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Dunstaffnage House & Cottage, Woodside Avenue, Granttown on Spey, PH26 3JR

Fixed Asking Price £855,000

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

solicitors and estate agents

Dunstaffnage House and Cottage, an exquisite property offering an unparalleled opportunity to acquire a majestic Highland residence, nestled in the heart of Grantown on Spey. This impressive offering, replete with striking architectural features, beautifully landscaped gardens, and separate cottage, embodies the essence of grandeur and tranquility. The main residence is a blend of splendour and comfort, offering a selection of versatile reception rooms, complemented by a state-of-the-art kitchen and elegant conservatories. A further covered outdoor kitchen takes alfresco dining to new heights. Spanning two additional floors are five en-suite bedrooms, providing the ultimate private retreat while a dedicated home working space meets all your remote work needs and a personal sauna with shower presents the perfect relaxation spot. The house also includes a bathroom, a storage cellar and a practical workshop beneath the main dwelling. Adjacent to the main house lies the converted stable, now a charming three-bedroom cottage, which is currently operated as a successful holiday let with a short-term letting licence, with two bedrooms boasting en-suite facilities, making it ideal for multi-generational living or continued letting income. An open-plan design harmoniously merges the kitchen, dining, and sitting areas, crafting a space that exudes warmth and cosiness. Set amidst a sprawling 1.4 acres of lush, manicured lawns, the grounds of this property are a sight to behold. A blend of formal and woodland gardens paint a picturesque landscape, punctuated by terraces, lock block driveways, a serene pond, and sleek decking with an ornate summer house and also includes a spacious quadruple garage. Backing onto the serene Free Church Wood, Dunstaffnage House and Cottage evoke a feeling of a private oasis, providing a quiet respite from the bustling town, yet remaining within easy reach of Grantown's amenities. EPC House G, EPC Cottage D, Council Tax Band G.

## Fixed Asking Price £855,000



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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, the Craigellachie Nature Reserve, 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 Highland Games 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, and Edinburgh, 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](http://massoncairns.com) where an online copy is available to download.

Main House EPC Rating G

Cottage EPC Rating D

### Dunstaffnage House

Each reception room within the house sings its own unique melody of design and character. Decorative plasterwork, imposing fireplaces, and tall, stately windows paint a picture of grandeur and warmth. Natural light floods through these tall windows, casting an ethereal glow across the rooms and creating a welcoming atmosphere.

On the ground floor, the luxury kitchen is a masterclass in design and functionality, offering ample storage space and many special touches such as the integral chill drawers and impressive Aga range, all complemented with a light and airy breakfast room adjacent to the kitchen which creates the perfect setting for informal dining. There is a grand dining room perfect for hosting and a sun filled conservatory overlooking the gardens. Further enhancing the property's entertainment capabilities is a unique covered outdoor kitchen, ideally suited for barbecue gatherings and outdoor soirees.

The main sitting room is a spectacle of craftsmanship, featuring an ornate fireplace with a pitch pine mantle, intricately carved ceiling coving, and a central ceiling rose. An impressive bay window provides an enchanting view of the verdant lawns, enhancing the room's serene ambiance.

A stunning conservatory at the front of the house offers panoramic views of the gardens, while the lounge boasts a focal fireplace and an expanse of room for furniture, offering a perfect blend of comfort and opulence. The dining room, large enough to host lavish dinner parties, exudes a sense of grandeur. A practical utility room provides additional amenity and convenience.

An architectural feature in its own right, the staircase, complete with intricately carved newels and balustrades, sweeps up to the further accommodation whilst beautiful stained glass windows imbue this highlight with an air of timeless elegance.

The first floor of Dunstaffnage House presents an exclusive private haven with three impressively sized bedrooms. The principal bedroom is a testament to spacious luxury, featuring bespoke wardrobe storage, an integral dressing table, and intricate ceiling coving. A large bay window casts a bright and airy ambiance, inviting the outside in.

This principal suite is complemented by an equally lavish en-suite bathroom. Relaxation takes on a new dimension with a sunken bath that boasts a jacuzzi function. A separate walk-in shower, twin 'his and hers' wash hand basins with integral vanity units and wall mirrors, and a WC and bidet ensure the bathroom is as practical as it is luxurious. The large windows overlooking the front of the property add to the overall spacious and light-filled feel.

The two additional bedrooms on this floor are generous in size and replete with excellent integral storage. Each has its own en-suite facilities, one with a shower and the other with a full bathroom, providing convenience and privacy for residents or guests.

