room

2.65m x 4.26m 8'8" x 14'0"

A spacious dressing room providing base and drawer units offering good storage incorporating a modern wash hand basin with mixer tap. Shelving and hanging rails provide a magnitude of storage for clothing and shoes and there is a contemporary vertical radiator, carpet flooring, ceiling lighting and a double window to the side allowing in fabulous natural light.

## Bedroom Two

4.38m x 4.75m 14'4" x 15'7"

A comfortable double bedroom benefitting from windows to the front and side allowing in lovely natural light. There is an ornate feature fireplace, carpet flooring, ceiling lighting and a radiator.

## Bedroom Three

3.22m x 4.70m 10'7" x 15'5"

A bright double bedroom featuring a triple window to the front flooding the room with natural light. There is a lovely timber ornate fireplace, charming five point ceiling light, carpet flooring and a radiator.

## Bedroom Four / Office

3.20m x 3.50m 10'6" x 11'6"

A sizeable room which is currently being used as an office and enjoys a double window to the side allowing lovely natural light. There is a lovely four point ceiling light, carpet flooring and a radiator.

## Bathroom

2.58m x 3.30m 8'6" x 10'10"

A generous bathroom comprising of a WC, a timber vanity unit with storage under housing an Armitage Shanks wash hand basin with twin taps enjoying a modern illuminated mirror over, a bath with twin taps and a sliding door corner shower cubicle situating a mains pressure rainfall shower with quality wet wall surrounding. A double window to the side allows in lovely natural light and there is vinyl floor tiles, a radiator and a charming three point ceiling light.

## Veranda

A superb spacious timber decked veranda benefitting from safety rails surrounding and creating a private sunny place to sit and enjoy a relaxing drink.

## Second Floor

Carpeted stairs lead up to the second floor and doors open to bedroom five and the shower room. A Velux window to the side allows in natural light and there is lovely recessed ceiling lighting.

## Bedroom Five

6.23m x 5.00m 20'5" x 16'5"

A charming light L-shaped double bedroom which benefits with twin windows to the front and side and a further Velux window to the side allowing wonderful natural light to flood through. There is carpet flooring and recessed ceiling lighting.

## Shower Room

1.40m x 2.70m 4'7" x 8'10"

The shower room comprises of a WC, a timber vanity unit with storage underneath housing a wash hand basin with twin taps and a sliding door shower cubicle with white tiling situating a Neptune Showers Solo electric shower. Two Velux windows to the rear allow in lovely natural light and there is a panel heater, extractor and recessed ceiling lighting.

## Bunkhouse Accommodation

The bunkhouse offers accommodation for groups of up to 23 people and is split across two levels, an upper and lower bunkhouse, each enjoying separate access. Accommodation is in private rooms of four beds (two standard bunks), a five bed room (two standard bunks and a single bed), a six bed room (one double bunk & one standard bunk), and eight beds (four standard bunks), each with private bathroom facilities. Outside is an enclosed garden with seating, children's play area and charcoal BBQ. At present the bunkhouse accommodation can be booked by bed, by room, by upper or lower bunkhouse, or the whole bunkhouse for larger groups.

## Bunkhouse - Lower Ground Floor

The lower bunkhouse is accessed at the rear of the property, sleeps thirteen people across two bedrooms sleeping five and eight. The five bed room enjoys an en-suite shower room and there is another spacious shower room, a well equipped kitchen / dining / common room with fabulous spacious dining area and industrial gas cooker, a large store with fridge and fridge / freezer, a washing / drying room with industrial washing machine, dehumidifier and a kit room providing an abundance of shelving and hooks for housing kit and clothing.

## Bunkhouse - Upper Ground Floor

Stairs lead up to the upper bunkhouse which sleeps ten people across two bedrooms sleeping four and six, has two shower rooms and a well-equipped kitchen / dining / common room with spacious dining area, industrial Lincat gas cooker, large fridge / freezer and plentiful storage.

