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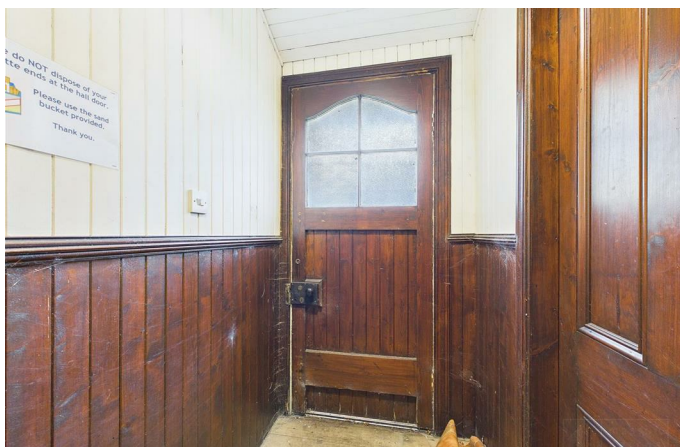
solicitors and estate agents

Former Church Hall, Dulnain Bridge, PH26 3LU
Offers In The Region Of £125,000

Contact us on 01479 874800 or visit www.massoncairns.com

A distinctive corrugated-iron former church hall, erected in 1912 and set on the southern edge of Dulnain Bridge, bordering woodland. With its timber porch, bellcote, arched windows and characterful interior, the building is a prominent local landmark and offers a rare opportunity to create an exceptional home while retaining its historic identity. Originally built as a place of worship for the local Church of Scotland congregation, the hall later served the village in a variety of community uses, most recently as the home of Granttown and District Billiards and Snooker Club. The building now comes with planning consent, ref. 25/02134/FUL, for alteration, extension and conversion to a dwelling house. The planning gain payment has been paid to Highland Council and a building warrant has been granted (25/01175/DOM2 dated 06.03.26), so a buyer could start work immediately. The Scottish Water Technical Approval is in place for a new main drainage connection. The approved scheme retains the principal elevations and much of the building's distinctive external character, while introducing contemporary rear openings, a rebuilt south-end element, a mezzanine level and a practical residential layout. The proposed accommodation includes a generous living/kitchen space within the main hall, three bedrooms, bathroom, en suite, porch and mezzanine. In need of refurbishment, but with strong architectural character and a compelling story, this is an unusual and atmospheric conversion opportunity in the heart of Speyside. Please note that this is a cash purchase. There is no home report required as the property is not currently a residential property.

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Dalnain Bridge

Near Grantown On Spey, and in the Cairngorms National Park, the village is comprised of two communities, Dalnain Bridge and the crofting community of Skye of Curr which stretches for about a mile to the south, terminating at the famous Speyside Centre. Grantown On Spey situated nearby is within the Cairngorms National Park and 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 and Health Centre. Sporting facilities include 18 hole golf course, 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.

Transport Links

From Dalnain Bridge, you can conveniently access various transportation options to explore the wider UK:

Airports:

Inverness Airport (INV): Approximately 34 miles away, this regional airport offers domestic flights and some international connections.

Aberdeen International Airport (ABZ): Roughly 87 miles away, providing a wider range of domestic and international flights.

Train Stations:

Carrbridge Railway Station: About 5 miles from Dalnain Bridge, offering connections to Inverness, Perth, and Edinburgh.

Aviemore Railway Station: Approximately 9 miles away, with regular services to Inverness, Glasgow, and Edinburgh, as well as connections to the wider UK rail network.

Road Routes:

A95: This arterial road connects Dalnain Bridge to the A9, a major north-south route traversing Scotland, providing access to Inverness, Perth, Stirling, and Glasgow.

A939: This scenic route connects Dalnain Bridge to the A96, linking Inverness to Aberdeen, offering an alternative route to eastern Scotland.

With these options, Dalnain Bridge serves as a convenient base for exploring the UK's diverse destinations, whether traveling by air, rail, or road.

Home Report

There is no home report required as the property is not currently a residential property.