A separate shower room on this floor further distinguishes Dunstaffnage House. It houses a Nordic sauna, offering the perfect retreat for relaxation and wellness. Premium quality tiling, a wash hand basin with vanity unit, and a walk-in shower add to the aura of refined comfort. This fusion of elegance, opulence, and well-being defines the unmatched living experience offered by this beautiful home.

Continuing upwards in Dunstaffnage House, another staircase winds its way up to the top

floor. The journey upward is enriched with carved balustrades and another stunning ornate stained glass window, iridescent with color, that bathes the staircase in a magical spectrum of light.

At the top, the spacious landing leads you to two large bedrooms, each boasting its own en-suite shower room. These accommodations ensure that every resident or guest enjoys the comfort of their own private sanctuary. A separate bathroom on this floor adds to the convenience, providing ample facilities for this level of the home.

Additionally, a home working room on this top floor makes for an ideal private office or study space. Whether you need to work, study, or simply desire a quiet place to read or pursue hobbies, this room offers the tranquility and privacy necessary.

The top floor, like the rest of Dunstaffnage House, combines spaciousness, luxury, and practicality to create a living environment that caters to a variety of needs, while consistently providing an air of comfort and elegance.

### Basement Area

circa 78sqm (circa 255'10"sqm)

Dive into a world of endless possibilities with this expansive 78m2 basement! Cleverly divided into four unique rooms, this functional space caters to every need.

The first room, complete with an oil-fired boiler and twin utility sinks, offers a dedicated utility area that is perfect for all your laundering needs. A neighboring room to the right offers a generous storage space, featuring integral shelving and a high-level window for a touch of natural light.

As we journey further, another storage area unveils itself, also equipped with integral shelving, offering a wealth of space for all your possessions.

The grand finale? A substantial workshop area, promising ample worktop space and integral storage solutions for hobbyists, craftsmen, and DIY enthusiasts alike.

Each of these rooms is underpinned by a durable concrete base and equipped with power and light, ensuring every corner is usable and purposeful. Discover the value of expansive, well-equipped space with this basement gem!

### Dunstaffnage Cottage

Adjacent to the main Dunstaffnage House lies Dunstaffnage Cottage, a beautifully converted stable that has been transformed into a charming three-bedroom dwelling. It's nestled within the exquisitely landscaped garden of the main house, sharing in the tranquility and grandeur of the larger estate, while offering its own unique charm.

The cottage provides comfortable accommodation for a variety of residents. It features two spacious double bedrooms, both with en-suite bathrooms, offering privacy and convenience. There's also a ground-floor double bedroom, making it suitable for those who prefer to avoid stairs and an additional shower room adds to the cottage's convenience.

The heart of the cottage is a wonderful open-plan living area that's drenched in natural light, creating a warm and welcoming ambiance. This space seamlessly integrates a



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well-equipped, fitted kitchen with a dining area and sitting area, allowing for effortless flow between cooking, dining, and relaxing.

This delightful cottage is versatile in its potential uses. It's perfect for multi-generational living, offering a comfortable and independent living space close to the main house. Alternatively, it could be used as a residential letting, or, as the current owners have done, as a source of considerable holiday letting income.

The three-bedroom cottage is currently operated as a successful, established holiday-letting business with consistently strong occupancy levels and exceptional guest feedback across multiple booking platforms, making it an attractive and proven income stream as well as a charming home in its own right. Detailed booking records, historical accounts, occupancy data and forward reservations are available for inspection upon viewing, providing prospective purchasers with full transparency on the performance of the business and its earning potential. The property benefits from an active Short-Term Let Licence (Licence No: HI-70201-F, valid until 28th August 2026), reflecting its compliant operation under current Scottish regulations. Any new purchaser wishing to continue the business will require to apply for a transfer of the existing licence; this is a formal "transfer application" process introduced under the 2024 Licensing Order, which is assessed in broadly the same way as a new application, with statutory consultees including the Chief Constable given the opportunity to comment, although the presence of an existing licence is generally considered helpful in this regard (as outlined by the Association of Scotland's Self-Caterers). Planning Application details are available on request. As with all such matters, potential purchasers should satisfy themselves fully on all aspects of the Short-Term Let Licensing process and any future requirements.

#### Garden Grounds

The grounds of Dunstaffnage House and Cottage are a veritable oasis, extending approximately 1.4 acres. These expansive grounds transform the property into an idyllic retreat, offering a lush landscape where beauty and utility harmoniously converge.

The green tapestry is woven with lush lawns, creating a serene backdrop that changes with the seasons, providing endless appeal. A mesmerizing waterfall cascades into a tranquil pond, adding a soothing soundtrack of nature to the setting. This water feature enhances the sense of calm and tranquillity, creating a secluded haven of relaxation.

