

masson cairns LTD

solicitors and estate agents

The Old Ministers House, Inverdruie, Aviemore, PH22 1QH

Offers Over £795,000

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

Set in Inverdruie—historically translating as the "mouth of the river Druie," which flows from Loch Morlich down to join the River Spey—The Old Minister's House occupies a coveted position in the heart of the Cairngorms National Park within the historic Rothiemurchus Estate. Offering an ideal blend of Highland heritage and contemporary comfort, this property sits surrounded by breathtaking scenery yet is only a short walk or drive from the vibrant town of Aviemore. This elegant former manse features five spacious en-suite bedrooms in the main house, complemented by a tranquil riverside suite containing a further en-suite bedroom. Thoughtfully designed social spaces include a welcoming lounge with a log-burning stove, a riverside TV snug, a large formal dining room, a fully equipped kitchen, a functional utility room, and a practical boot room tailored for outdoor adventurers. Outside, residents and guests can unwind in the outdoor hot tub or gather together in the alfresco cooking and dining area, completely enveloped by the peaceful sounds of the nearby river. Each bedroom takes inspiration from the surrounding landscape, combining 19th-century romantic architecture with modern comforts, crisp linens, and calm textures to guarantee an exceptional standard of living. Having successfully operated as a holiday letting business with a maximum guest occupancy of 14, the property presents an excellent turnkey investment opportunity. Planning permission (ref: 26/00402/FUL) was approved by the Highland Council on 19 May 2026 for the change of use of guest house to short-term let, and under current regulations, the existing short-term let licence (licence no. HI-70048-F) facilitates a straightforward transfer process for incoming buyers wishing to continue the venture. EPC E, Home report available online at massoncairns.com

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Aviemore
Situated in the heart of Scotland's Cairngorms National Park, Aviemore is a vibrant town known for its breath-taking landscapes and a plethora of amenities suitable for both residents and visitors.

Natural Attractions:

Cairngorm Mountains: A majestic range offering hiking, skiing, and snowboarding opportunities.
Lochs: Serene bodies of water like Loch Morlich, perfect for sailing, canoeing, and taking in the scenery.
Nature Trails: Verdant pathways and trails ideal for walking, cycling, and wildlife spotting.

Amenities and Activities:

Recreational Facilities: From the renowned Macdonald Aviemore Resort with its swimming pools and cinema, to the top-notch golf courses and spa facilities.
Adventure Sports: Including treetop adventures, quad biking, and horseback riding.

Winter Sports: The area is a hub for skiing and snowboarding enthusiasts, with Cairngorm Mountain being a prime destination.

Shopping & Dining: Aviemore boasts a range of shops – from quaint local boutiques selling handmade crafts to more familiar high-street names. Gastronomes will delight in the variety of eateries, from cosy cafes offering traditional Scottish fare to dining restaurants.

Cultural and Community Amenities:

Strathspey Railway: A steam railway journey offering a trip back in time and panoramic views of the Highlands.

Local Events: The town hosts a series of events year-round, including music festivals, the Thunder in the Glens motorcycle gathering, and more.

Education and Health: Aviemore is home to a primary school with secondary education in Kingussie and has excellent healthcare facilities including a newly opened community hospital ensuring the well-being of its residents.

Transport Links
From Aviemore, you can conveniently access various transportation options to explore the wider UK:

Airports: Inverness Airport (INV): Approximately 36 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: Aviemore Railway Station: Located within the town, with regular services to Inverness, Glasgow, and Edinburgh, as well as connections to the wider UK rail network.

