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**The Spey And Apartment, Heathfield Road, Grantown On Spey,  
Fixed asking price £580,000**

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

solicitors and estate agents

An exceptional and beautifully presented detached home with additional one bedroom self contained apartment which has been upgraded by the current owners to a flawless standard to offer that rare blend of character and luxurious modern amenity. Gorgeous interiors and well proportioned rooms create a luxurious and pleasing flow throughout the rooms with high quality fixtures and fittings complemented with excellent natural light from the many windows. Arranged over three levels and providing circa 414 sqm of light and airy living spaces, the main house is currently used as a multi award winning bed and breakfast with the benefit of having the additional ground floor apartment that would suit a variety of uses including long / holiday letting income or multi generational living. The property is set in beautifully mature and elegant grounds on one of the towns most desirable streets. The Spey offers a superb and rarely available lifestyle package that would suit a variety of purchasers which successfully incorporates elegance, superior finish and flexibility in a delightful location within this Highland town. Energy Performance Certificate Rating E Council tax Bands. Main House G Apartment A

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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, 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

With an exciting history, the home has been owned by the honourable Caroline, Countess Dowager of Seafield and used a popular fishing and skiing hotel from 1963 -2000 when it was purchased as a family home before the current owners who embarked upon a major yet sympathetic refurbishment, and is now presented to the market in outstanding decorative order.

The sale of The Spey offers a rare opportunity to purchase a high quality, beautifully presented Highland property which enjoys a fantastic reputation or for use as a luxury family residence with the additional benefit of the one bedroom apartment. It benefits from its highly desirable location and reputation as one of the town's best guest houses, synonymous with excellence.

The house retains many of its original features including high ceilings, a decorative pitch pine staircase, plaster

cornicing, raised skirting's and ornate fireplace which are successfully blended with luxurious modern amenity.

### Accommodation

GROUND FLOOR; entrance hall, lounge, kitchen, utility room, dining room, office, rear hall, rear porch and cloakroom with W.C.

FIRST FLOOR; five bedrooms each with en suite facilities.

SECOND FLOOR; master bedroom with en suite bathroom and bedroom/office.

SELF CONTAINED FLAT; lounge, kitchen/diner, bedroom and shower room.

LARGE DETACHED GARAGE; with lapsed planning to convert to self contained accommodation

The Spey is a beautifully appointed and exceptional home which effortlessly combines both luxury living and many original features which have been seamlessly combined to offer either well proportioned and sophisticated family living or to continue as an award winning bed and breakfast providing guests with a high quality experience.

On entering the property from the front, the meticulous specification and attention to detail is immediately evident which is coupled with well chosen decor to create a welcoming and warm first impression.

From the hall, the impressive lounge oozes relaxation and is focused around an ornate open fireplace and enjoys fine levels of natural light from the bay window and further windows to the side of the property. The large kitchen offers a good range of base, wall and drawer units in addition to plentiful worktop space. There is a range cooker with gas hob and space for a family dining table and chairs.

A further door leads through to the utility room with plumbing for several washing machines, rear hall and rear porch. From the main hall there is also access to the beautiful and bright dining room, office, wc and decorative pine staircase which leads to the sumptuous first floor bedrooms.

The five first floor bedrooms offer unrivalled comfort and luxury and have been finished to an exacting standard with high quality en-suite bath and shower rooms. Each room enjoys elegantly designed decor including illuminated mirrors, usb plugs, deep pile carpeting, ceiling cornices, delightful lighting, stylish window dressings, integral storage and three with views to the magnificent Cromdale Hills.

From the first floor, a further staircase leads to the second floor landing where the master bedroom suite is located offering a very generous bedroom with living area and twin windows to the front looking towards the Cromdale Hills beyond. From the bedroom there is a further decadant and very generous en-suite bathroom with separate shower. There is a further bedroom which is currently used as a store but would be equally at home as a home office. There is a loft access hatch and several eaves access areas with floored storage.

### The Spey Apartment

This beautifully finished and self contained one bedroom apartment could be equally utilised for a number of different purposes including, a multi generational living space on one level, short term holiday lets, long let or for home / small business working (subject to the necessary consents).

Accommodation is at ground floor level and includes a well equipped kitchen with dining space, stylish and modern shower room, double bedroom and private lounge. Outside there is a small garden area with patio and storage shed in addition to a private parking space and path to the front door. There is a mains wired smoke and fire detection system which is connected to the main house.

