



masson  
cairns

**Dar Il Hena, Grant Road, Granttown On Spey - CLOSING DATE, PH26 3LA**  
**Offers over £360,000**

Contact us on 01479 874800 or visit [www.massoncairns.com](http://www.massoncairns.com)

solicitors and estate agents

CLOSING DATE - 28th August 2020 12 Noon- A striking, substantial and superb detached six bedroom property of character which is immaculately presented and boasts a wealth of period features including original flooring, ornate cornicing, bay window and fire places with decorative ceramic tile inlays and intricate wood worked surrounds. The top floor of the house has been stripped back to offer a blank canvas and a myriad of opportunities for the incoming owner and could be utilised as multi generational accommodation, as an impressive media room or for holiday lets. Situated in large and well stocked grounds extending to approximately half an acre, the property enjoys an enviable elevated position with an open outlook on one of Grantown's most desirable streets. Within a short walking distant of town and other amenities the property offers extensive accommodation over three floors with additional integral garage, Dar il Hena would suit a variety of purchasers and would be ideal as a large family home or has scope for guest house/ boutique hotel use. Viewing is essential for this rarely available opportunity. Energy Performance Certificate Rating F, Council Tax Band G

## Offers over £360,000



masson  
cairns

solicitors and estate agents

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

www.massoncairns.com

## 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, 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 -

## Ground Floor

Entrance Vestibule, Hall, WC with wash hand basin, Kitchen/Dining/Family Room, Butlers Pantry, Dining Room, Study, Drawing room, Sun Room, Conservatory, Rear Porch, Boot Room, Utility/Boiler room, Rear Lobby, Rear Study Area and covered Garage Access.

## First Floor

Landings, Six Bedrooms, Bathroom, Shower Room and Potential Shower Room.

## Attic Floor

This floor has been stripped back to the walls to offer fantastic development potential and provides a blank canvas to transform the entire level into a variety of different options including a separate living space, fantastic media room, multi generational accommodation, letting accommodation or as further bedrooms.

## Description

From the beautiful covered verandah there is a wrap around sun room and entrance to the main house is through a door into the attractive vestibule which leads through to an inner hallway, w.c, boot room and the main hallway which cannot fail to impress with its panelled walls, high ceilings and ornate fireplace housing the wood burning stove. From here doors lead to the large drawing and dining rooms with intricately detailed inset timber display cabinets and fireplaces. A further door leads through to the comfortable study with fireplace and into the further sun room and conservatory. From the dining room the butlers pantry can be reached and then through to the well equipped kitchen with snug area making it ideal for family and entertaining friends. The boiler / laundry

room and further stores can be found on the ground floor in addition to a rear study area and stairs to the first floor accommodation as well as a covered access into the garage.

The feeling of opulence is carried through to the first floor accommodation which is reached two ways, from the main hallway via the beautifully intricate and ornate switch back stairs or through the rear hallway up another flight of stairs which would have originally been used by the butler. The main landing is simply impressive with its grand proportions, bay window and decorative fireplace. Doors lead to five of the six large bedrooms and there is a secondary hall and landing to the rear of the house which leads to the sixth double bedroom, bathroom, shower room, w.c and rear stairs leading to the attic floor.

The attic floor offers loads of potential and has been stripped back by the current owners to leave a footprint which incorporates a potential bathroom, large open plan wow area measuring approximately 70 sqm which could be sub partitioned into several rooms or utilised as a cinema / games / media room and there is a further large room

(approx 28sqm) with plumbing which could easily be adapted to provide superb mini suite living accommodation for a family member or paying guest.



masson  
cairns

solicitors and estate agents

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

www.massoncairns.com

## Outside

The property is approached via a winding tarmac driveway leading to parking for several vehicles and to the main entrance. This grand property enjoys equally impressive and well-established garden grounds extending to approximately ½ an acre which encircle the property and are mainly laid to lawn and interspersed with a variety of tree and shrub planting. The house enjoys an elevated position and some nice views across the town and there is a beautiful patio area with plentiful space for outdoor furniture. There is a further gravelled drive leading to the rear of the house where there is a fantastic raised deck with timber pergola which provides a private and sheltered outdoor living space. The Garage is to the rear of the property and a wide path provides easy access around the outside of the house.

## Garage

3.82m x 6.68m 12'6" x 21'11"

This large block built garage provides excellent room for vehicular or alternative storage/ workshop usage. There is power and light, a concrete floor and up and over garage door.