Road Routes: A9: a major north-south route traversing Scotland, providing access to Inverness, Perth, Stirling, and Glasgow. A95: This scenic route connects Aviemore to the A96, linking Inverness to Aberdeen, offering an alternative route to eastern Scotland.
With these options, Aviemore 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 E

Ground Floor Summary
Entrance Vestibule, Hallway, Sitting Room, Dining Room, Kitchen, Bedroom Five & En-suite, Rear Vestibule, Utility Room, Boot Room, WC, Open Plan Secondary Kitchen, Living & Dining Area, Bedroom Six & En-suite, Bunk Room & En-suite

Ground Floor Description
The ground floor opens via a traditional entrance vestibule with geometric encaustic floor tiles into a welcoming central hallway finished with carpet flooring. To the front, the main sitting room features a multi-pane bay window, high ceilings with decorative cornicing, and a cast-iron wood-burning stove set within a tiled hearth. The adjacent formal dining room accommodates large family gatherings, benefiting from dual aspect windows and an additional stove. The country-style kitchen includes a central timber island, shaker cabinetry, and a range cooker alcove, supported by a rear utility room, dedicated boot room, and a cloakroom WC. Bedroom Five offers a double layout with a modern fully tiled en-suite shower room. A secondary open-plan living and kitchen extension features a vaulted ceiling with exposed timber beams, a wood burner, a galley kitchen, and a cathedral-style window opening onto the decking. Completing this level are Bedroom Six, featuring exposed stone walls and direct deck access, and a bunk room, both served by modern en-suite shower facilities. Oil-fired central heating provides warm, even heat throughout.

First Floor Summary
Landing, Bedroom One & En-suite, Bedroom Two & En-suite, Bedroom Three & En-suite, Bedroom Four & En-suite

First Floor Description
A carpeted staircase runner ascends to a light-filled upper landing detailed with decorative timber balustrades and a tall sash window. Bedroom One sits as a principal double suite, featuring a wide bay window framing views of the tree canopy, warm neutral décor, and a fully tiled en-suite bathroom with a full-length bath and shower over. Bedroom Two offers substantial proportions, a bay window with a seating area, and its own fully tiled en-suite bathroom. Bedroom Three features a multi-pane sash window with mountain views, and a fully tiled en-suite bathroom. Bedroom Four provides windows with views across the grounds, fitted carpet, built-in storage, and a private en-suite bathroom. Each upper bedroom maintains comfortable ambient temperatures via the central heating system. Ample space for freestanding wardrobes and dressing tables are integrated naturally across all four upper double suites.

Outside
The private grounds of The Old Minister's House extend across established riverbank woodland along the road to Cairngorm Mountain. Access is gained via a sweeping gravel driveway that provides parking for multiple vehicles surrounded by mature beech hedging and pine trees. The outdoor entertaining area features a timber gazebo housing a covered hot tub, an adjacent barbecue shelter, and timber picnic seating. Extending along the riverside elevation, a raised wooden deck with balustrades offers outdoor seating directly above the river. Practical outdoor storage supports bikes, skis, and water sports equipment suited to the location.

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Planning
Planning Permission (ref: 26/00402/FUL) has been obtained from the Highland Council for Change of use of guest house to short term let. The decision notice of approval was issued on the Tue 19 May 2026
Further details on planning can be obtained by visiting the Highland council E-Planning website and typing in the reference 26/00402/FUL
http://wam.highland.gov.uk/wam/

Short Term Letting
A Short-Term Let Licence is required to host guests. The house has operated as a successful holiday letting business and the property presents an excellent opportunity for potential buyers looking to purchase as an investment. Any new purchaser wishing to continue the business will need to apply for the transfer of short-term letting licence, a process which we understand should be straightforward as there is a current licence in place (further information below). 'The 2024 Licensing Order introduced a facility to transfer an existing short-term let licence (STLL) via a “transfer application.” These applications are determined in broadly the same manner as licence applications. The Chief Constable and other statutory consultees are informed, and an opportunity is given for them to object to the transfer should concerns exist about the transferee.' reference 'The Association of Scotland's Self-Caterers'. Potential purchasers should satisfy themselves on all aspects in relation to the STLL process.

Short Term Let Licence Number: HI-70048-F
Max Guest Occupancy: 14

Services
It is understood that there is mains water, drainage and electricity. There is oil fired central heating.