### Awards and Ratings



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The current owners have built an enviable reputation for outstanding service and providing a top quality experience for visiting guests with five star online reviews and the following ratings and awards - 4 star B&B Visit Scotland, Green Tourism Gold, Scotland's Hidden Gem 2019, Contemporary B&B of the Year - Scottish Highlands 2020, Customer Service Excellence Award 2020

### Garage / Workshop / Studio

14.5m x 4.82m approx 47'7" x 15'10" approx

The extensive block built garage extends to circa 70sqm and offers superb amenity and as well as twin up and over doors leading to the garage storage area there is a further large room / workshop area. The building offers scope for conversion to further accommodation and previously enjoyed planning for the extension and conversion of garage/outbuilding to a self contained unit ref 12/04663/FUL. This has now lapsed.

### Fire System & PAT Testing

The incoming purchaser will be provided with a full fire folder, along with PAT testing information. MacGregor Fire Protection installed the system and carry out regular checks. The fire system covers the main house and apartment.

### Business and Contents

The contents, stock, linens, website and marketing material are available by separate negotiation and can be discussed with serious purchasers upon viewing the property.

### Outside

The property is set in a sought after residential street within this popular Highland town and there are beautifully landscaped gardens grounds of around 1/3 rd of an acre which includes lock block parking for several vehicles to the front of the property, green lawns and established, colourful flowerbeds, all bounded by a mixture of tree species. Surrounding the house are a mixture of wall and timber fence boundaries which are softened with planting and offer good privacy. This creates and embraces an al fresco lifestyle with indoor living merging seamlessly with

the outdoors. To the rear of the house a gravel drive leads to the garage and there is a lawn area with sunny patios. The property comes with useful outbuildings which include a large timber shed, boiler room, garage / workshop and secure store which is handy for bike and sports storage.

### Services

It is understood that the property is served by mains electricity, water and drainage. Heating is from a Sime oil fired boiler located within the external boiler house at the gable. This serves radiators distributed throughout the property and supplies domestic hot water. There is a recently installed large hot water cylinder with immersion heater. In addition, the self contained flat has a separate electric wet system connected to radiators throughout.

### Home Report

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

If viewing on Rightmove click the EPC link and the home report will download.

EPC Rating E

### Entry

By arrangement

### Price

Fixed Asking Price - £580,000

### Viewing and Offers

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

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Plans not to scale, for illustration only