Adding to the landscape is a raised deck area, complete with an ornate garden room. This elevated vantage point provides an unrivalled view over the estate, making it an ideal spot for gatherings, al fresco dining, or simply appreciating the scenery.

A designated patio area, located within easy access of the main house and cottage, presents an excellent outdoor entertaining space, or a tranquil outdoor retreat to enjoy a morning coffee or a quiet evening drink.

A utility area has been thoughtfully positioned to keep essential fixtures, such as bins and oil storage tanks, out of sight. This area ensures these necessities do not detract from the beauty of the estate, reflecting the meticulous attention to detail that defines Dunstaffnage House and Cottage.

Every feature of the grounds has been carefully considered and beautifully maintained to enhance the overall charm and functionality of the estate. This combination of natural beauty and practical design encapsulates the uniqueness of Dunstaffnage House and Cottage.

#### Garages

An outstanding feature of the property is the impressive detached quadruple garage. Four electrically operated garage doors offer the height of convenience and security, each providing ample room for your vehicles or cherished equipment. A testament to thoughtful design, the garage affords its owners not just a space for their cars, but a versatile utility area as well. Inside, you'll discover ample storage, with a wealth of kitchen units and additional shelving. These features make this space perfect for a variety of uses, from a hobby hub to a gardener's retreat. A strategically placed window and a side door infuse the interior with natural light while offering convenient access. The concrete base, power, and lighting ensure this space is practical and ready to cater to your unique needs. Whether you're a car enthusiast needing room for your collection, or simply desire an extra space for storage or work, this exceptional space is ideal.

#### Services

It is understood that there is mains water, drainage and electricity. There is oil fired central heating to the main house and the garage roof has solar PV panels fitted with the inverter located internally in the garage. This system supplements the electricity supply. The cottage is heated by a system of electric storage/panel heaters.

#### Entry

By mutual agreement.

#### Fixed Price

Fixed Price of £855,000

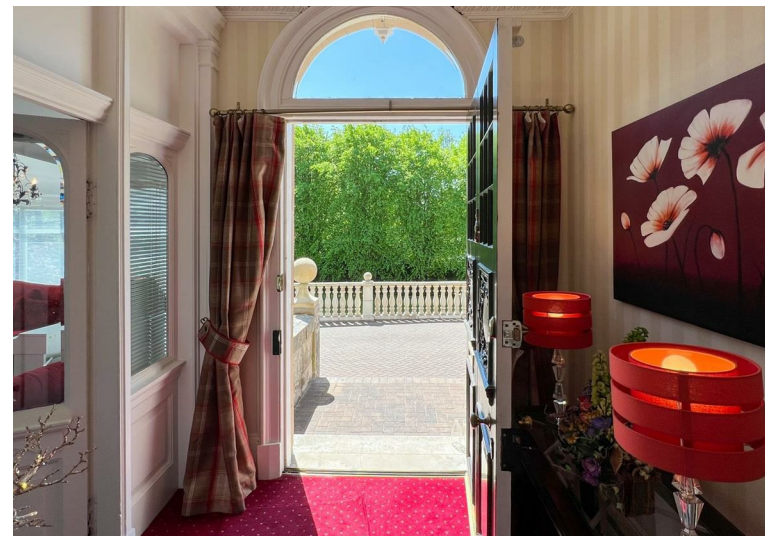
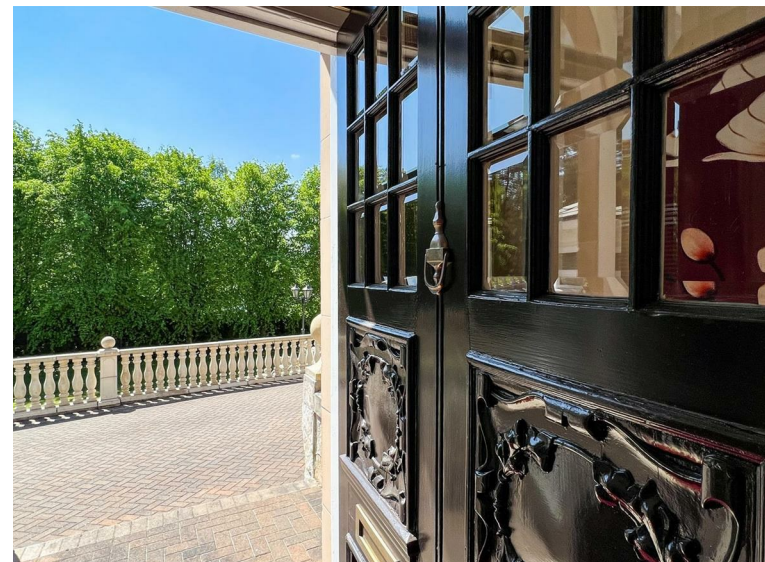
#### Viewings and Offers