## Outside

A large gravel area opens in to the front of the property allowing parking and turning for several vehicles. The extremely spacious rear garden is mainly laid to lawn, interspersed with established trees and surrounded by a high level timber fence. There is a timber garden shed measuring 3m x 6m providing storage for gardening and sports equipment and an oil tank.

## Double Garage

6.30m x 5.80m 20'8" x 19'0"

Two double doors open at the front of this wonderful double timber garage which benefits from concrete flooring, power and light and provides storage for two vehicles and sports and garden equipment.

## Energy Performance Rating

The property has a current Energy Performance Certificate Rating of Band E and Band G



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# Main House - Ground Floor



Plans not to scale, for illustration only



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Main House - First and Second Floor



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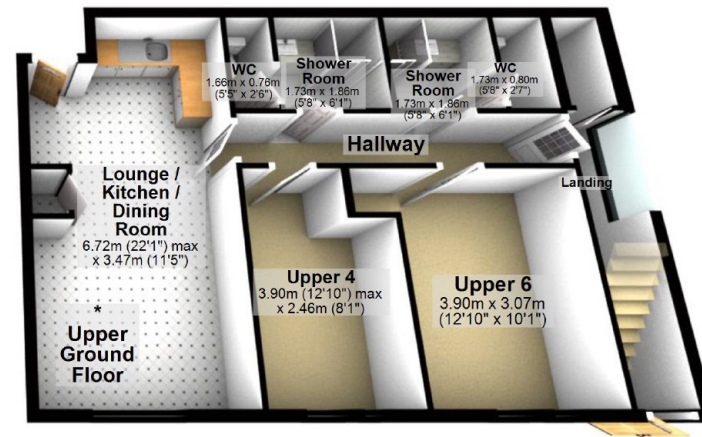
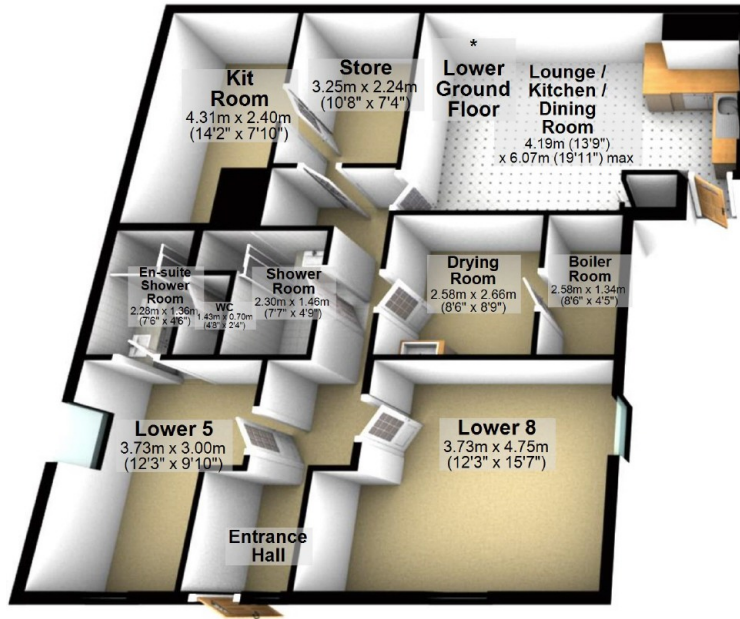
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## Bunk House