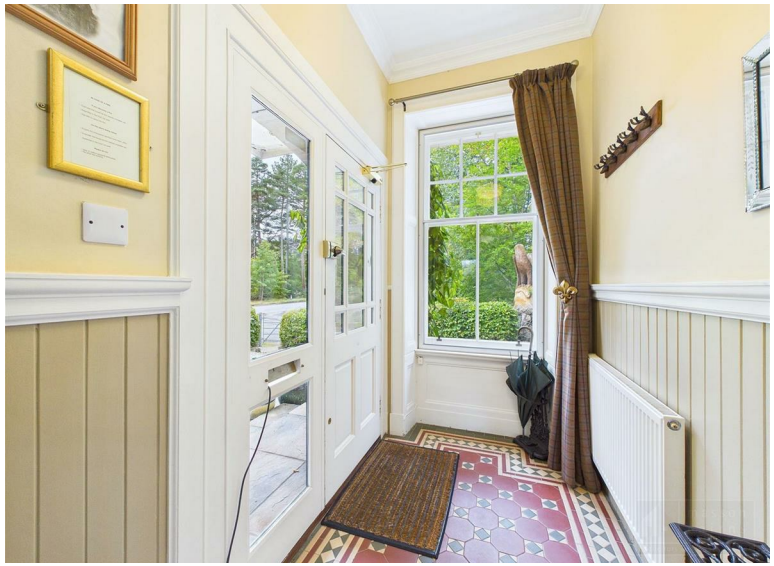
Entry
By mutual agreement.

Price
Offers over £795,000 are invited

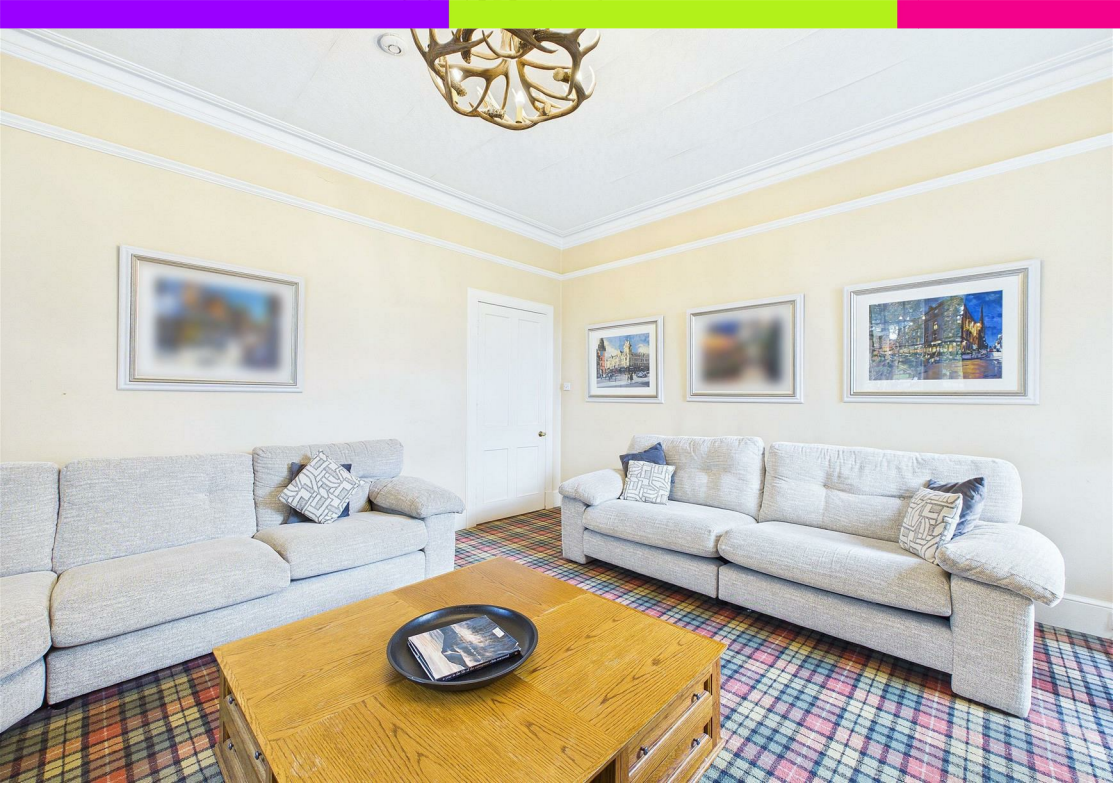
Viewings and Offers
Viewing is strictly by arrangement with and all offers to be submitted to:-Masson Cairns
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Moray
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What Three Words Location
What3Words Location: ///vaccines.ordeals.escape