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

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Grantown on Spey  
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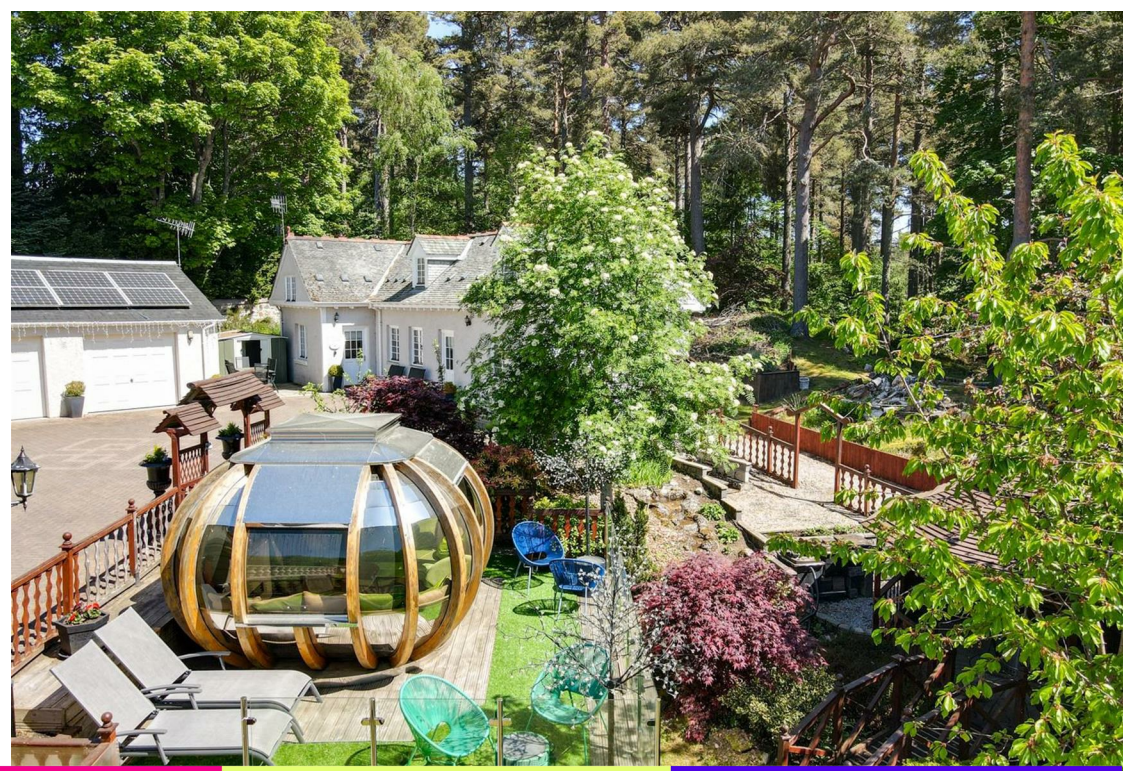
