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**Sky Mountain Lodge, Drumuillie, Boat Of Garten, PH24 3BX**  
**Offers over £695,000**

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solicitors and estate agents

An outstanding example of a refurbished, redesigned and extended stone and slated former farmhouse with the most exceptional views across Strathspey to the Cairngorm and Monalidh Mountains. Set atop a hill in Drumuillie, a stones throw from Aviemore, Boat of Garten and Carrbridge, Sky Mountain Lodge has enjoyed substantial and thoughtful upgrading with every detail meticulously planned to protect period features and enhance the building to create a stunning home benefiting from the highest standards throughout providing contemporary modern living for family and guests against a contrast of charming traditional features. Currently operated as a successful and bespoke holiday rental / second home the sale allows for continuation of the business or as a special and exquisite six bedroom (four en-suite) family or second home in a simply stunning location. From the dual aspect lounge to the bespoke kitchen, indulgent bathrooms and amazing gardens with decking, stone out building and sheds, this is a truly exceptional offering. Energy Performance Certificate Rating D, Council Tax Band H

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## Boat of Garten

Boat of Garten, known as the Osprey Village, is a peaceful Highland community of friendly folk set amongst heather clad hills and native woodland in the Cairngorms National Park. Abundant wildlife, magnificent scenery, many sporting and leisure activities and a traditional Highland welcome await you. Play at the superb 18-hole golf course or fish the Spey. Unique bird watching opportunities abound, especially at nearby Loch Garten; tranquil woods and dramatic hillsides are yours to walk, climb or ski. Cycle on excellent tracks and quiet roads or travel on a scenic steam railway - it's all here for your Highland living. Ideally located and lying adjacent to the mighty River Spey in the Cairngorms National Park, Boat of Garten lies in an area of outstanding natural beauty, centrally located but easily accessible in the Highlands of Scotland. Within the village are two excellent shops, post office, gallery, Strathspey steam railway, very active community hall and highly rated primary school with education to secondary standard at Grantown on Spey. The A9 gives easy access to the south and north there are regular main line rail services operating from Aviemore with regular daily flights to London Airports and other U.K. Destinations from Inverness Airport. Distances from Boat of Garten: Aviemore 6 miles; Grantown on Spey 9 miles; Inverness 31 miles; Perth 86 miles; Edinburgh 126 miles.

## Overview

Beautifully appointed and impressively restored substantial detached Victorian House of dressed stone construction under matching slate roofs extending to approximately 300 square metres. This amazing property retains many of its original features including high ceilings, restored plaster cornicing, intricate centre roses and raised skirtings. The property has enjoyed a complete bespoke refurbishment including rewiring, roof works, replastering, new heating system, plumbing and decorative works to the highest specification, including integrated appliances, oak flooring, original fireplaces, wood burner and immaculate bathrooms. This has resulted in an extremely impressive large family home with a combination of formal entertaining space, open plan living and pleasant accommodation. Sky Mountain Lodge enjoys an elevated situation amongst mature trees and is located on one of Strathspeys most desirable postcodes offering the unique opportunity to acquire a superb home with contemporary design and features successfully incorporated into a traditional building. This exceptionally desirable property is finished to the very highest specification and has to be viewed to appreciate the quality and extent of accommodation on offer in addition to its desirable location within the Cairngorms National Park. The property would suit a variety of buyers and this is a truly unique opportunity to acquire a home of character in the beautiful, protected environment of the National Park and to enjoy the many and varied outdoor pursuits of this outstanding area on your doorstep.

## Accommodation

Ground Floor: Hallway | Lounge | Kitchen and Family Room | Utility Room | Boot Room | WC | Rear Vestibule | Store | Dining Room | Shower Room | Inner Hall | Bedroom 1 | Bedroom 2 / Bunkroom

First Floor: Bedroom 6 and En-suite Bathroom | Bedroom 3 and En-suite Shower Room | Bedroom 4 and En-suite Shower Room | Bedroom 5, Walk through cupboard and En-suite Bathroom

## Storm Porch

1.25m x 0.76m 4'1" x 2'6"

Attractive double timber doors lead into the property where a further timber door leads into the welcoming hallway. There is Matwell flooring and ceiling lighting.