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Fire exit






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FOR SALE



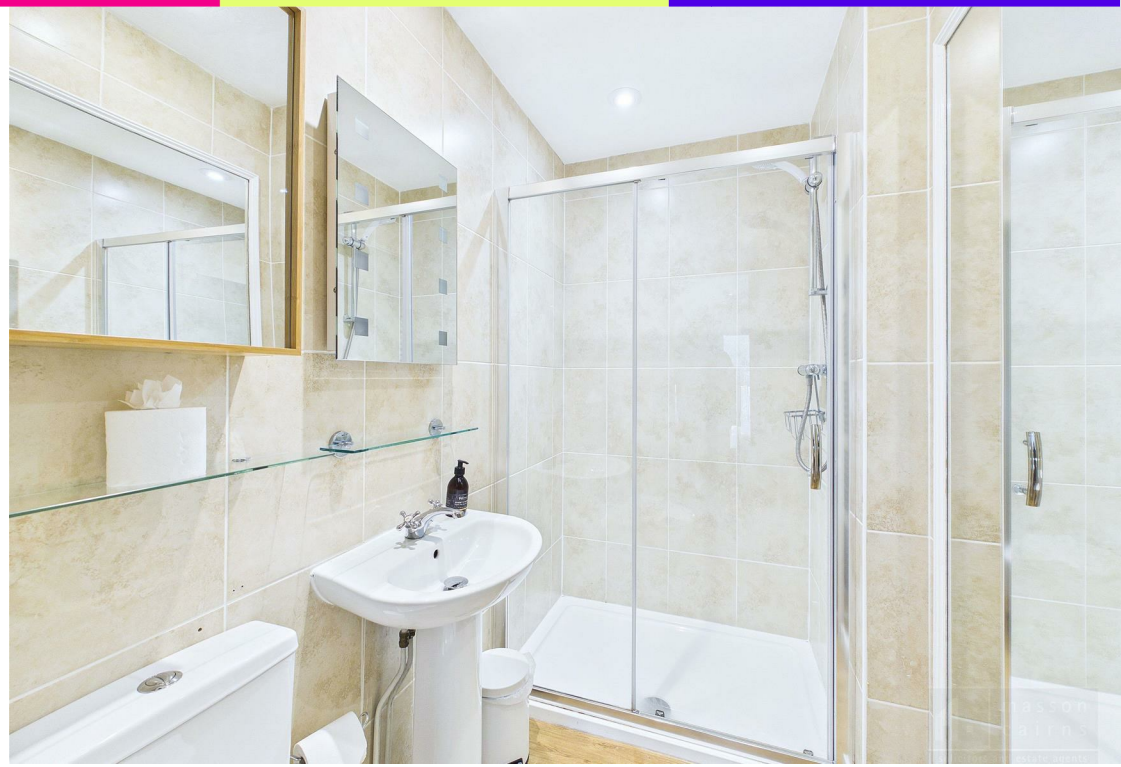








