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solicitors and estate agents

The River House, Dalfaber Road, Aviemore, PH22 1PU  
Offers Over £699,500

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



Set in a tranquil and secluded position beside mature woodland on the banks of the River Spey, yet only five minutes from the heart of Aviemore, The River House is an Edwardian home offering character, privacy and a wonderful connection with its surroundings. Approached through electric gates on a paved driveway down to the lodge ground floor with ample parking for four cars, the house opens into welcoming reception space where period features and traditional styling create a warm atmosphere. A comfortable sitting room with wood-burning stove provides an ideal retreat, while a separate dining room with distinctive décor offers an inviting setting for entertaining. The country-style kitchen is well equipped with a breakfast bar, dual fuel range, dishwasher and American-style fridge freezer, with a practical utility room housing a washing machine and dryer. To the rear, a striking architectural extension forms the heart of the home, combining sitting and dining areas beneath a vaulted timber ceiling with floor-to-ceiling glazing framing views across the gardens towards the River Spey, surrounding woodland and the mountains beyond. Doors lead out to a sheltered deck with hot tub and seating areas designed for relaxed outdoor living. The bedrooms are individually styled and full of character, including a spacious principal bedroom with feature fireplace, further double bedrooms and a distinctive family bathroom with freestanding bath. Additional living space includes a music room with wood-burning stove, providing flexibility for home working, hobbies or quiet evenings. Outside, mature landscaped gardens extend around the property with sweeping lawns, colourful planting, sun decks, and a range of useful outbuildings and storage areas, creating an idyllic setting to enjoy the changing seasons and the natural beauty of this special part of the Cairngorms. EPC D, Council Tax F, Home report available online at [massoncairns.com](http://massoncairns.com)

## Offers Over £699,500



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#### Potential Use

The property has planning permission to be run at a guest house or B&B (the owners ran this for a few years). There is an opportunity to use the upper floors for a three letting bedrooms guest house or a B&B operation with a dining room and a lounge for guests. Also the office in the garden grounds could be easily converted to a self catering unit (subject to obtaining the relevant planning permissions and a short term letting license)

#### 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 a 5 minute walk, with regular services to Inverness, Glasgow, and Edinburgh, as well as 2 direct return trains to London everyday.

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](http://massoncairns.com) where an online copy is available to download.

#### EPC Rating D

#### History

Dating back to the early 20th century, with architectural plans on file from 1905, this handsome villa has a rich and intriguing place in local history. Originally operated as a Temperance Hotel, it offered travellers and holidaymakers comfortable accommodation in keeping with the influential temperance movement of the time, where no alcohol was sold or consumed on the premises. Its setting beside the River Spey adds further historic interest: early Cairngorm Club diaries refer not only to local Temperance Hotels, but also to the nearby "Temperance Pool", from where visitors would cross the river into the ancient Rothiemurchus Forest. Today, the house retains a wonderful sense of period character, offering a rare connection to Speyside's social, sporting and Highland heritage.

#### Accommodation

Lower Ground Floor  
Hallway | Kitchen | Utility Room | The Garden Lounge | WC | Principal Bedroom | Dressing Room | Shower Room | Sun Porch | Terrace

#### Ground Floor

Entrance Vestibule | Hallway | The Laird's Lobby | Dining Room | Living Room | Balcony | Home Office | WC

#### First Floor

Landing | Bedroom | Jack & Jill En-Suite | Bedroom with En-Suite Shower Room | Bedroom with En-Suite Shower Room

#### Lower Ground Floor

The lower ground floor immediately sets the tone for the house, combining Highland lodge character with practical, family-friendly accommodation. The approach is through a warm timber-lined hallway, where natural wood panelling, tartan detailing and the staircase give a strong sense of arrival. From here, the accommodation flows into a beautifully characterful kitchen, fitted with extensive timber cabinetry, generous work surfaces, a range-style cooker and overhead pot racks, creating a sociable country-house feel with plenty of charm and functionality. A useful utility room sits off the kitchen, while the adjoining hallway provides excellent circulation through the heart of the house.

The principal living space on this level is a striking garden lounge, an impressive vaulted room with a timber-clad ceiling, exposed truss detailing and rooflights drawing in natural light. Full-height glazing frames the garden beyond, while a central wood-burning stove creates a natural focal point. With its Highland styling, soft seating, tartan accents and woodland outlook, this is a wonderfully atmospheric room for relaxing or entertaining. Nearby, a sunroom opens the house further to the outside, providing a sheltered sitting or dining area with direct connection to the terrace and garden.

Also on this floor is a generous bedroom, full of individuality, with exposed beams, a fireplace with stove, bold décor and direct access towards the sunroom and terrace, giving it a private and inviting feel. A further adjoining room offers flexibility as a dressing room, sitting room, store or occasional bedroom, supported by a nearby bathroom. A separate WC and under stair cupboard housing a gun safe completes the accommodation on this level. Overall, the lower ground floor delivers a highly distinctive blend of practical everyday space and memorable Highland character, with the garden lounge and terrace forming a particularly appealing centrepiece.

#### Ground Floor

The ground floor is the historic heart of the house, rich in period detail and Highland character. Arrival is through an atmospheric entrance with stained glass detailing, timber joinery and tartan wall coverings, setting an immediate sense of individuality and tradition. From here, the central landing and stair hall create a memorable first impression, with a tartan-carpeted staircase, polished timber balustrade, panelled doors and decorative ceilings all contributing to the house's distinctive lodge-like feel.

Off the hall lies the Lairds Lobby, a wonderfully characterful space with timber panelling, tartan carpet, decorative ceilingwork and a wood-burning stove set against striking dark green tiling. A grand piano, mounted antlers (to be removed) and Highland detailing give the space a strong sense of heritage and make it a natural reception or music room. The principal sitting room continues the period theme, with ornate cornicing, a decorative ceiling, richly patterned wall coverings and an open fireplace forming a warm and elegant focal point with French doors opening to a balcony, allowing the room to enjoy a leafy outlook over the gardens and creating a pleasing connection to the setting beyond.