## Hallway

4.35m x 2.36m 14'3" x 7'9"

The impressive and welcoming hallway features warm oak flooring with doors to the lounge, bedroom two / bunk room and inner hall. A ornately carved mahogany staircase leads up to the first floor accommodation and there is five piece ceiling lighting and radiator.

## Inner Hallway

Accessed from the hallway, the inner hallway is open to the dining room allowing ease of access throughout the living areas and doors open to bedroom one and the shower room. A generous cupboard is placed under the stairwell which benefits from wall lighting and houses the electrical switchgear and provides great storage. There is oak flooring, wall lighting and a radiator.

## Lounge

5.06m x 4.31 16'7" x 14'2"

A beautifully spacious and airy lounge enjoying high ceilings and a wood burning stove set on a slate hearth with timber surround and mantle. Double doors through to the kitchen and dining room allow for an open plan option to make it a fabulous space for family and friends to come together to relax and unwind. Additionally there are double windows to the front and windows to the side which provide a dual aspect and allow excellent levels of natural light to shine through. There is quality oak flooring, ceiling lighting and a radiator.

## Kitchen / Family Room

7.16m x 4.43m 23'6" x 14'6"

An exceptionally stylish open plan kitchen, dining room and family room that provides a wonderful range of oak base, drawer and wall units with granite worktops, matching breakfast bar with five seats and double sink and integral mixer tap set into the worktop. Situated underneath the breakfast bar is a Bosch Eco silence dishwasher, storage cupboard and integral waste bins. In addition there are further integrated appliances including microwave, integral extractor hood above the freestanding Mercury electric stove with induction five ring hob and there is also a freestanding Samsung fridge/freezer with ice and water dispenser. Two high level velux windows allow extra light to flood into the room as well as the window to the front and full glazing to the side opening out onto the decking. A family seating area makes the perfect place to relax and unwind. There is tiled flooring with underfloor heating, three feature lights above the breakfast bar, wall lighting and mood lighting.

## Dining Room

3.78m x 6.59m 12'5" x 21'7"

The fabulous spacious dining area is open plan to the kitchen and family room and benefits from an Inglenook fireplace featuring a warming wood burning stove set on a slate hearth with stone surround and timber mantle. A window to the side allows lovely natural light, a door opens to the rear vestibule and there is oak flooring, a radiator, and recessed ceiling lighting with the addition of two ceiling lights placed above the table area.

## Bedroom One

3.63m x 3.44m 11'11" x 11'3"

An exquisite and large double bedroom with a feature white painted timber fireplace and enjoys a view overlooking the side of the property. There is oak flooring, three piece ceiling lighting and a radiator.

## Bedroom Two / Bunk Room

4.97m x 4.56m 16'4" x 15'0"

This marvellous room sleeps four in the timber bunk beds with storage drawers underneath. Extra storage is provided from a shelved press cupboard and superb levels of light fill the room through the double windows to the side and window to the front. A beautiful feature of this room is the fireplace set on a tiled hearth and surround with a painted timber mantle. There is oak flooring, ceiling lighting and a radiator. If not required as a bedroom this room could easily be converted back to a further formal room.

## Shower Room

2.32m x 1.69m 7'7" x 5'7"

An stylish and indulgent shower room comprising of a modern WC, wall hung vanity shelf with square bowl wash hand basin and wall hung chrome tap and large walk in shower enclosure housing a waterfall mains pressure shower, separate attachment, integral chrome controls, glazed screen and tiled surround. There is tiled flooring with underfloor heating, recessed ceiling lighting, Envirovent profile 100 extractor and chrome towel warmer.

## Utility Room

3.70m x 1.21m 12'2" x 4'0"

A generous L-shaped utility room providing a base unit with complementary worktop over featuring a stainless steel sink with mixer tap and enjoying plumbing underneath for a washing machine. There is room to house a further two household appliances and there is a window to the side allowing natural light, tiled flooring with underfloor heating and ceiling lighting.

