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Heathfield House, Grantown on Spey, PH26 3LG

Offers Over £460,000

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

solicitors and estate agents

Heathfield House is a property of rare character and scale, set within beautiful mature grounds extending to approximately 0.75 acres on the edge of the charming Highland town of Grantown on Spey. Dating from the late 19th century, this handsome, traditionally built home combines elegant proportions with classic architectural detailing, offering an exciting opportunity for sympathetic modernisation and renewal. The house extends to around 294.5 m² (3,173 ft²) across three storeys, with an additional basement, and presents wonderfully flexible accommodation ideal for family life or as a grand Highland retreat. The rooms are generously sized, with high ceilings, original fireplaces, and large sash windows that flood the interiors with light. With thoughtful refurbishment, Heathfield House could blend its timeless period charm with contemporary design and energy efficiency, creating a truly remarkable home of stature and comfort. Outside, the gardens form an integral part of the home's appeal — private, expansive and framed by mature trees that create a sense of seclusion while still being moments from the town centre. The sweeping lawn and surrounding woodland backdrop provide an idyllic setting for outdoor living, entertaining, and enjoying the tranquillity of the Cairngorms National Park. Heathfield House offers a rare combination of heritage, space and potential in one of the Highlands' most sought-after locations — a project that invites imagination and rewards vision. EPC F, Council Tax G, Home report available to download at massoncairns.com

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property@lawscot.com

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Grantown On Spey

Grantown on Spey is a charming town nestled in the heart of the Scottish Highlands, known for its picturesque beauty and rich cultural heritage. Located in the Cairngorms National Park, Grantown on Spey is surrounded by breathtaking scenery, including lush forests, sparkling rivers, and rolling hills. The town itself boasts a range of historic landmarks and attractions, including the Grantown Museum and the Grantown Heritage Trail. Visitors and residents can also enjoy a range of outdoor activities, including hiking, biking, fishing, and golfing, or simply take in the stunning scenery with a leisurely stroll around town.

Grantown on Spey also offers a range of shops, restaurants, and amenities, making it a convenient and comfortable place to call home. The town has a strong sense of community, with a range of social and cultural events throughout the year, including the popular Grantown Show, Thunder in the Glens Ride out and the annual Christmas market. Whether you're looking to explore the great outdoors, immerse yourself in local history and culture, or simply enjoy the peace and tranquility of the Scottish countryside, Grantown on Spey offers something for everyone.

Transport Links

From Grantown on Spey, 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 80 miles away, providing a wider range of domestic and international flights.

Train Stations:

Carrbridge Railway Station: About 10 miles from Grantown on Spey, offering connections to Inverness, Perth, and Edinburgh.

Aviemore Railway Station: Approximately 14 miles away, with regular services to Inverness, Glasgow, Edinburgh and London, as well as connections to the wider UK rail network.

Road Routes:

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

A939: This scenic route connects Grantown on Spey to the A96, linking Inverness to Aberdeen, offering an alternative route to eastern Scotland.

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

Home Report

To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download.

EPC Rating G

Accommodation

Basement: Storage cellar

Ground Floor: Entrance vestibule | Hallway | Sitting room | Dining room | Kitchen | Utility | Store | WC | Bedroom | Study

First Floor: Landing | Three bedrooms (three en-suite)

Second Floor: Landing | Two further bedrooms | Bathroom | WC | Attic room

Exterior: Generous, mature gardens extending to approximately 0.75 Acres | Sweeping driveway with ample parking | Surrounded by established trees providing privacy and shelter

A welcoming entrance vestibule leads into a broad reception hallway, setting the tone for the home's generous scale and period character. To the left, the impressive sitting room features large windows and an original fireplace, offering an elegant space for relaxing or entertaining. Across the hall, the dining room provides another well-proportioned reception area, ideal for family gatherings or formal occasions, with direct access through to the kitchen. The kitchen, positioned to the rear, is spacious and filled with natural light, offering scope to create a superb open-plan kitchen and dining space overlooking the gardens. Adjoining this is a useful utility room and store, along with a ground-floor WC for convenience. Also on this level is a double bedroom and a separate study, making the layout ideal for multi-generational living or home working.

The original staircase rises to the first floor, where the principal bedroom enjoys generous proportions and an



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en-suite bathroom. Two further bedrooms, both also en-suite, complete this level. The second floor provides additional flexibility, with two further bedrooms, a bathroom, a separate WC, and an attic room that could serve as a studio, games room or creative space. A basement level offers practical storage or potential for further development, subject to the necessary consents.

Outside

Heathfield House is surrounded by beautifully mature gardens extending to around 0.75 acres. Sweeping lawns, established trees, and colourful planting provide privacy and a natural Highland backdrop, while the generous driveway offers ample space for parking and turning. The setting is both peaceful and convenient — a short walk from the heart of Granttown on Spey yet offering the space, charm, and tranquility of a classic country home within the Cairngorms National Park.

Planning Permission

Planning – Application Summary - Ref: 24/00452/FUL
Use of property as short term letting accommodation, alterations and extension - Heathfield Granttown-On-Spey PH26 3LG

<https://wam.highland.gov.uk/wam/applicationDetails.do?keyVal=S8N6YCIHJ0600&activeTab=summary>

Services

It is understood that there is mains water and electricity with drainage to a shared septic tank. There is oil fired central heating.