The dining room is particularly memorable, arranged for generous entertaining and full of theatrical character. Tartan wall coverings, a feature fireplace, traditional lighting, antique-style furnishings and a dramatic draped ceiling create a room with real presence, ideal for formal dining or special gatherings. Also on this floor is a timber-lined office, offering a practical and atmospheric work space, together with an adjoining store or ancillary room, and a WC. Overall, the ground floor combines the charm of a traditional Highland villa with a series of highly distinctive reception spaces, each with its own personality and sense of occasion.

#### First Floor

The first floor continues the house's distinctive Highland personality, with the landing giving access to a series of individual bedrooms, each full of colour, character and charm. The accommodation on this level has a private, retreat-like feel, with coombed ceilings, tartan fabrics, bold decorative schemes and period-style details creating a memorable sense of individuality throughout.

There are three principal bedrooms on this floor, each with its own strong identity. The largest bedroom is generously proportioned and full of atmosphere, with deep red décor, tartan accents, timber detailing and a feature working fireplace creating a warm, lodge-inspired feel. This room enjoys access to a superb Jack and Jill bathroom, a wonderfully distinctive space arranged with a freestanding roll-top bath, black and white chequered flooring, striking monochrome wall finishes and a working fireplace, giving it a rare period elegance and real sense of occasion.

The two further bedrooms are both comfortably appointed and continue the same characterful theme, with rich colouring, tartan detailing and leafy outlooks. Each benefits from its own en-suite shower room, making the first floor particularly practical for family living or guest accommodation. A reduced-headroom area adds useful additional space and contributes to the quirky charm of the upper floor. Overall, this level offers flexible and highly individual bedroom accommodation, combining comfort, privacy and the unmistakable character of a traditional Highland villa.

#### Garden Office

5.65m x 3.84m (18'6" x 12'7")

A standout feature within the grounds is the impressive detached garden office. This versatile building offers excellent flexibility as a studio, home office, entertainment room or fitness suite. Internally it is fully lined and insulated with power, lighting, heating, a fitted kitchen and shower room. Sliding doors open directly onto the covered patio to blend indoor and outdoor living.

#### Location

The property enjoys a highly appealing setting in one of Aviemore's most characterful locations, close to the River Spey and within easy reach of the much-loved Old Bridge Inn. This part of Aviemore has a wonderfully relaxed Highland atmosphere, with riverside walks, woodland paths and access towards



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Rothiemurchus all nearby, making it an ideal base for those who enjoy the outdoors. The surrounding landscape is exceptional, with the River Spey, Rothiemurchus Forest and the wider Cairngorms National Park offering endless opportunities for walking, cycling, fishing, wildlife watching and year-round adventure.

Despite its peaceful setting, the property is conveniently placed for the centre of Aviemore, where there is a wide range of shops, cafés, restaurants and local services, as well as the railway station providing excellent onward connections. Aviemore is one of Scotland's best-known Highland destinations, popular for skiing, mountain biking, watersports, golf and access to the Cairngorm mountains, while still retaining a welcoming village feel. The location combines the best of both worlds: immediate access to some of the area's most beautiful natural surroundings, together with the convenience and amenities of Aviemore close at hand. What three words ///dialect.homeward.perusing

#### Outside

Externally, the property is every bit as distinctive as the interior, combining the charm of a traditional stone-built villa with a wonderfully private Highland garden setting. To the front, a low stone wall, gravelled frontage and mature planting create an attractive sense of arrival, with the house set back from the road and framed by established trees. The original stone elevation, steep rooflines and character detailing give the property a strong period presence, while the surrounding landscape provides a spectacular Cairngorms backdrop.

To the rear, the gardens are a real feature, arranged over generous lawned areas (approximately 340 Sq Meters) with mature trees, colourful planting, stone walling and sheltered seating spaces. A raised deck and patio area provide excellent outdoor entertaining space, with room for dining, relaxing and enjoying the peaceful surroundings, while the hot tub area adds a further lifestyle element. The garden feels private and enclosed, yet unmistakably Highland, with mature woodland, the River Spey and mountain scenery all close by.

There is also an excellent range of ancillary accommodation and outbuildings, adding considerable practicality and flexibility. A detached garage is complemented by a log store, oil tank store, kennels with run and further useful stores, providing substantial storage for outdoor equipment, garden machinery, logs and general household use. In addition, the grounds include a garden room and a further substantial timber home office (5.7m x 5.2) with power and light, ideal for working from home, hobbies, studio use or as a peaceful retreat within the garden. Together, the outside space offers a rare combination of character, privacy, practicality and lifestyle appeal.

#### 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 £699,500 are invited

A further point of note is that much of the furniture, furnishings and decorative artefacts within the property may be available by separate negotiation. These items form an important part of the house's distinctive Highland character and, subject to agreement, could offer a purchaser the opportunity to retain much of the atmosphere, individuality and charm that make the property so memorable.

#### 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  
Fax: (01479) 874806  
Email: [property@lawscot.com](mailto:property@lawscot.com)  
[www.massoncairns.com](http://www.massoncairns.com)

#### Council Tax

The property is currently assessed as Council Tax Band F, with an annual charge of £3597.47 or 2026/27, including water charges. A 25% discount is currently available to single occupiers.