## WC

1.08m x 2.39m 3'7" x 7'10"

A smart and sizeable room housing a WC, and a pedestal wash hand basin with mixer tap. There is tiled flooring throughout with underfloor heating, recessed ceiling lighting, Vent Axia extractor and chrome towel warmer.

## Boot Room / Changing Room

2.51m x 3.24m 8'3" x 10'8"

A fresh and crisp room used as a boot / changing room benefitting from a large window to the rear, hooks for hanging clothes, door for access to the WC and wooden benches. There is tiled flooring with underfloor heating, recessed ceiling lighting and Danfoss thermostat.

## Store

2.53m x 3.00m 8'4" x 9'10"

A large and useful room for kit storage and also housing the heating and hot water controls, Horstmann channel plus controller and a window to the rear. There is tiled flooring throughout, recessed ceiling lighting and access to the loft through a hatch.

## Rear Vestibule

2.49m x 2.00m 8'2" x 6'7"

Located to the rear of the property is another hallway this time with doors to the store and boot / changing room. A timber door provides access to the rear of the property. There is plenty of storage space with hooks for outerwear and space for footwear. There is also tiled flooring, recessed ceiling lighting and a Danfoss thermostat.

## Landing

A luxurious mahogany staircase leads to both landings where doors open to bedrooms three and six from the front and bedrooms four and five from the rear. There is access to the attic through a hatch, carpet flooring, ceiling lighting and two radiators.

## Bedroom Three

5.07m x 4.45m 16'8" x 14'7"

An attractive and spacious double bedroom featuring a beautiful ornate fireplace with tiled surround and timber mantle. The room enjoys different aspects with windows to the front and the side allowing views of the spacious gardens and beyond to the Cairngorm Mountains. A door opens to the en-suite and there is carpet flooring, ceiling lighting and two radiators.

## En-suite Shower Room

1.58m x 3.08m 5'2" x 10'1"

Two steps lead down into this contemporary en-suite shower room where you will find a WC, a refined vanity shelf featuring a wall hung counter top basin with integral chrome mixer tap and a spacious fully tiled walk in shower enclosure featuring a main pressure rainfall shower with separate attachment with a glazed screen surrounding. A window to



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the side allows in natural light and there is tiled flooring, recessed ceiling lighting, a chrome towel warmer and an Envirovent Profile 100 extractor.

#### Bedroom Four

3.92m x 3.30m 12'10" x 10'10"

An attractive and welcoming double en-suite bedroom with a window to the side looking out to the beautiful scenery and enjoying an ornate feature fireplace with timber surround and mantle. There is carpet flooring, three piece ceiling lighting and radiator.

#### En-suite Shower Room

1.83m x 2.49m 6'0" x 8'2"

A harmonious and contemporary en-suite shower room comprising of a WC, wall hung vanity shelf featuring a counter top wash hand basin with integral chrome tap and a deluxe walk in tiled shower enclosure housing a rainfall shower with separate attachment and integral controls. A window to the side allows good natural light and there is tiled flooring, recessed ceiling lighting, a chrome towel warmer and an Envirovent Profile 100 extractor.

#### Bedroom Five

3.93m x 3.28m 12'11" x 10'9"

A relaxing en-suite double bedroom with windows to the side where you can enjoy views of the beautiful gardens and magnificent Cairngorm Mountains and Strathspey. A lovely feature of the room is the fireplace with timber painted surround and mantle. The room benefits from a walk through cupboard equipped with radiator, ceiling lighting, and hanging space allowing large amounts of storage. From the wardrobe doors open into the large en-suite bathroom. There is carpet flooring, ceiling lighting and a radiator.

#### En-suite Bathroom

2.43m x 1.90m 8'0" x 6'3"

A beautiful, fresh and inviting en-suite bathroom comprising of a WC, white wall hung vanity unit with drawer storage and wash hand basin with mixer tap, a luxurious double ended bath with controls in the wall, mains pressure shower above and glazed shower screen, all with tiled surround. A window to the side and a velux window allow in lovely natural light and there is tiled flooring, recessed ceiling lighting, Vent Axia profile 100 extractor and chrome towel warmer.