Entry

By mutual agreement.

Price

Offers over £460,000 are invited

Viewings and Offers

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

Strathspey House

Granttown on Spey

Moray

PH26 3EQ

Tel: (01479) 874800

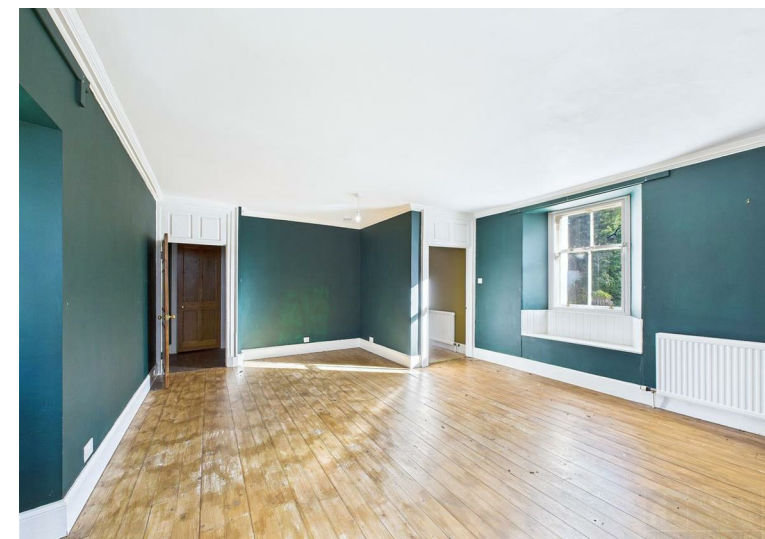
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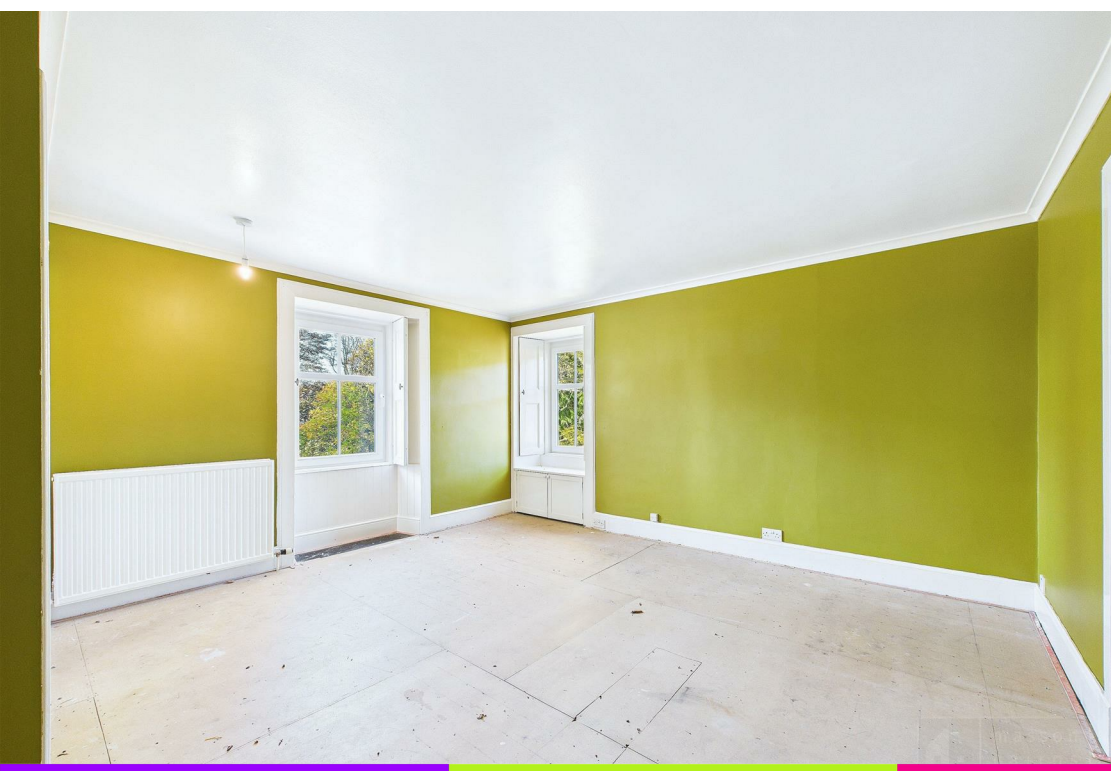
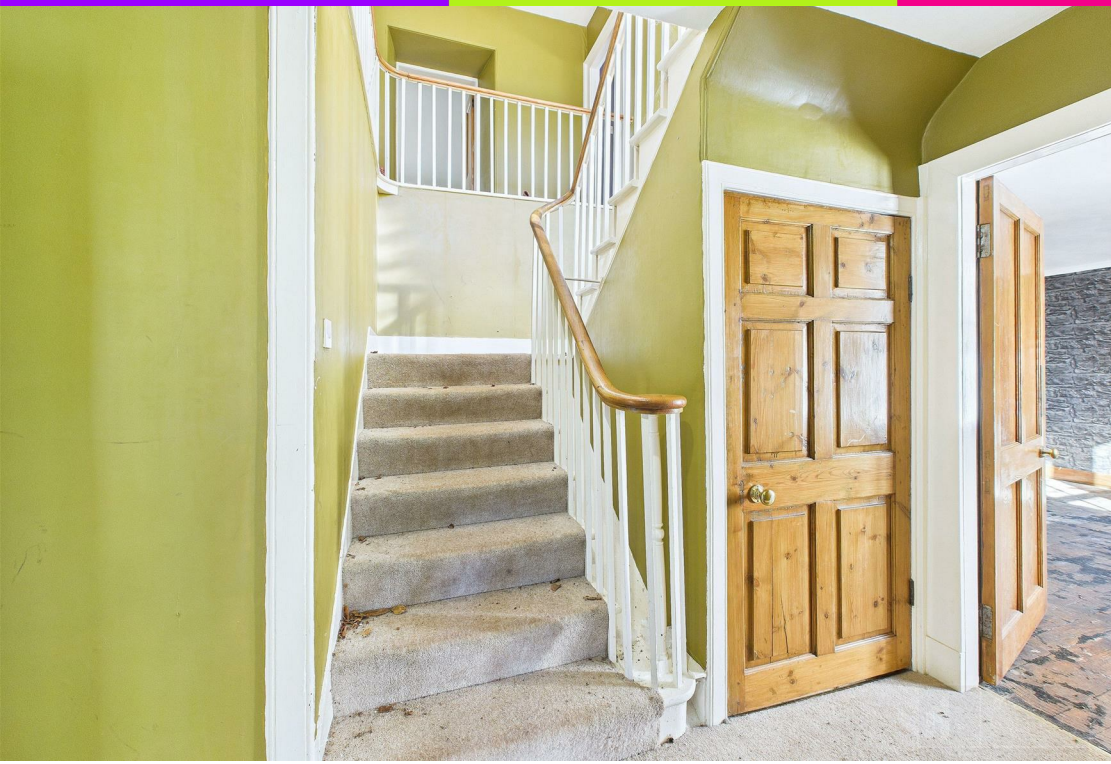