Current Accommodation

The property is presently arranged as a single-storey former church hall, extending to a generous and flexible layout centred around a substantial main hall with a raised stage area. Entry is via a characterful timber vestibule with decorative glazed panels and period joinery, opening into the principal hall, which retains an impressive timber-lined vaulted ceiling, exposed decorative roof structure, arched windows, timber wall panelling and pointed-arch door detailing. To one side there is a separate kitchen/service room with fitted units, sink and worktop space, together with a small internal hallway and separate WC. The accommodation retains many original features including

timber panelling, decorative glazing, arched doors and windows, and period joinery, offering a large space with considerable character.

Proposed Accommodation

The approved proposed layout provides for conversion of the former church hall into a distinctive residential dwelling, with the existing porch retained as the principal entrance into a large open-plan living/kitchen space occupying the main body of the hall, with provision of a stove within the principal living area, together with new glazed doors to the rear and retained/refurbished character windows to the principal elevations. To the opposite end of the building, the proposed accommodation is arranged around a central hall and includes three bedrooms, a bathroom and an en suite, with new and altered window openings introduced to serve the residential layout. A stair rises from the living/kitchen area to a new mezzanine level, creating additional flexible space above part of the accommodation while preserving a void over the main living area. The proposal also includes alteration of the roof profile, a new dormer, replacement of the former south-end vestry with a new element of similar footprint, and the retention of the key east/front and north elevations to preserve the building's character.

Planning Details

The building now comes with planning consent, granted on 24th November 2025, ref. 25/02134/FUL, for alteration, extension and conversion to a dwelling house. Full details and plans can be viewed on the Highland Council E Planning website wam.highland.gov.uk/wam/ and entering the reference number.

The planning gain payment has been paid to Highland Council and a building warrant has been granted



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(25/01175/DOM2 dated 06.03.26), so a buyer could start work immediately. The Scottish Water Technical Approval is in place for a new main drainage connection.

Outside

The property occupies a plot (circa 0.14 acres) on the southern edge of Dulnain Bridge, with woodland immediately to the south creating a leafy, semi-rural setting while remaining close to the village. Externally, the former hall has a distinctive corrugated-iron profile with a red roof, bellcote, timber porch and arched windows. The grounds are informal and largely laid to grass, with mature trees and established planting around the boundaries, together with areas of natural woodland edge that enhance the sense of privacy and shelter, while the side and rear garden areas offer scope for landscaping, outdoor seating or practical amenity space as part of the approved residential conversion.

Services

It is understood that there is mains water, drainage and electricity.

Entry

By mutual agreement.

Price

Offers in the region of £125,000 are invited

Please note that this is a cash purchase.