#### Bedroom Six

5.07m x 4.35m 16'8" x 14'3"

A wonderful and spacious double en-suite bedroom enjoying a feature ornate fireplace with tiled surround and timber mantle. Windows to the front and side provide views of different areas of the property. A door opens to the en-suite bathroom and there is carpet flooring, three piece ceiling lighting and a radiator.

#### En-suite Bathroom

1.95m x 2.35m 6'5" x 7'9"

Soak up the fabulous views over the stunning open countryside whilst easing your troubles away in a sumptuous bubble bath provided from a luxurious double ended bath with modern chrome integral shower tap and controls which looks out a lovely picture window situated to the front of the property. Adding to this beautiful fully tiled en-suite is a WC, a white wall hung vanity unit with drawer storage underneath housing a wash hand basin with mixer tap and a glazed shower enclosure housing a mains pressure rainfall shower with separate shower attachment and integral chrome controls. There is recessed ceiling lighting, a chrome towel warmer and an Envirovent Profile 100 extractor.

#### Outside

A large gravel drive encircles a sizable lawn to the front of the property with space to park and turn vehicles. The grounds around the property are laid with lawn and interspersed with trees and bushes. Both a timber and post and wire fence surround. A large raised deck to the side houses a luxurious 8 seater highland spa hot tub (available

by separate negotiation). There is a luxurious timber BBQ hut with mood lighting with both gas and traditional BBQ facilities. Alongside this area is a large seating area to allow family and guests to fully utilise and enjoy the space. Two oil tanks, the septic tank, outbuildings and timer stores can also be found alongside a large area of wild garden.

#### Sheds and Outbuildings

In the grounds of the property is a stone built cottage with slate roof (approx 6.28m x 4.69m) benefitting from power running to the building which could be further utilised as a potential games room / gallery or home office subject to the necessary consents. Two windows to the front allow in natural light. Entry is through a timber door to the front and there is concrete flooring. Alongside there are three timber sheds with double doors at the front providing excellent amenity for tools, sports and garden storage.

#### Separate Plot

Adjacent to the property is a large plot of approximately 0.5 Acres with equally outstanding views and planning permission in principle for a distinguished detached home. The building must be no more than 1 ½ storeys in height with slate roof and of a traditional design with gable ends. The site plan is shown in the pictures and further details on planning can be obtained by visiting the Highland council E-Planning website, search highland council e planning or copy and paste this link

<https://wam.highland.gov.uk/wam/search.do?action=simple&searchType=Application> and using reference 18/02086/PIP

Offers Over £180,000 are invited for the separate plot but the plot sale will only be considered as part of a broader sale including Sky Mountain Lodge or after a separate sale has been agreed for Sky Mountain Lodge.

#### Services

It is understood that the property has mains water and electricity and drainage is to a septic tank. There is oil fired central heating.

#### Home Report

To obtain a copy of the home report, please visit [www.massoncairns.com](http://www.massoncairns.com) where an online copy is available to download.

EPC Rating D

#### Entry

By arrangement

#### Price

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Offers Over £180,000 are invited for the separate plot but the plot sale will only be considered as part of a broader sale including Sky Mountain Lodge or after a separate sale has been agreed for Sky Mountain Lodge.

#### Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-Masson Cairns  
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Ground Floor