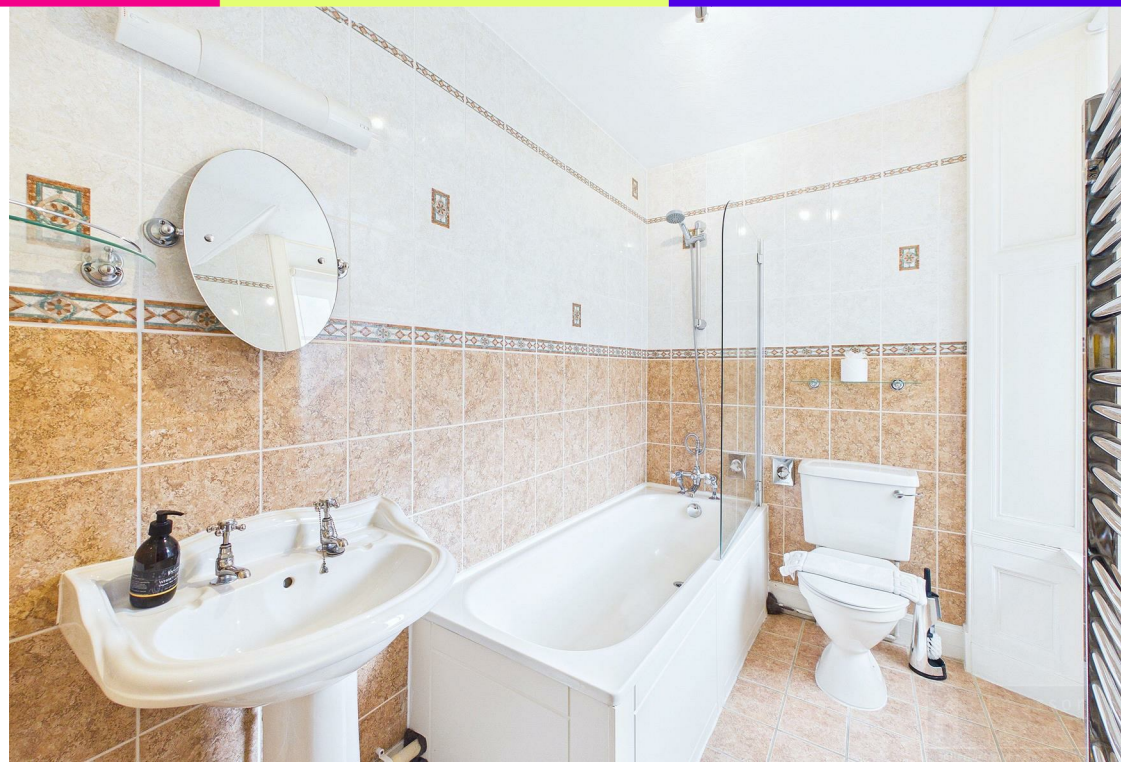








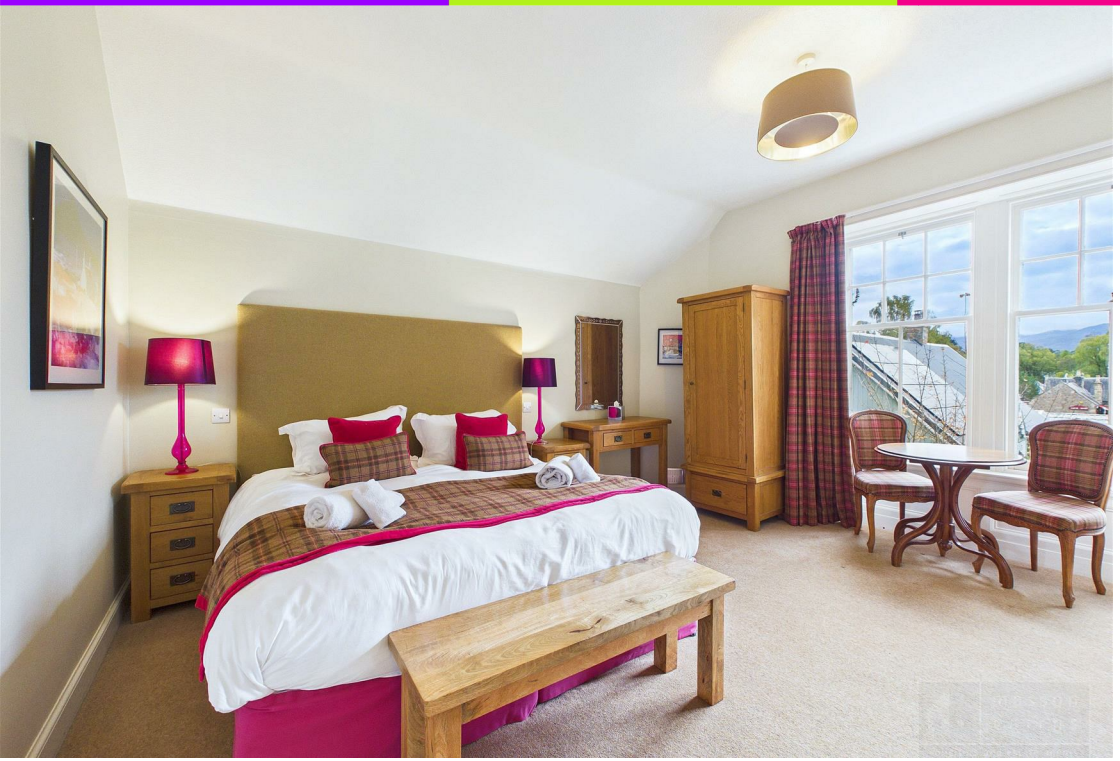








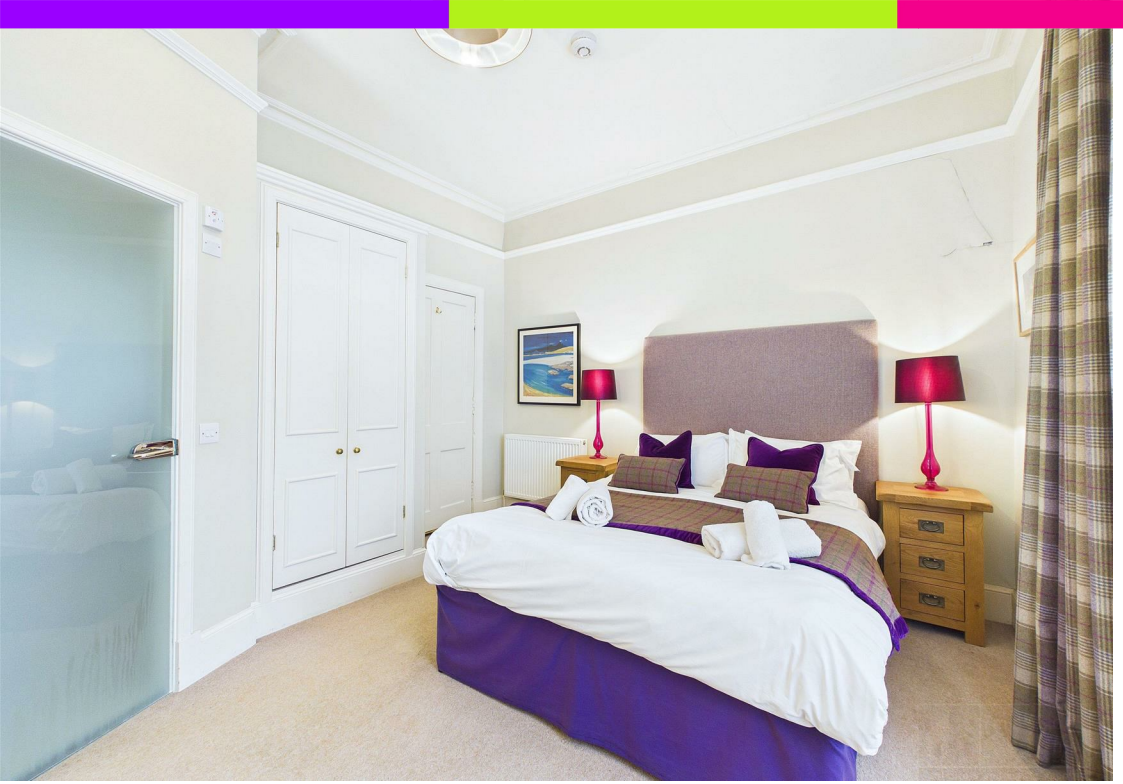

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FOR SALE







































Floor 0

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Approximate total area(1)