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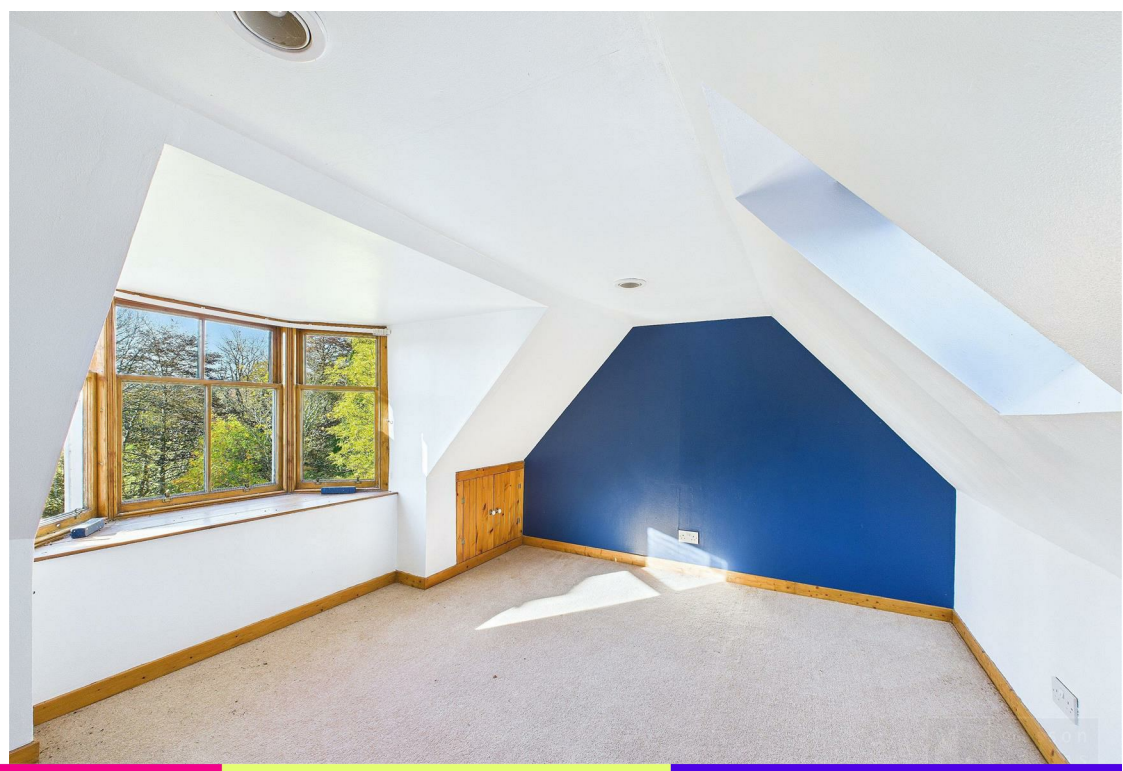
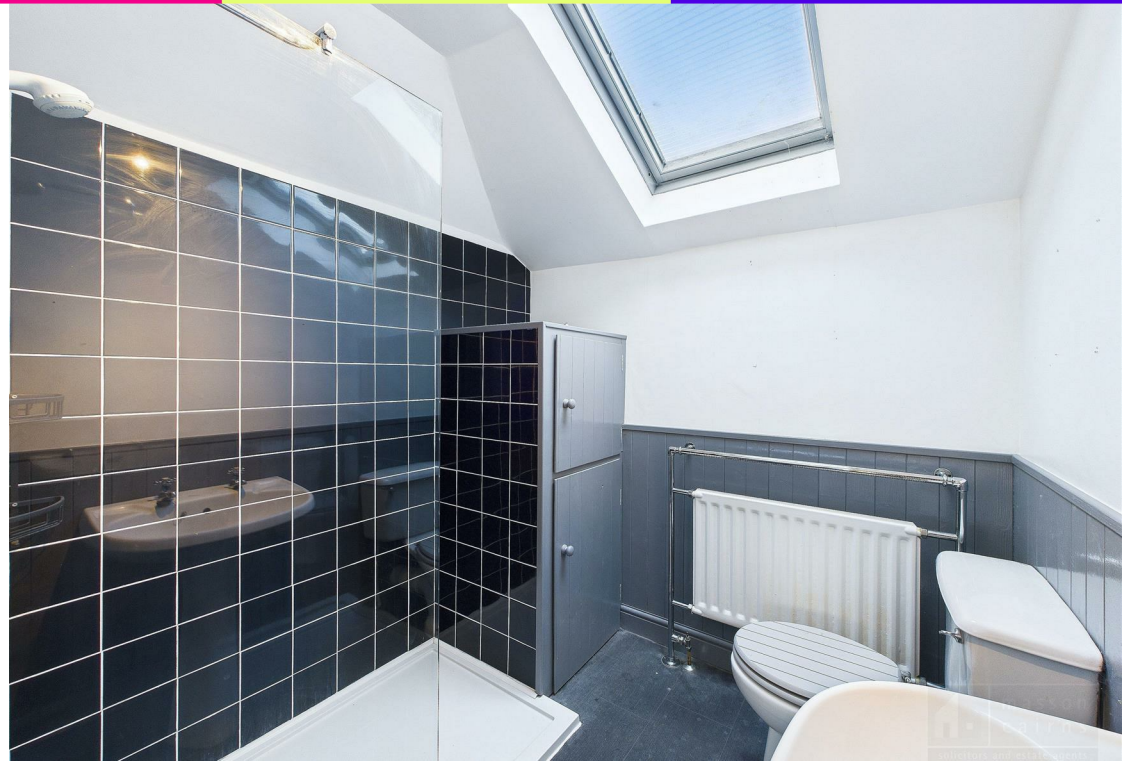
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