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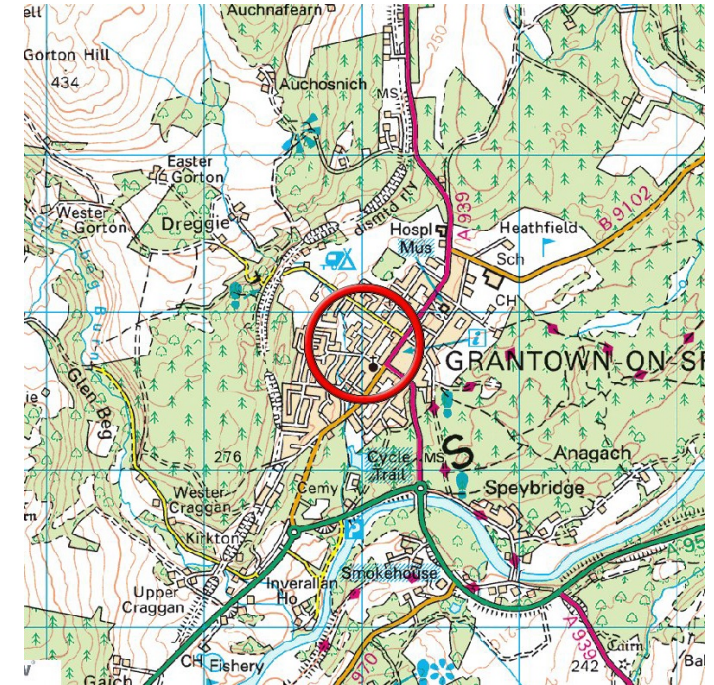
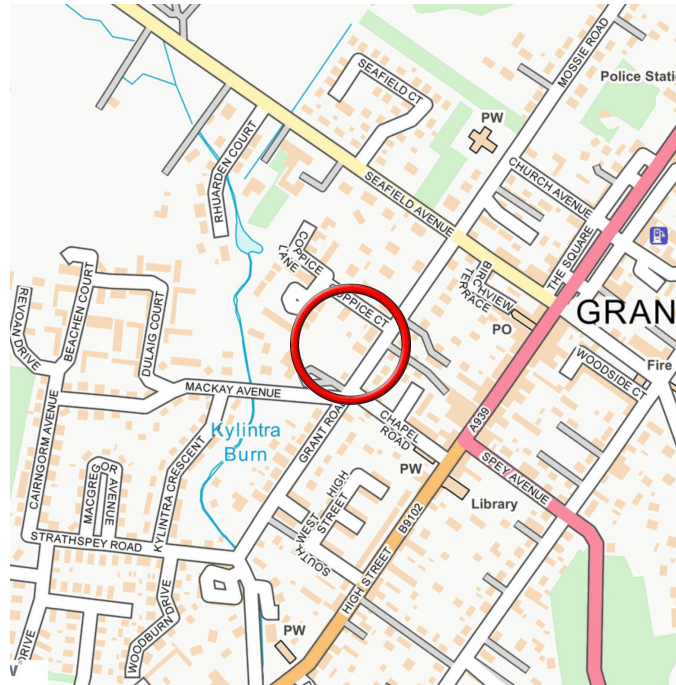
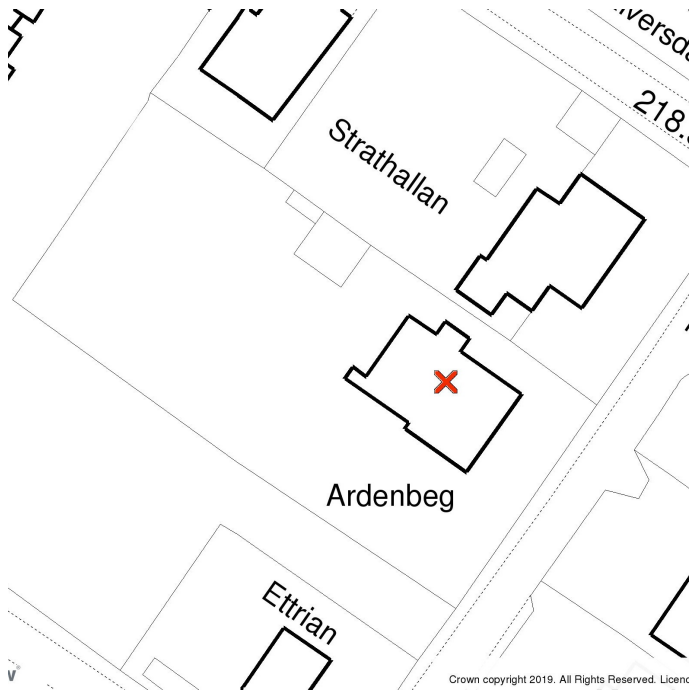
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**While the above particulars are believed to be correct  
they are not guaranteed and all offerers must satisfy  
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