Viewings and Offers

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

Strathspey House
Grantown on Spey
Moray

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Approximate total area⁽¹⁾
112.4 m²
1211 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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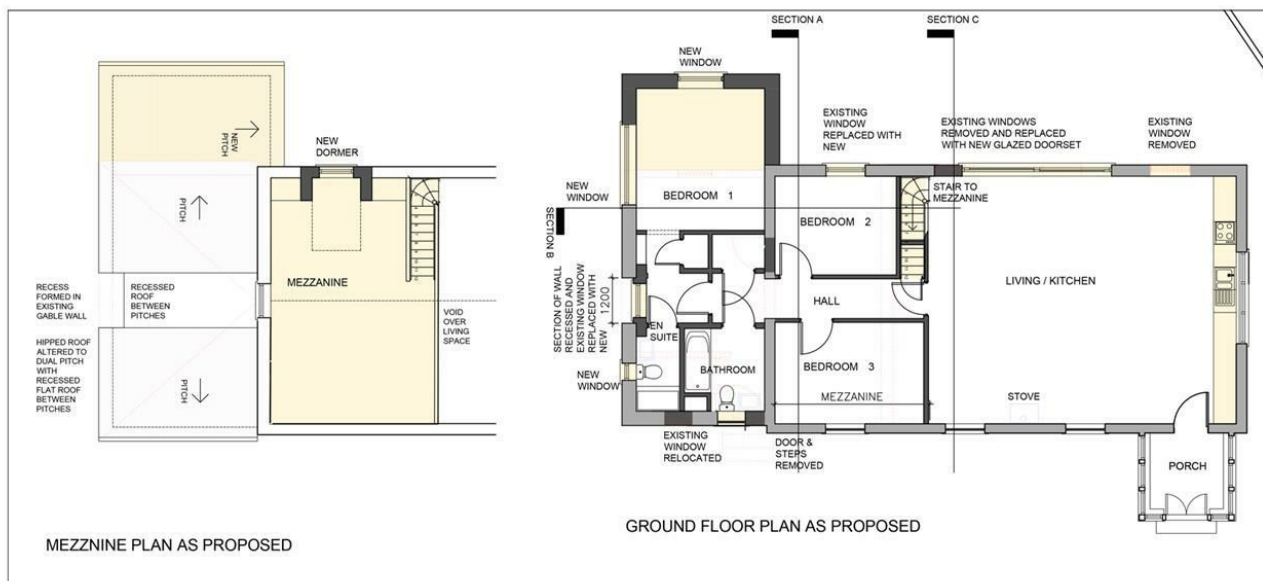
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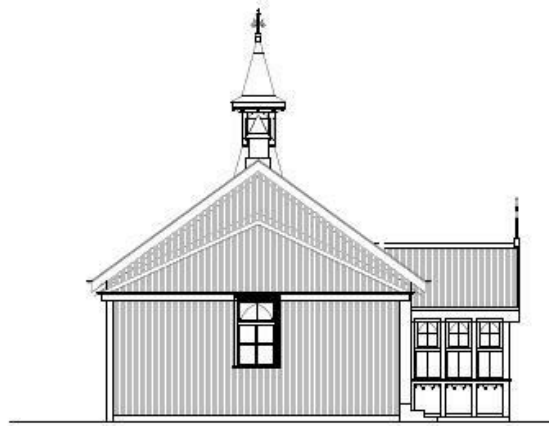
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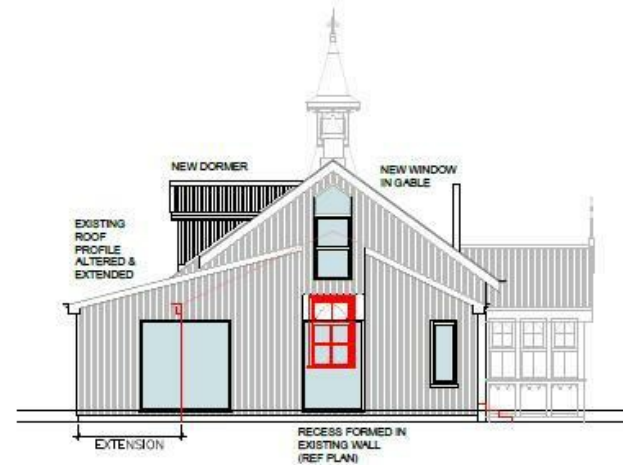
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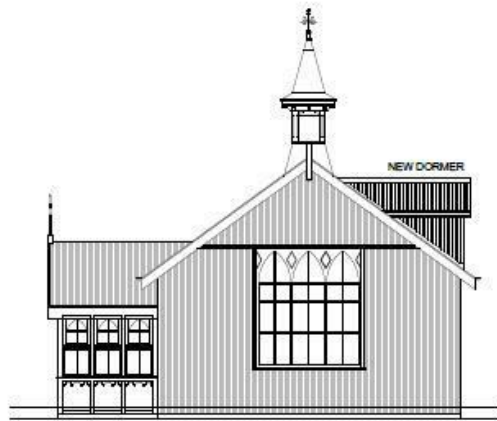
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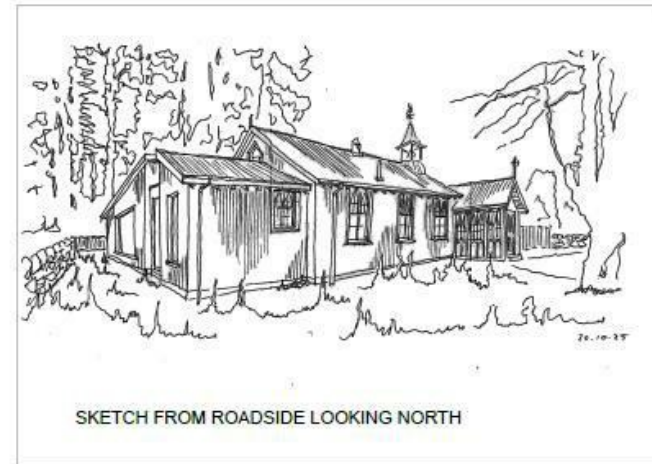
SOUTH ELEVATION AS EXISTING