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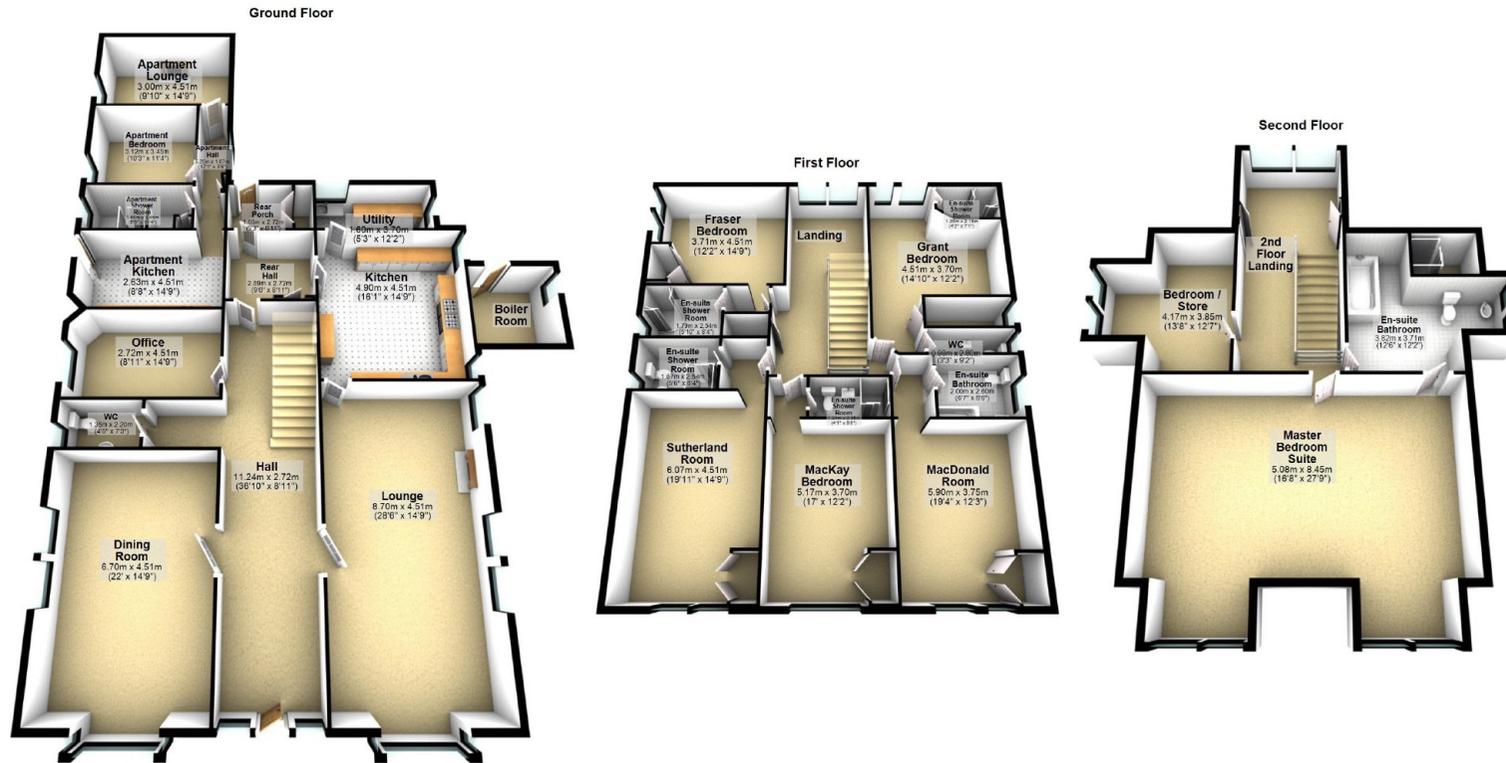
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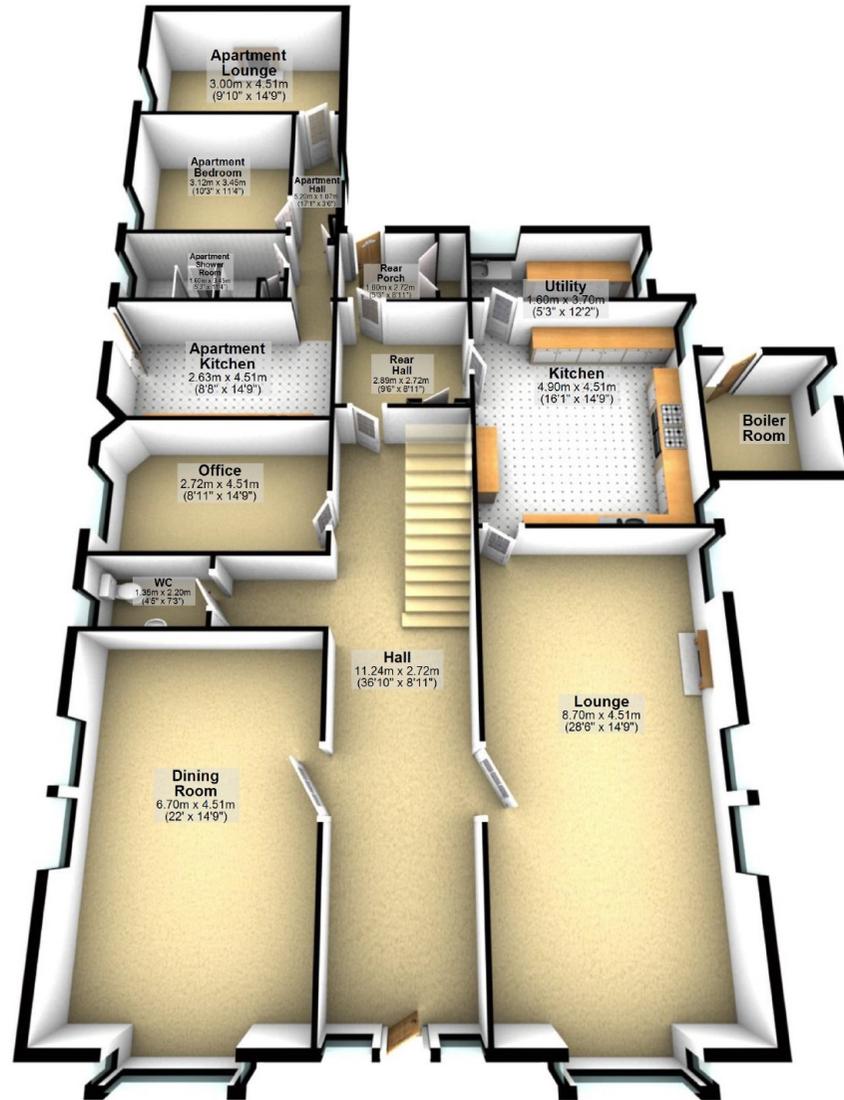
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Ground Floor



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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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