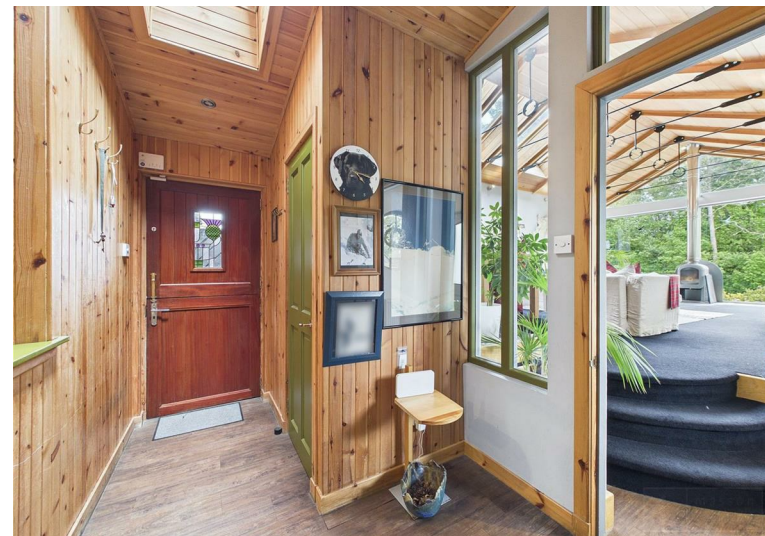
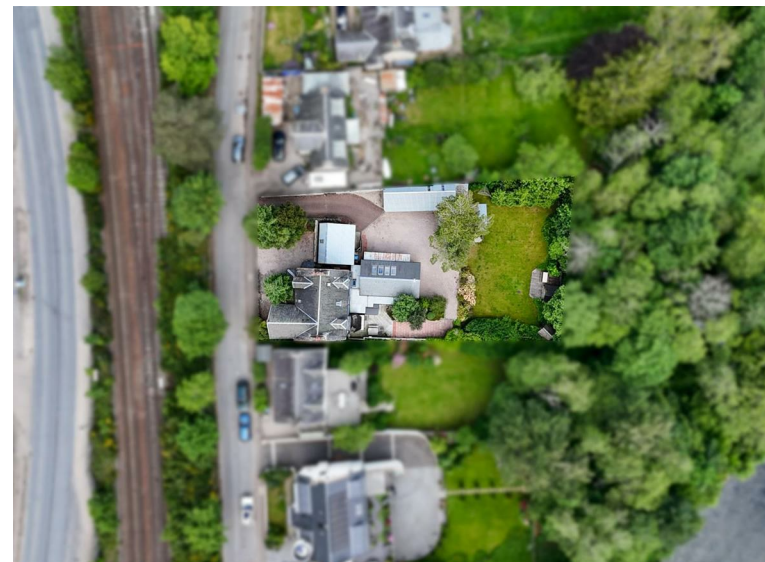
Purchasers intending to use the property as a second home should be aware that, for 2026/27, Highland Council charges Council Tax at 300% of the standard rate for second homes.