Plans not to scale, for illustration only



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First Floor



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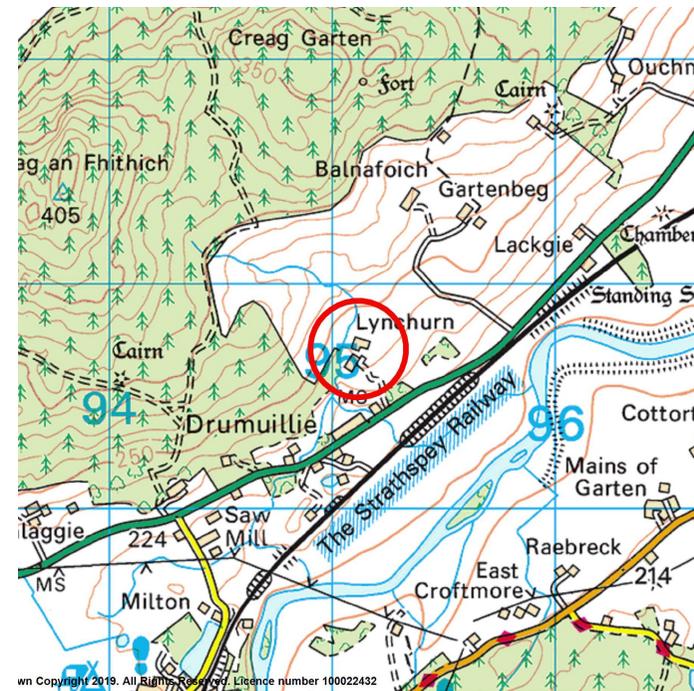
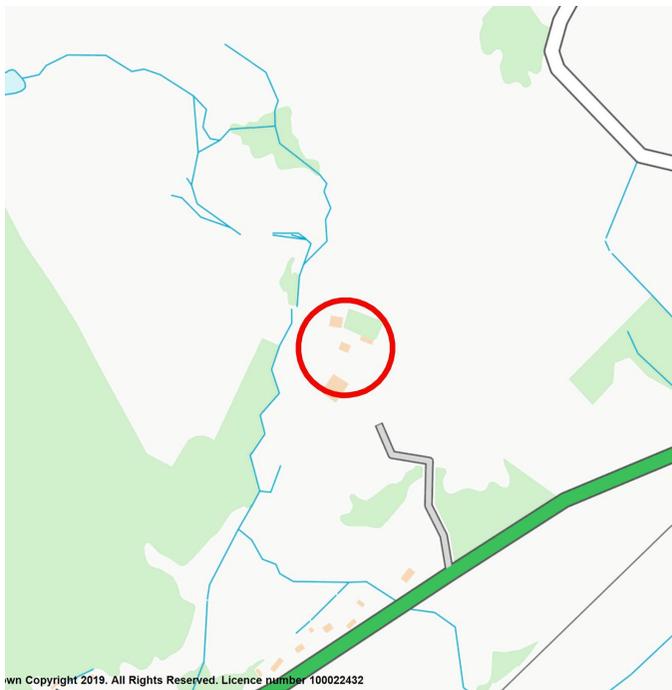
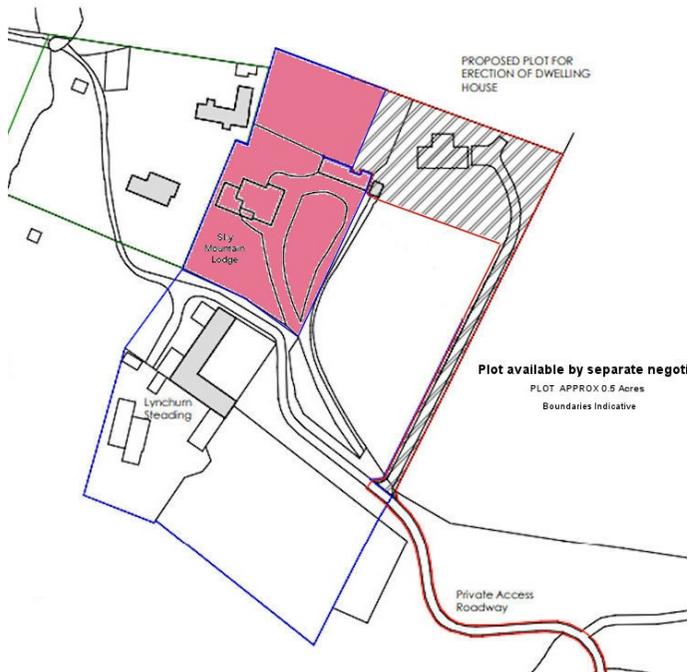
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**While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters**



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