## Services

It is understood the property is served by mains water, drainage and electricity. Oil fired central heating with thermostatically controlled radiators. There are a number of feature open fireplaces (purchaser to satisfy themselves re working order) and a wood burning stove in the main hallway . Fibre Broadband is available.

## 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 F

## Entry

By arrangement

## Price

CLOSING DATE SET - 14/08/2020. All offers to be submitted in Scots legal format by 12 noon.

Offers over £360,000 are invited

## Viewings and Offers

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

Strathspey House  
Grantown on Spey

Moray  
PH26 3EQ

Tel: (01479) 874800

Fax: (01479) 874806

Email: [property@lawscot.com](mailto:property@lawscot.com)

[www.massoncairns.com](http://www.massoncairns.com)



masson  
cairns

solicitors and estate agents

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

[property@lawscot.com](mailto:property@lawscot.com)

[www.massoncairns.com](http://www.massoncairns.com)

















Plans not to scale, for illustration only



masson  
cairns

solicitors and estate agents

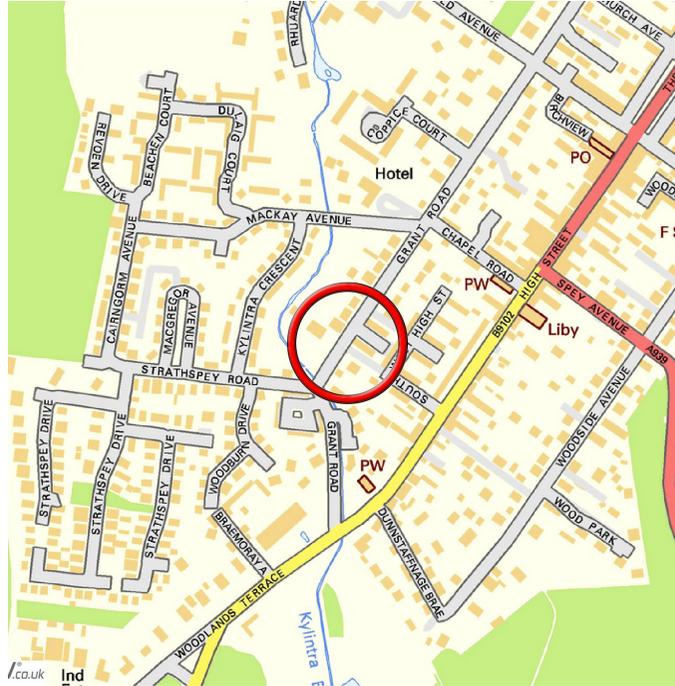
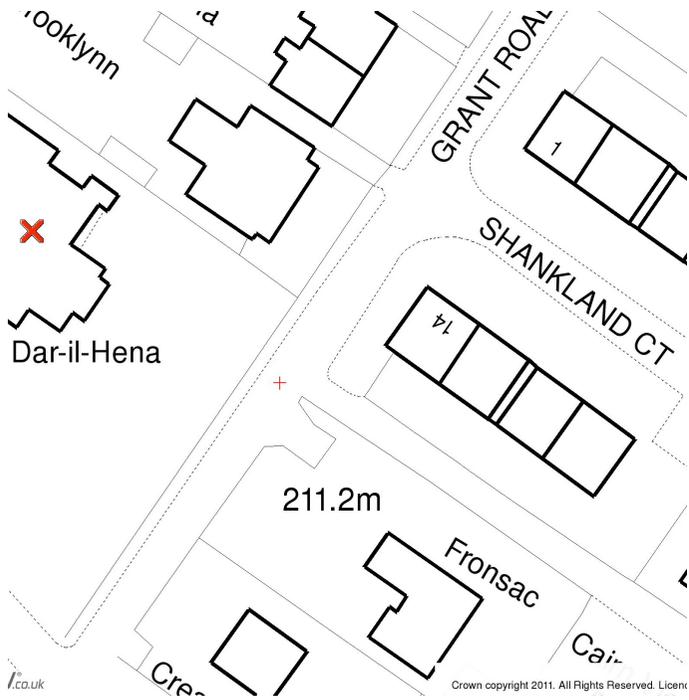
Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

www.massoncairns.com



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



**masson  
cairns**

solicitors and estate agents

Strathspey House, 36 High Street, Granttown On Spey, PH26 3EQ  
 Tel: 01479 874800  
 Fax: 01479 874806  
 property@lawscot.com  
 www.massoncairns.com