#### What Three Words Location

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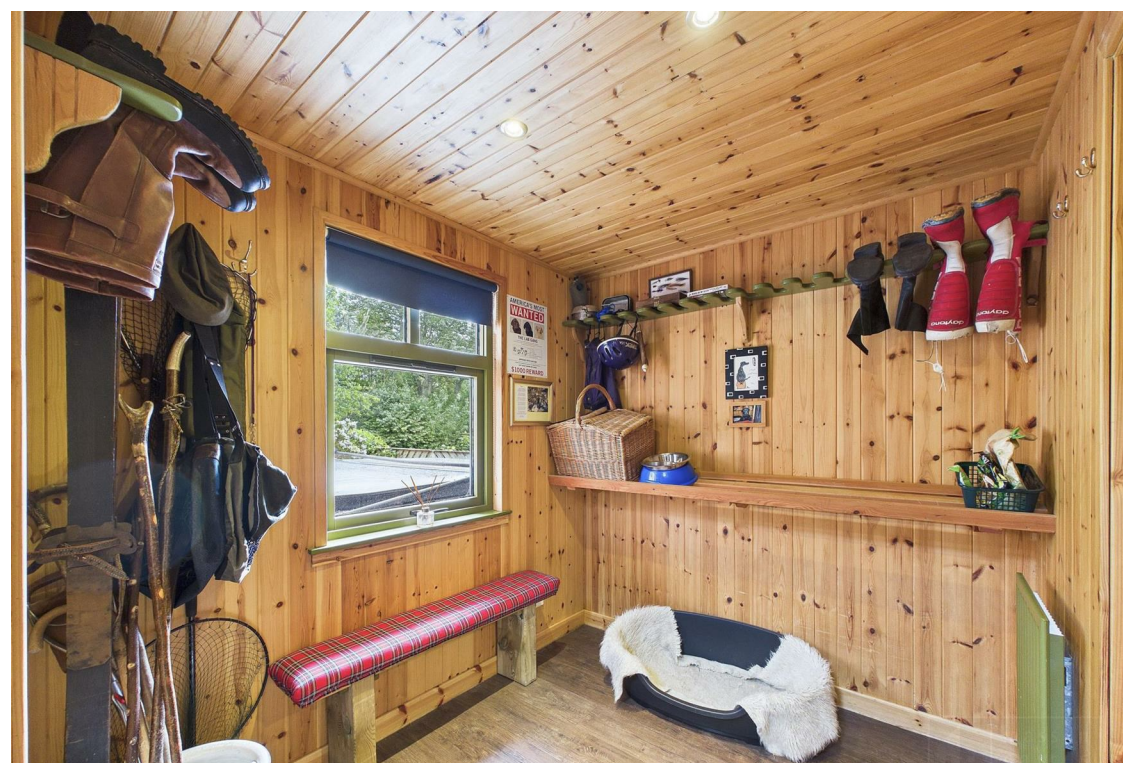
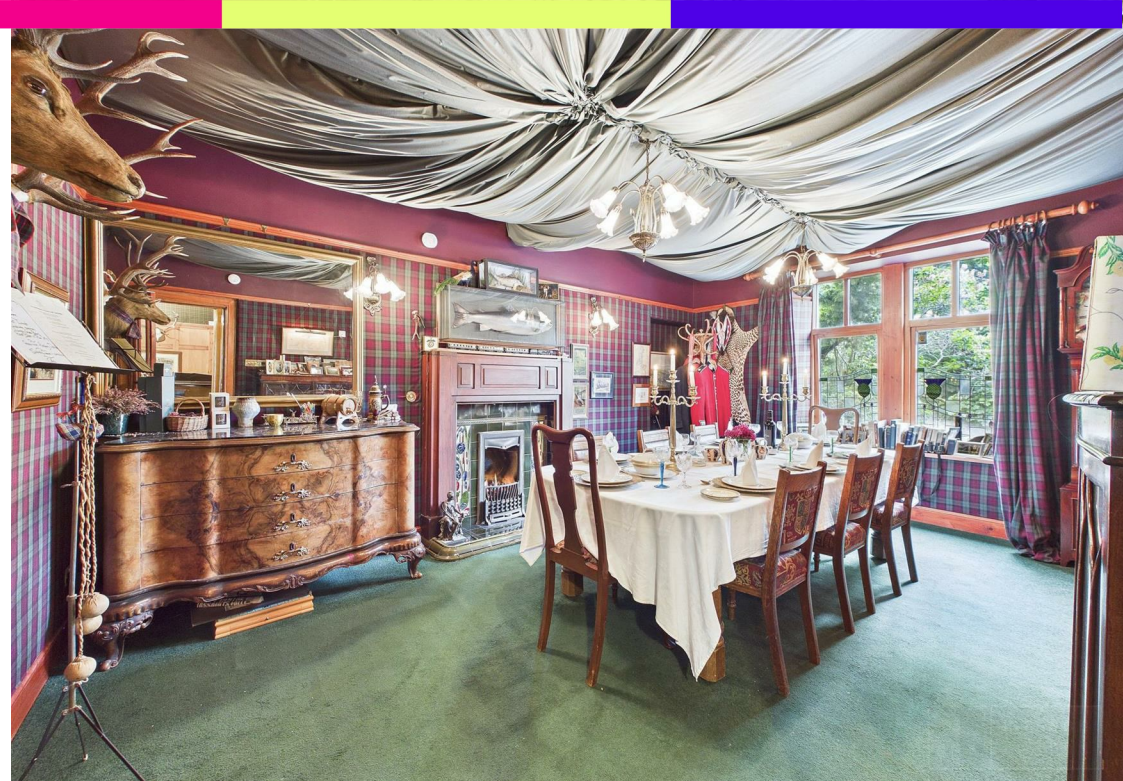
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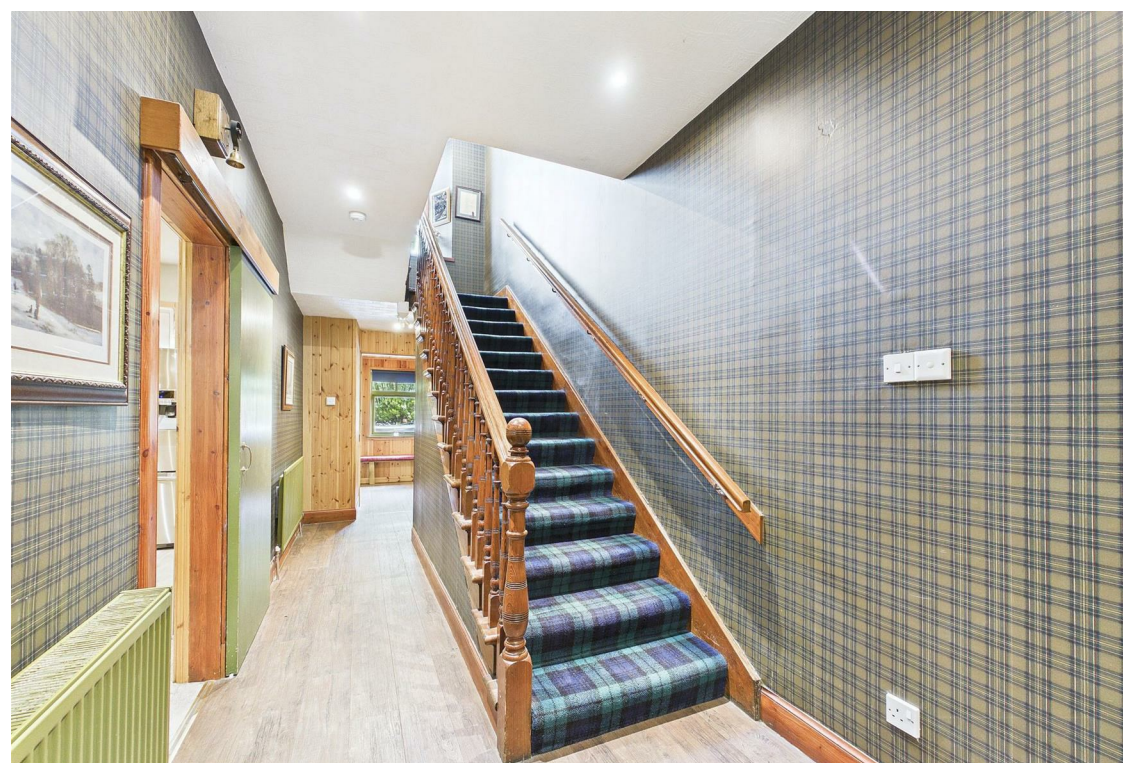
