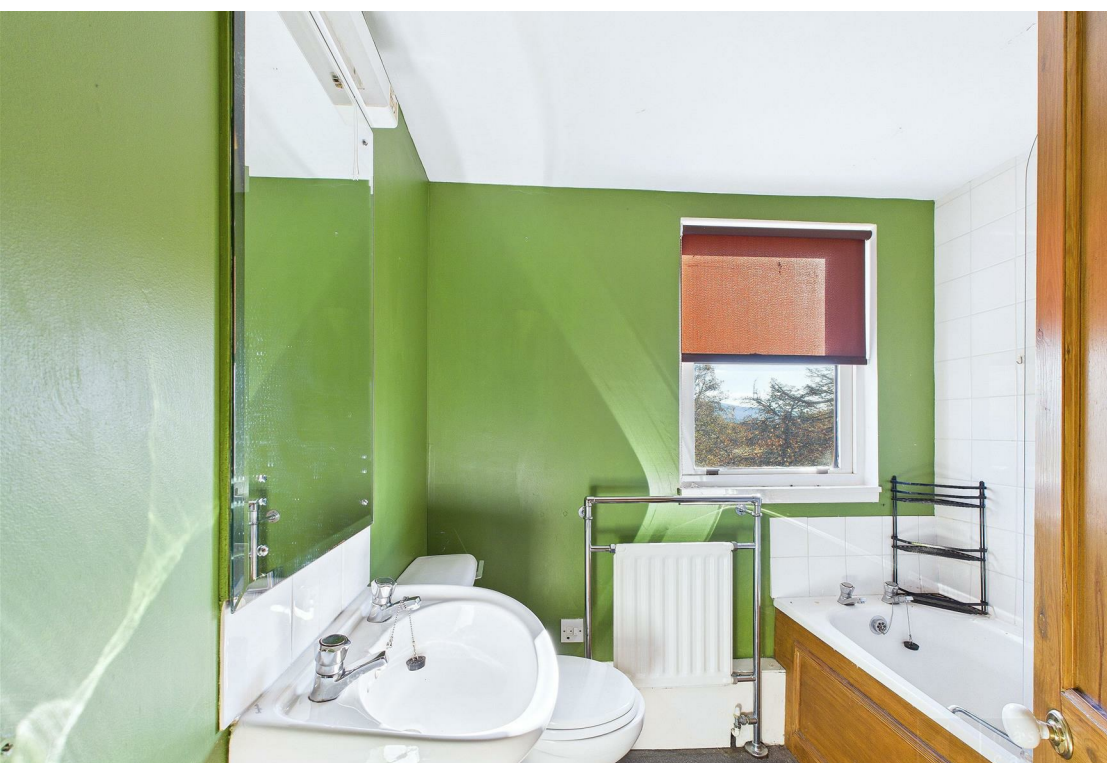
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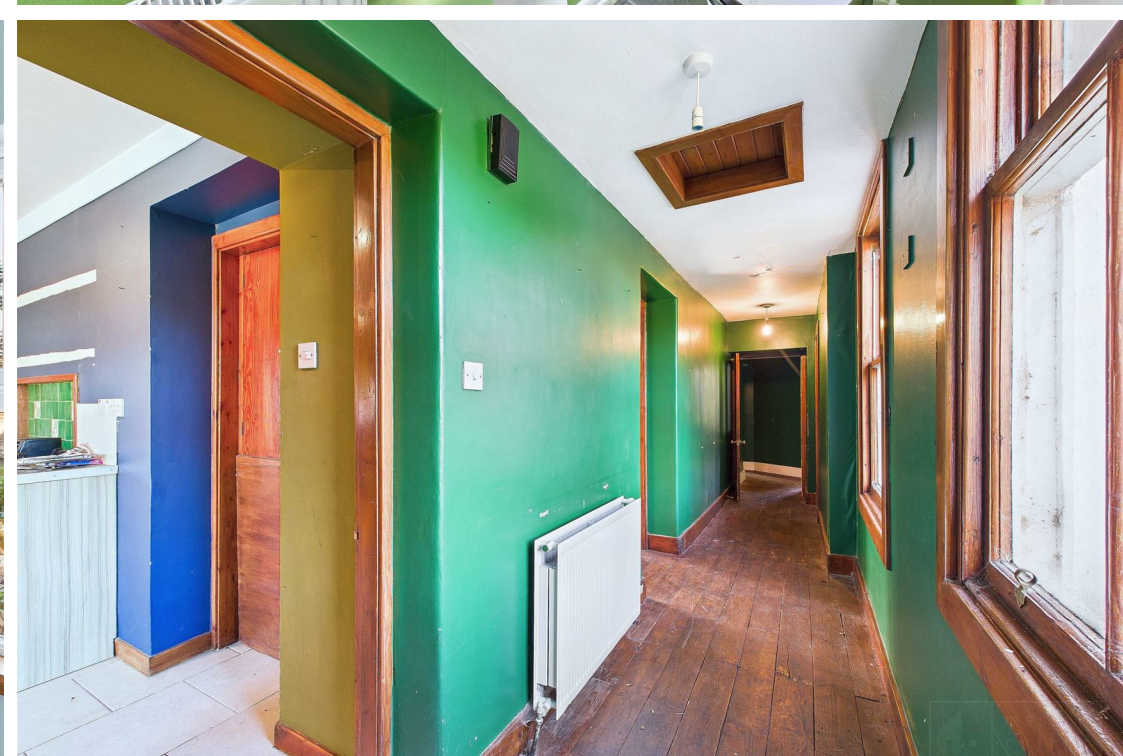
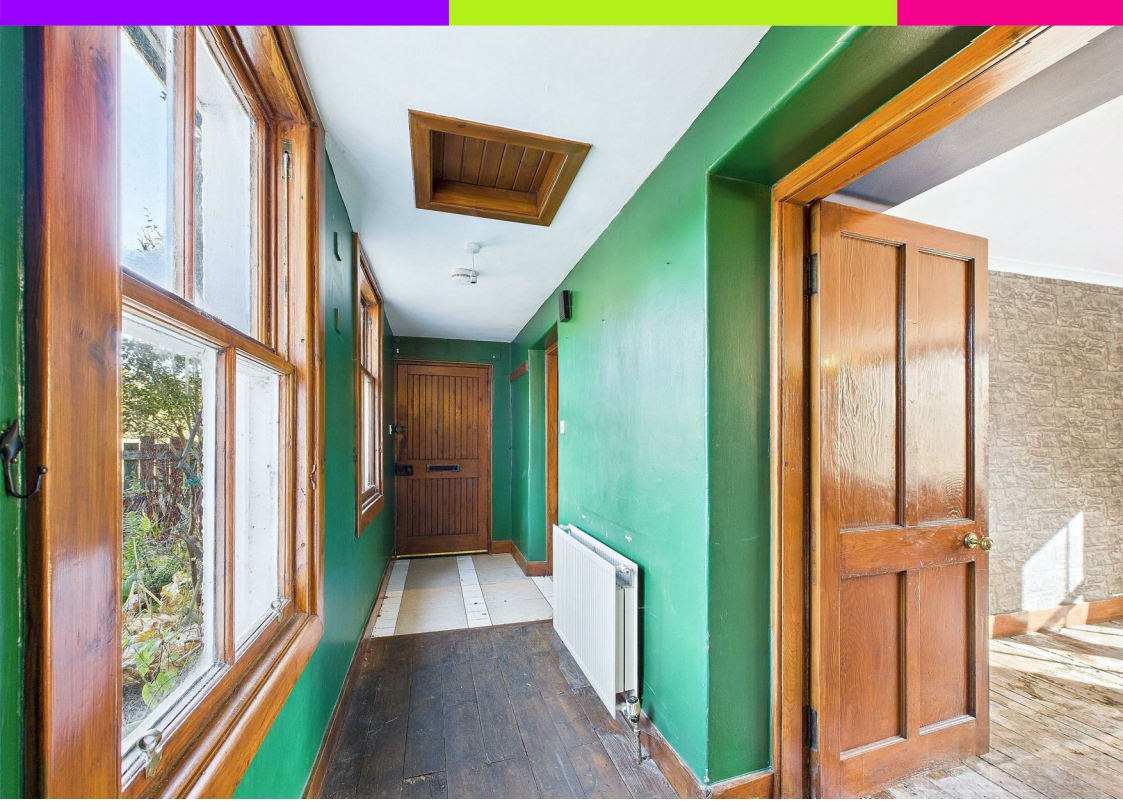