185.8 m²
1999 ft²

Balconies and terraces

21.7 m²
234 ft²

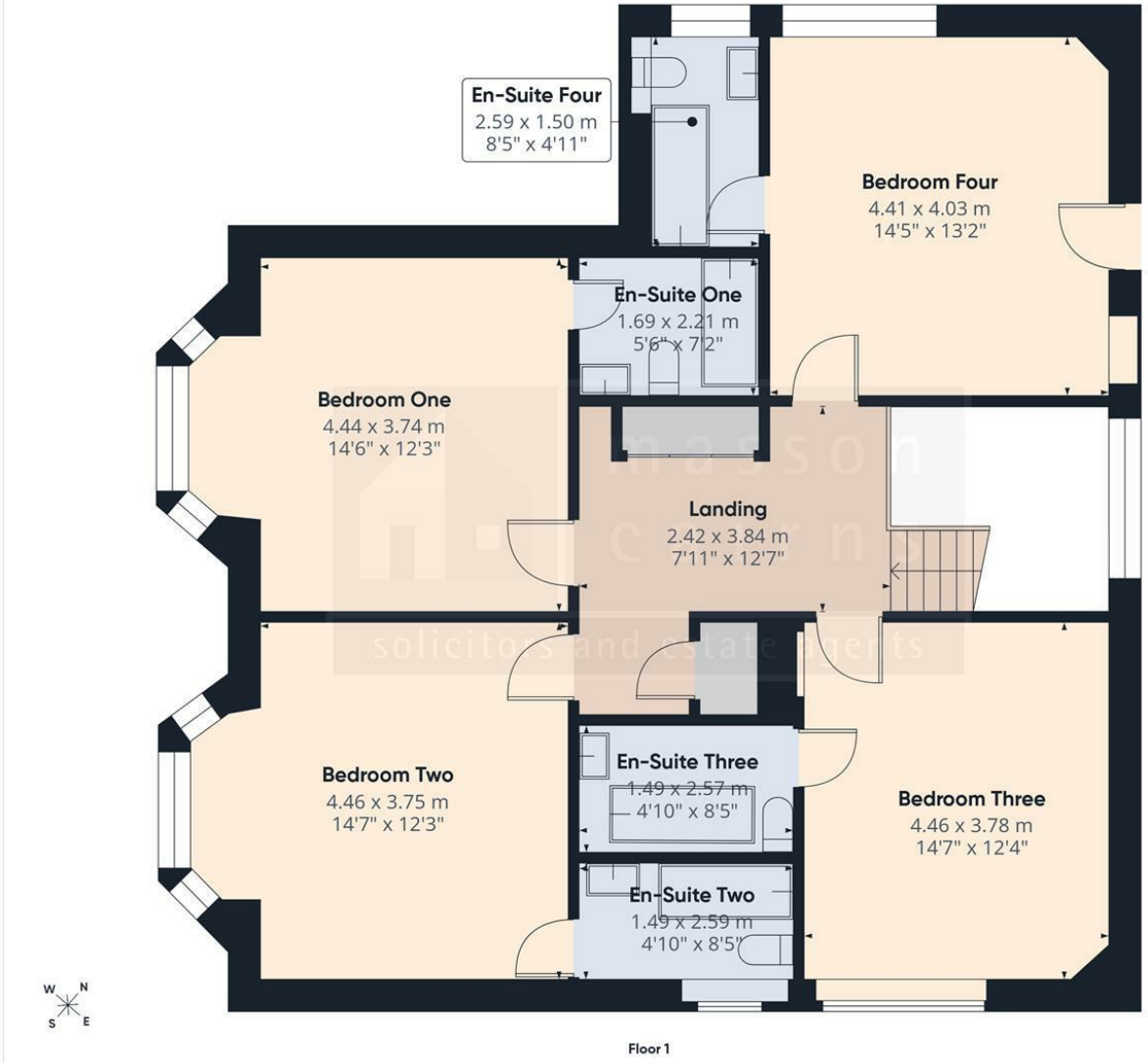
(1) Excluding balconies and terraces

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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Floor 1

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Approximate total area(1)