SOUTH ELEVATION AS PROPOSED



NORTH ELEVATION (NO ALTERATIONS)



SKETCH FROM ROADSIDE LOOKING NORTH



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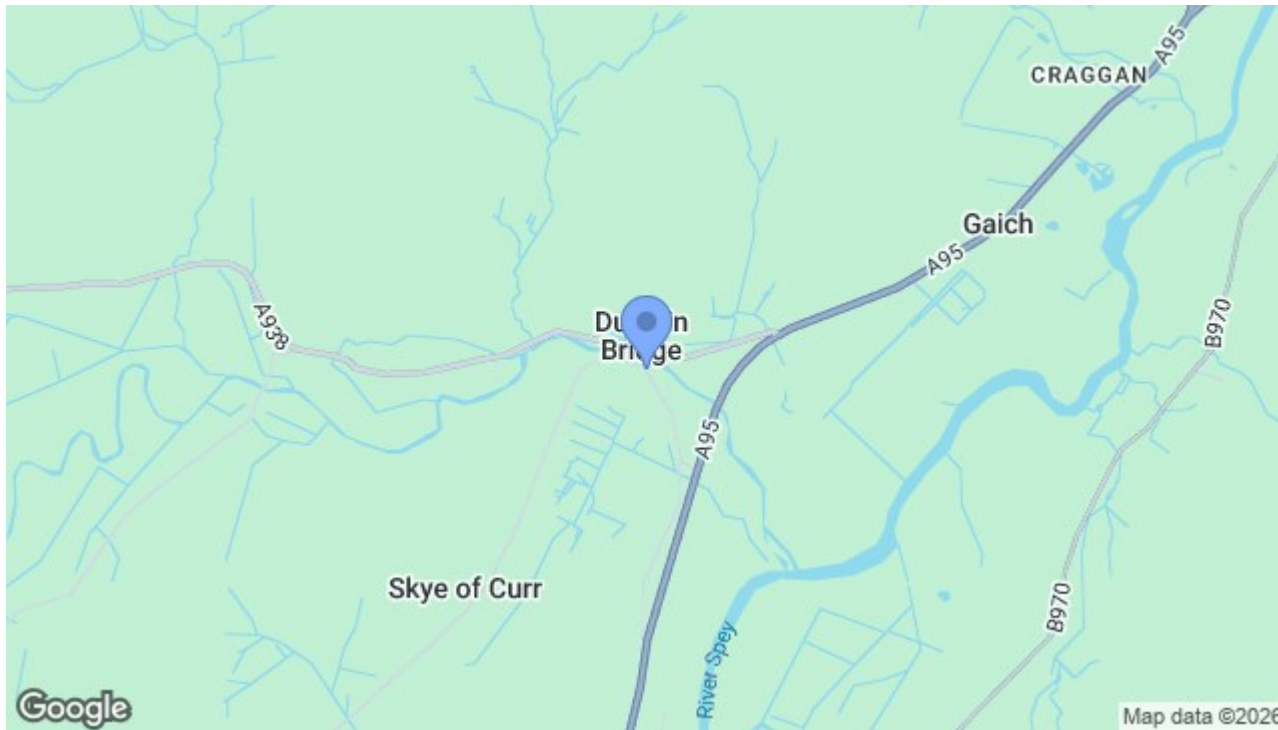
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While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters



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