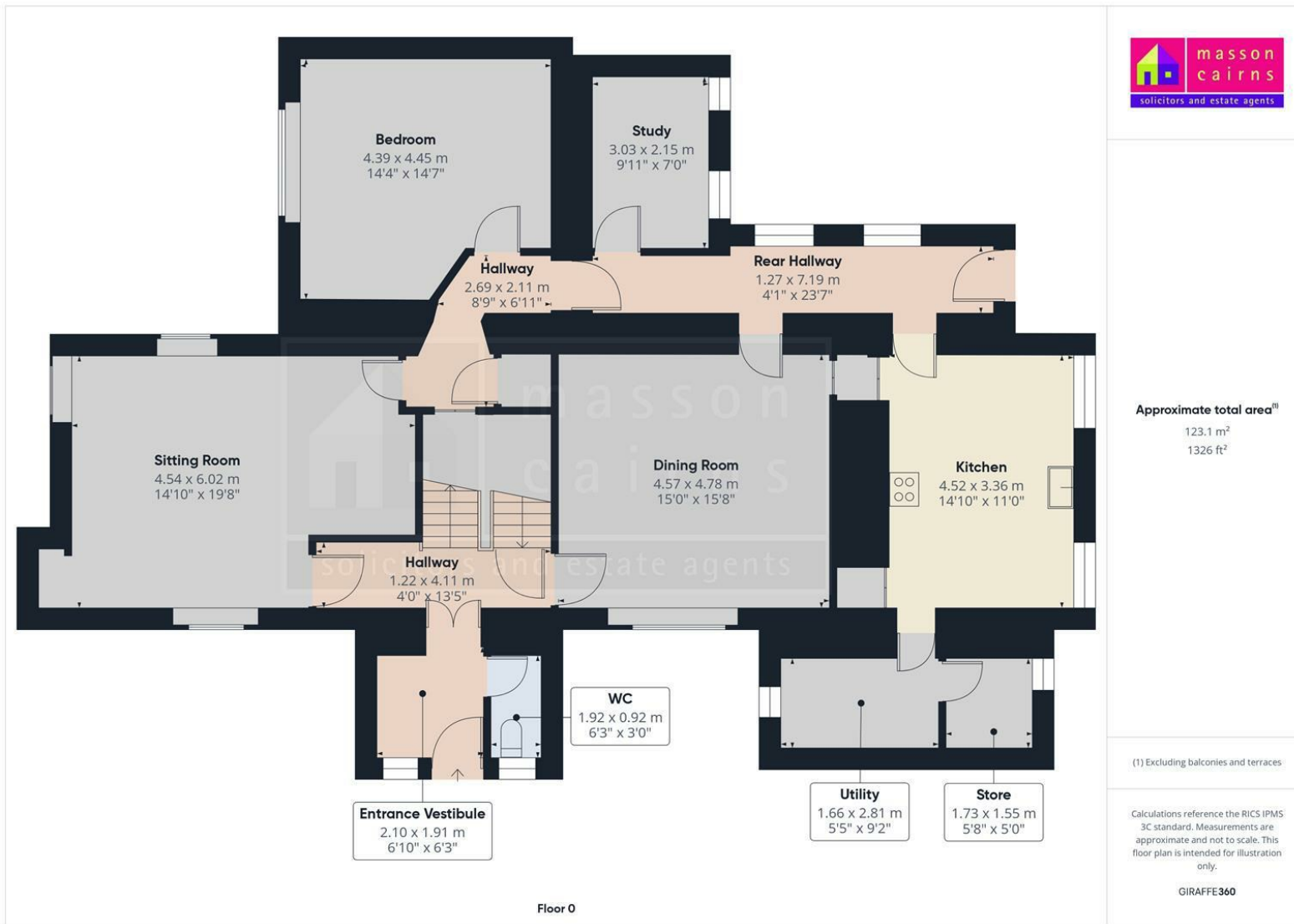












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