101.5 m²
1092 ft²

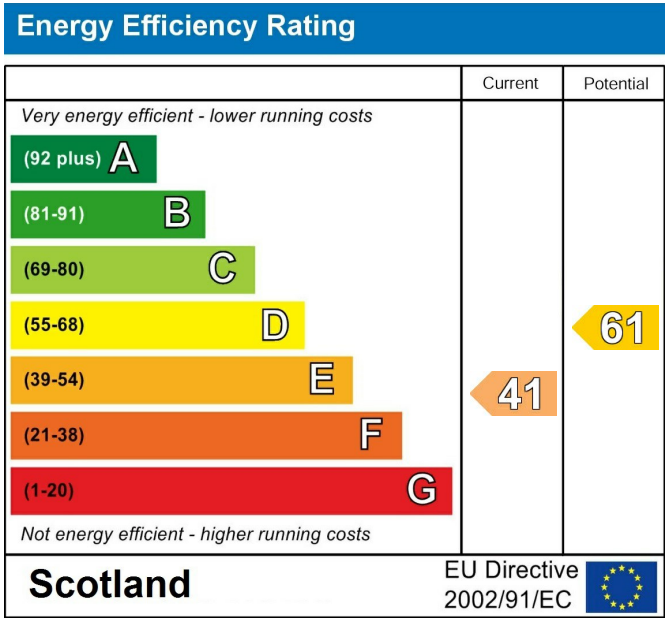
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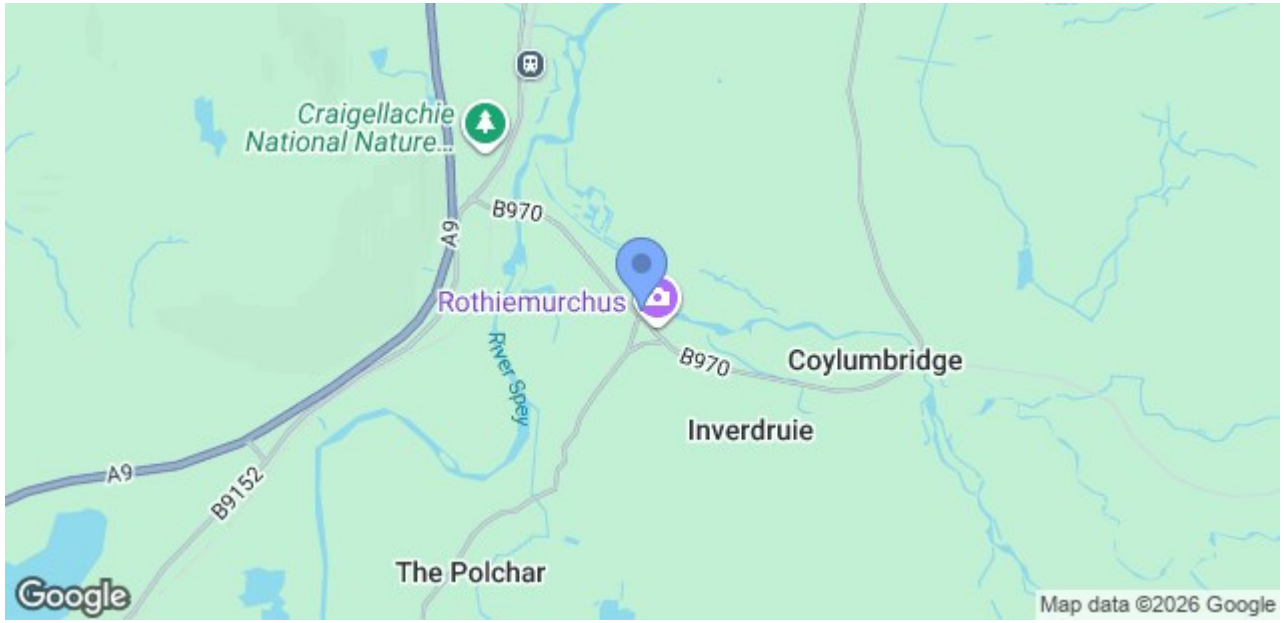
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While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters

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