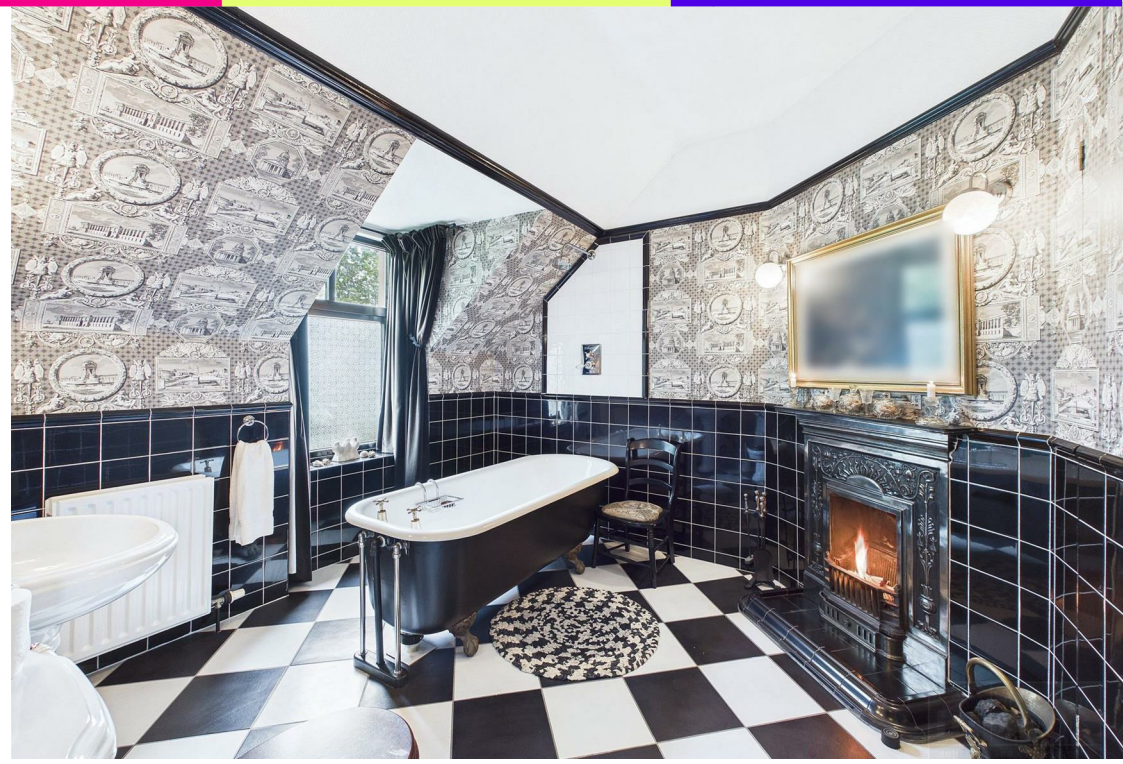
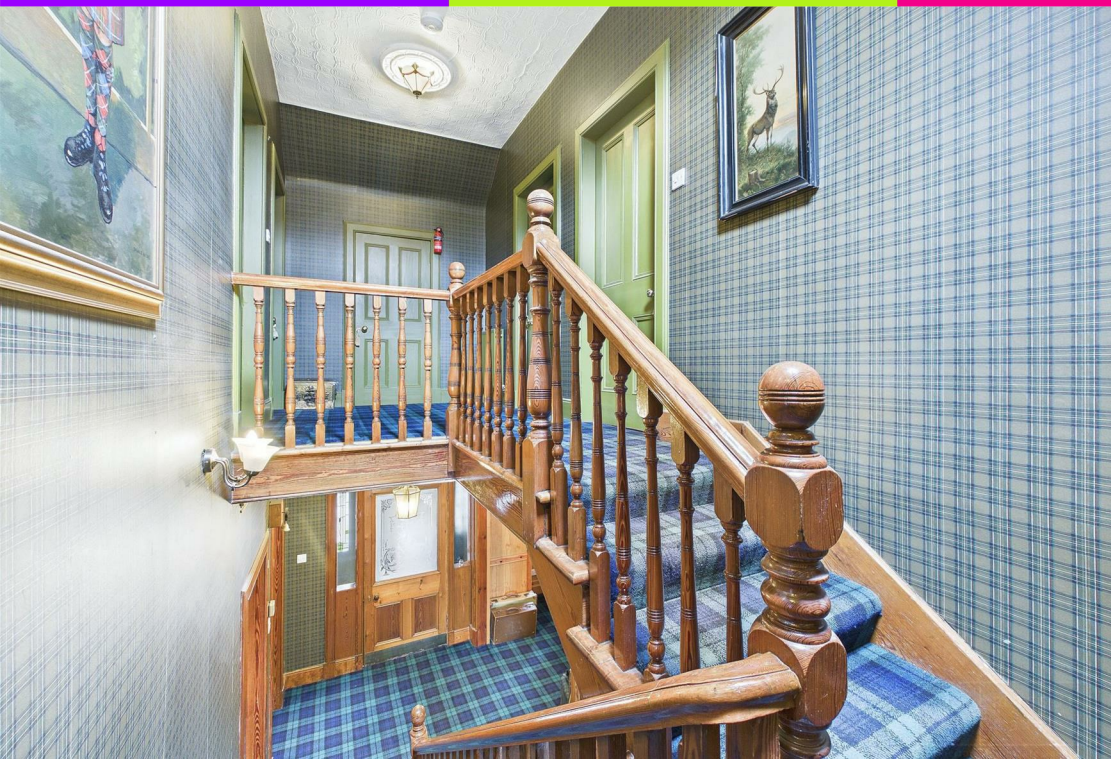




