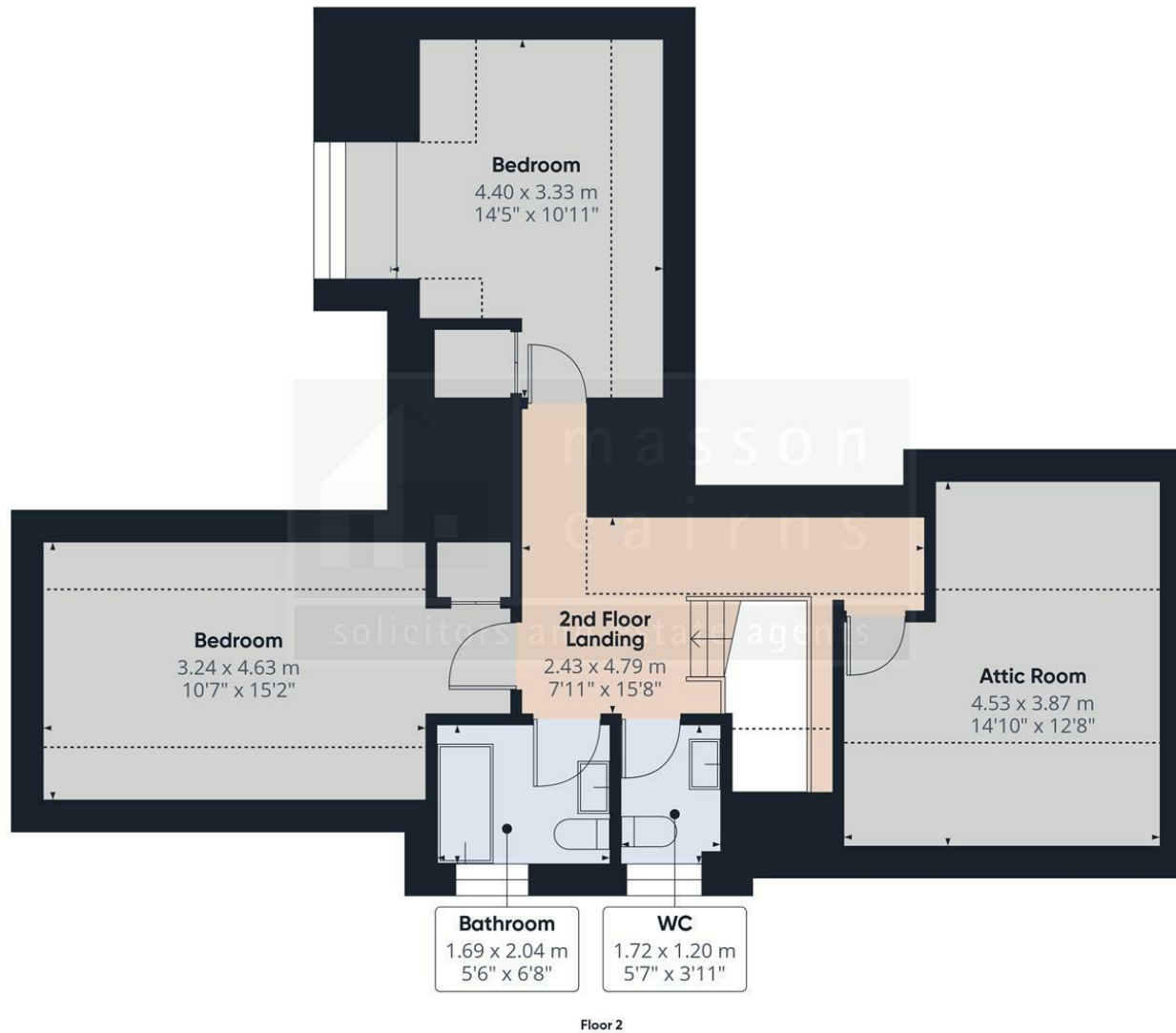
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Approximate total area⁽¹⁾