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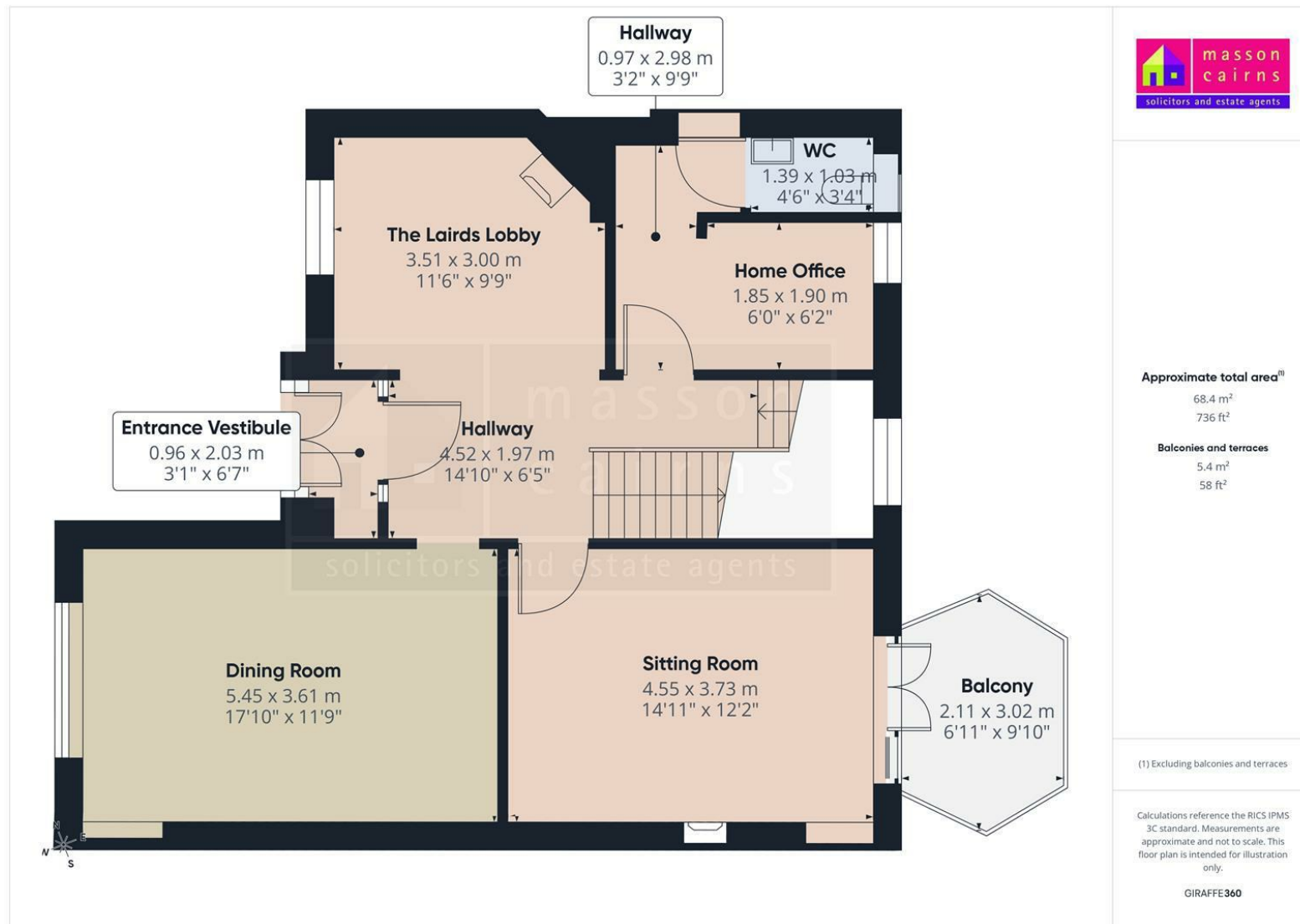
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Approximate total area<sup>(1)</sup>

68.4 m<sup>2</sup>  
736 ft<sup>2</sup>

Balconies and terraces

5.4 m<sup>2</sup>  
58 ft<sup>2</sup>

(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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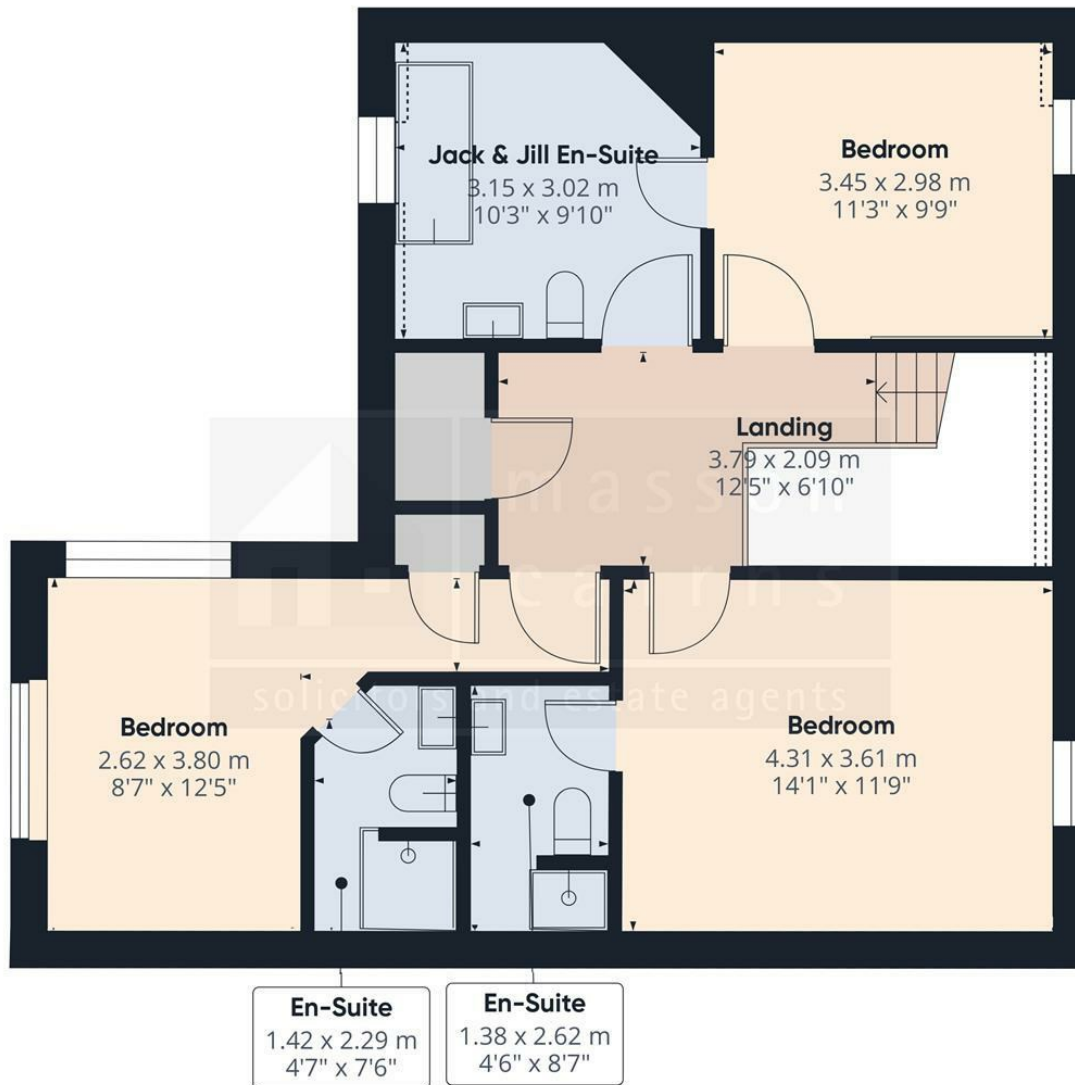
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Approximate total area<sup>(1)</sup>

63.5 m<sup>2</sup>  
684 ft<sup>2</sup>

Reduced headroom

0.4 m<sup>2</sup>  
5 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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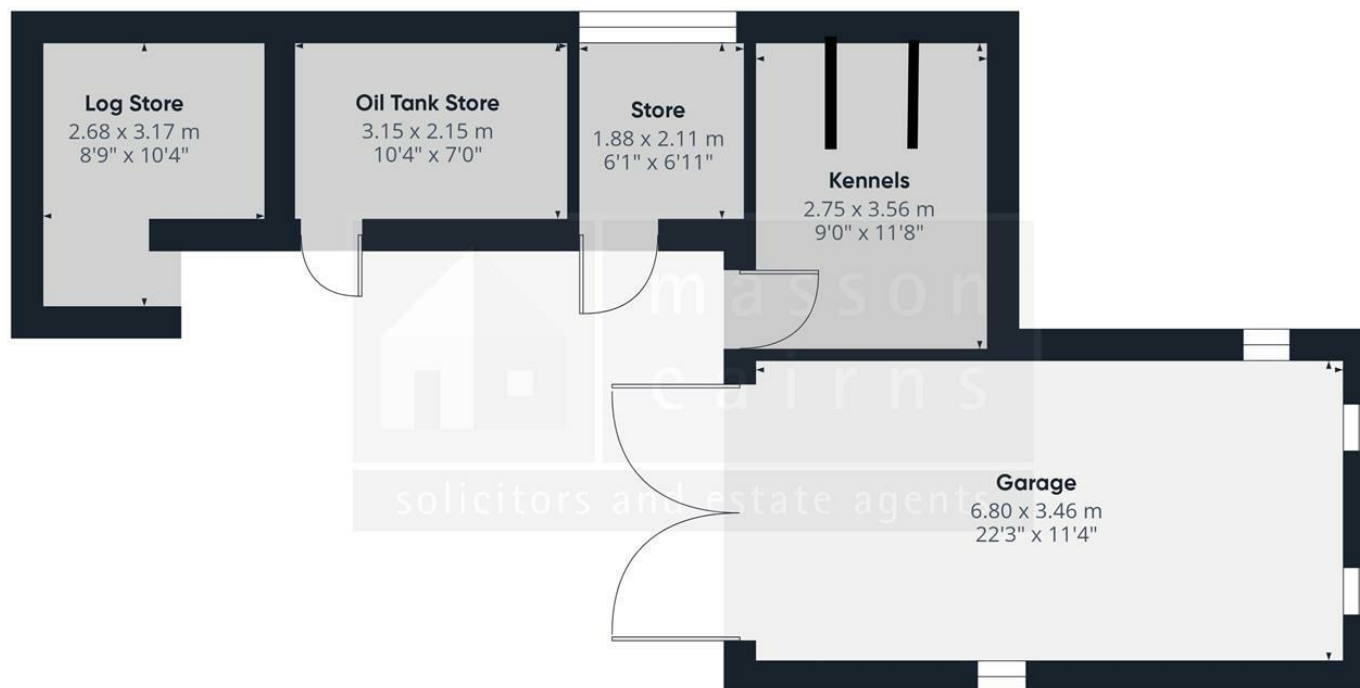
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**Approximate total area<sup>(1)</sup>**

51.4 m<sup>2</sup>  
553 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 0 Building 3