62.7 m²
677 ft²

Reduced headroom

21.4 m²
230 ft²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

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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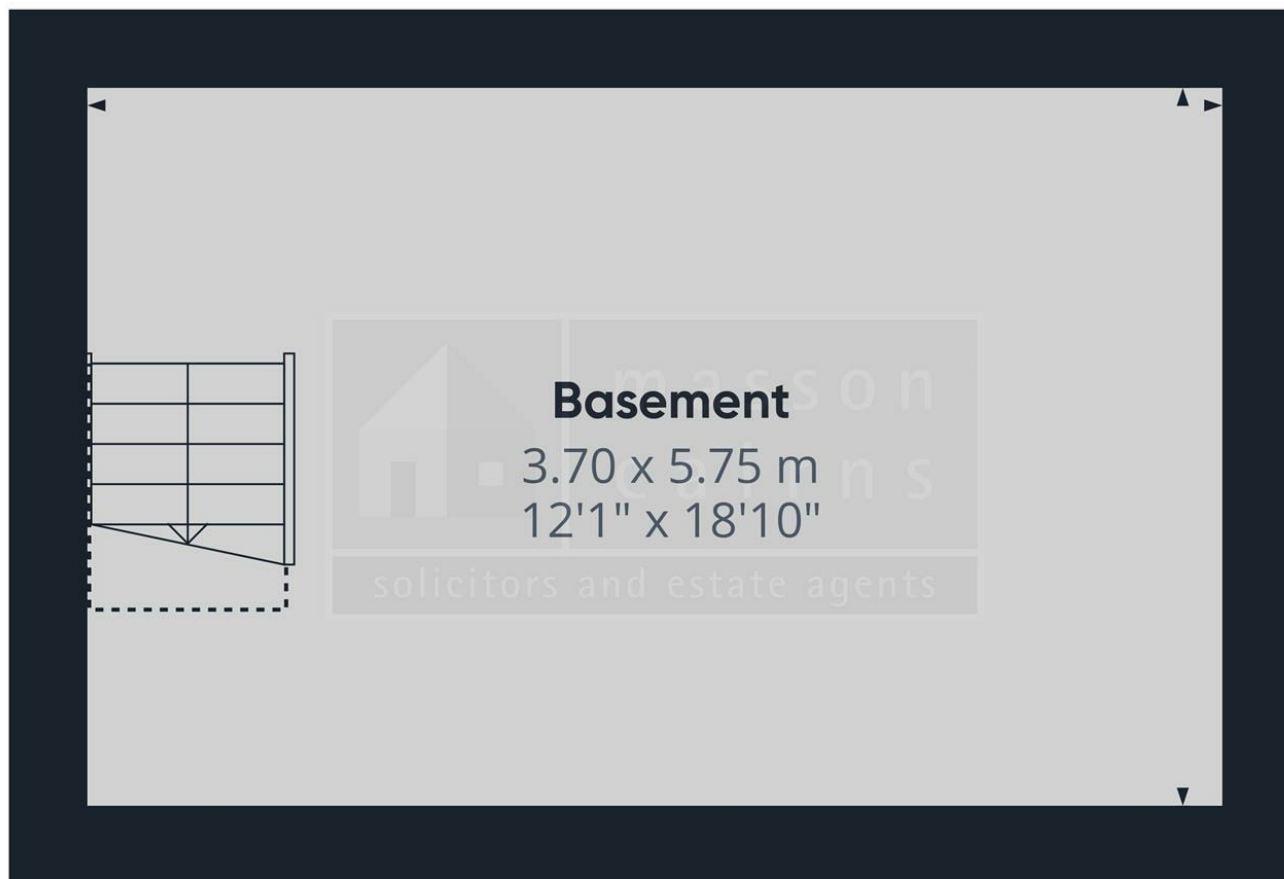
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Floor -1

Approximate total area⁽¹⁾

21.2 m²
228 ft²

Reduced headroom

1.1 m²
12 ft²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

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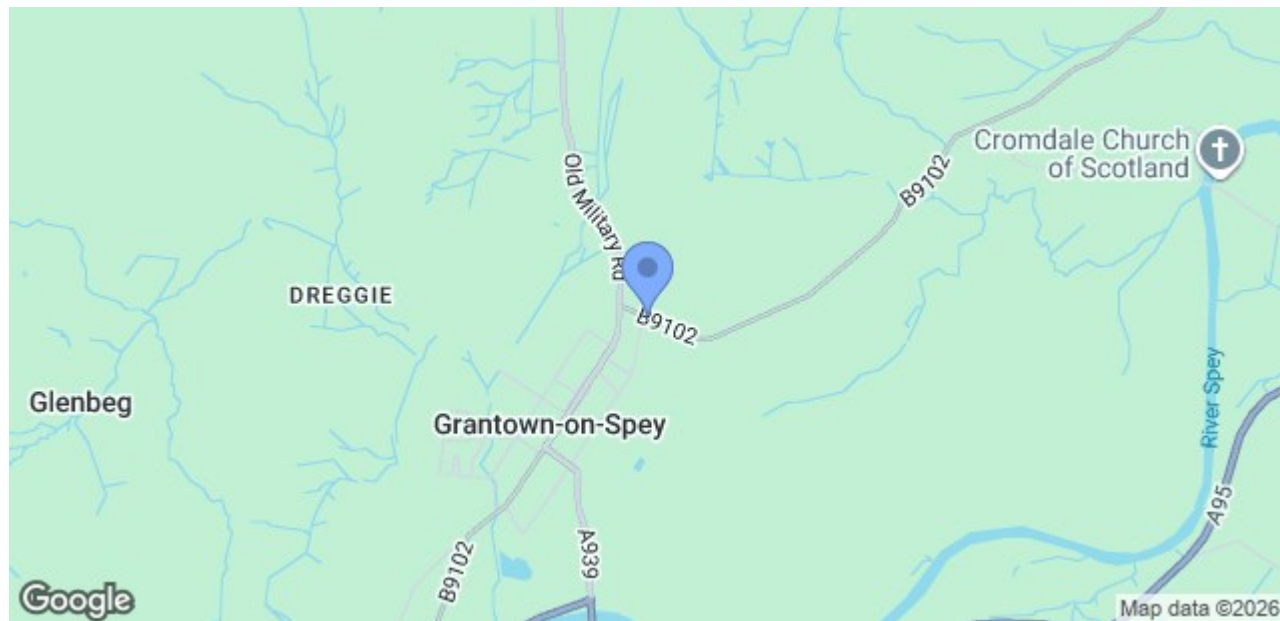
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E	36	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	



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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