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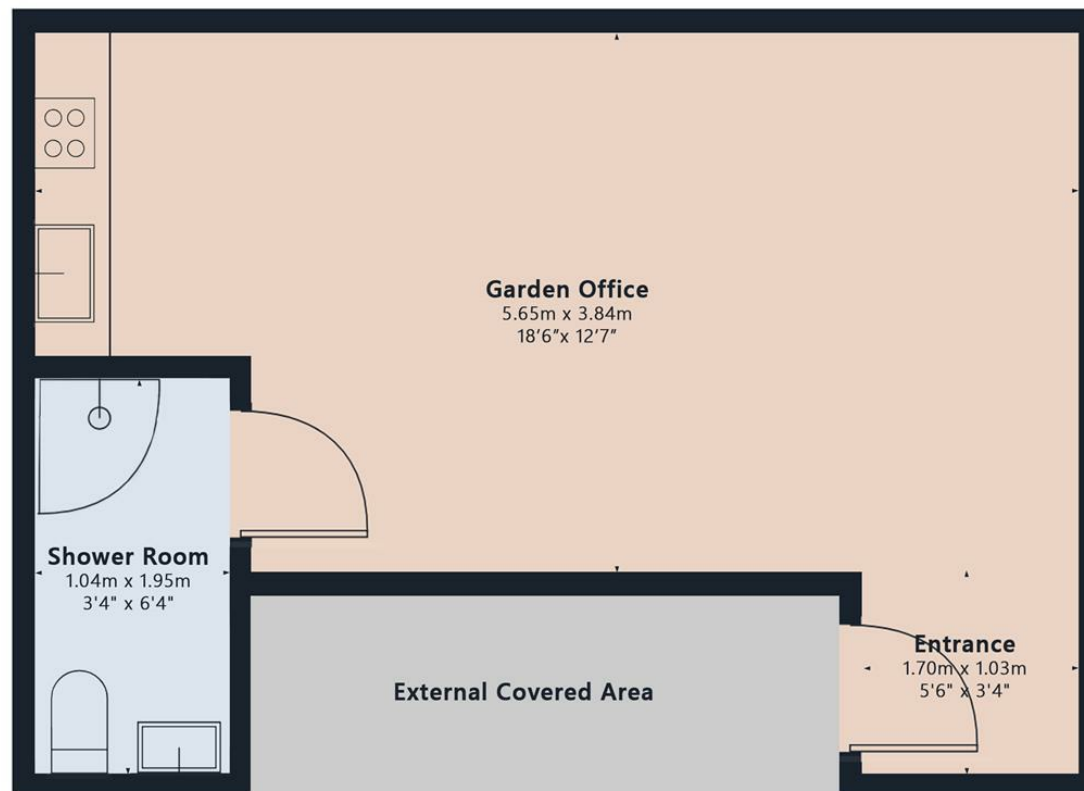
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Floor 0

Approximate total area<sup>(1)</sup>

25.20 sqm  
271 sq ft

(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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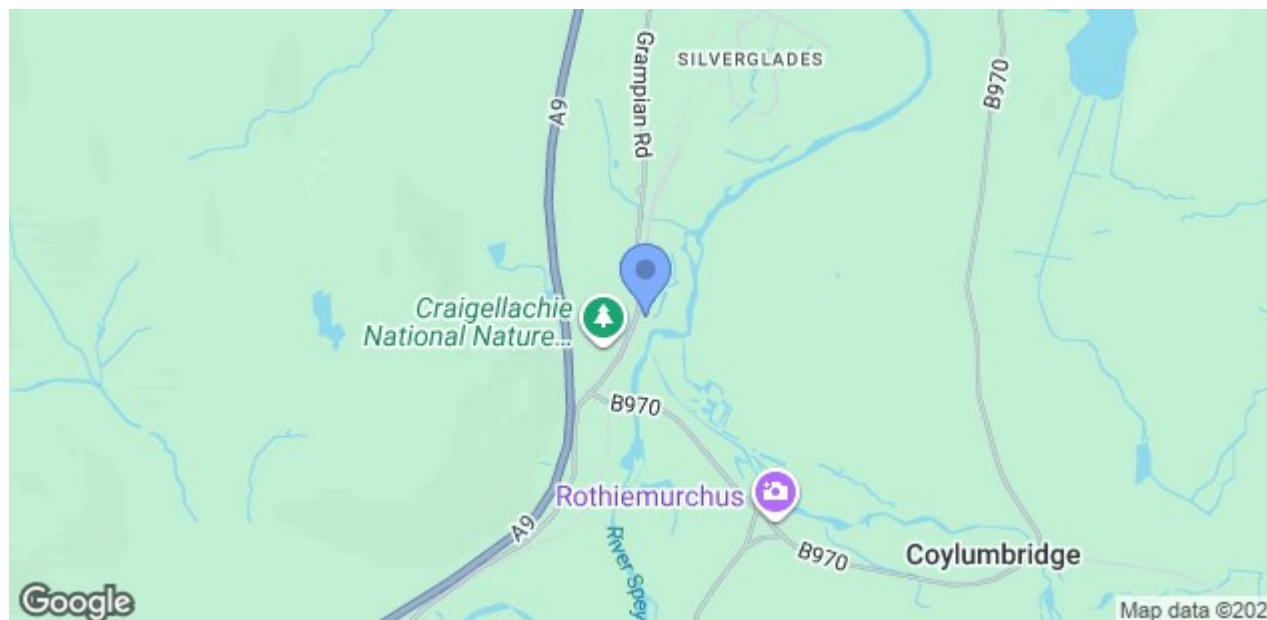
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| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                         |
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) <b>A</b>                          |                            |                                                                                   |
| (81-91) <b>B</b>                            |                            |                                                                                   |
| (69-80) <b>C</b>                            |                            |                                                                                   |
| (55-68) <b>D</b>                            | 59                         | 65                                                                                |
| (39-54) <b>E</b>                            |                            |                                                                                   |
| (21-38) <b>F</b>                            |                            |                                                                                   |
| (1-20) <b>G</b>                             |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| <b>Scotland</b>                             | EU Directive<br>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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