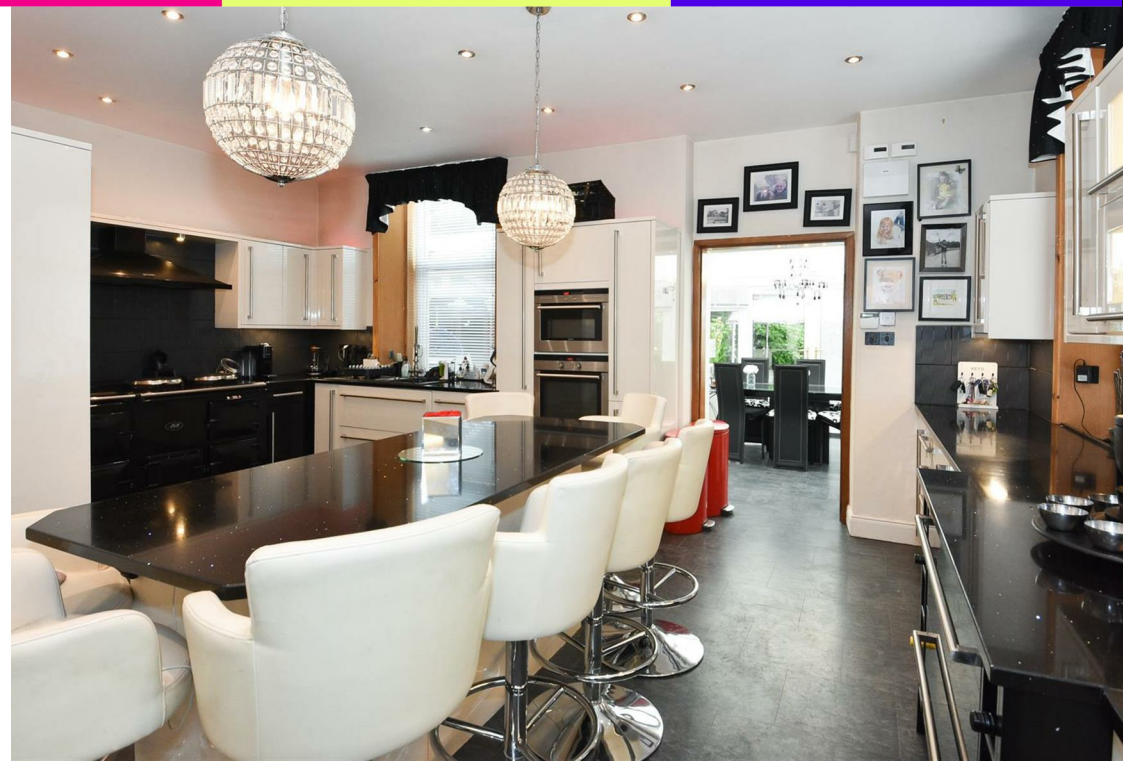
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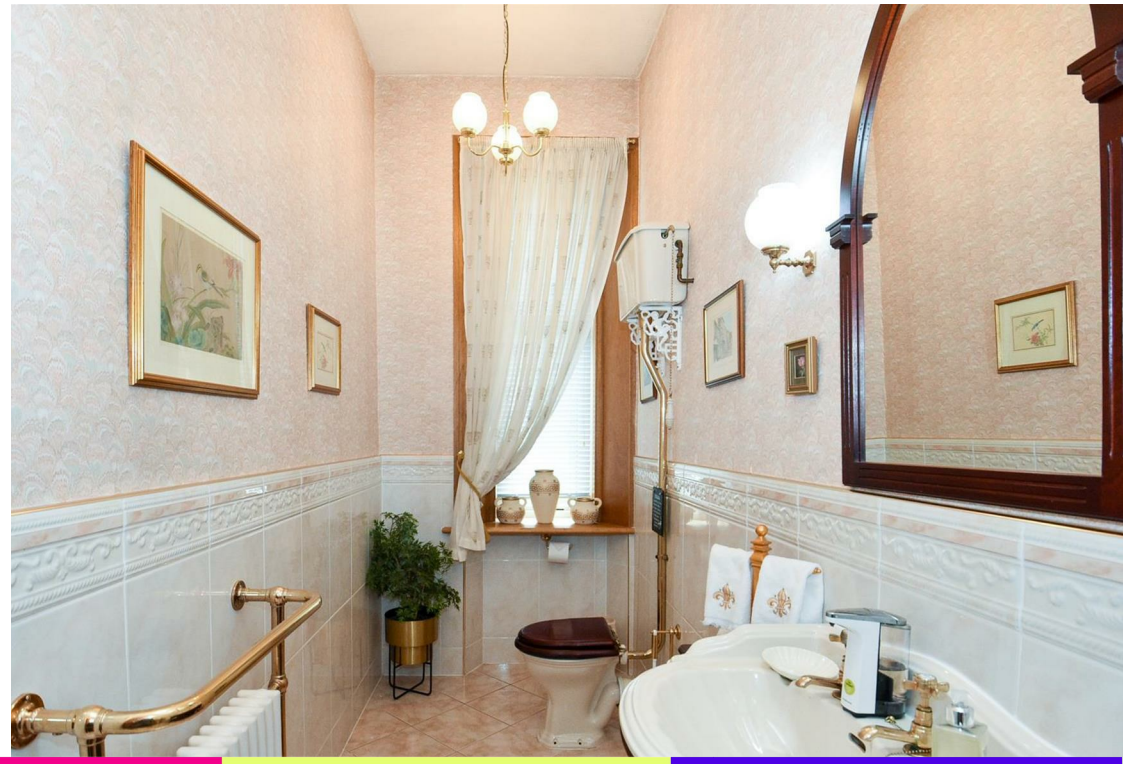
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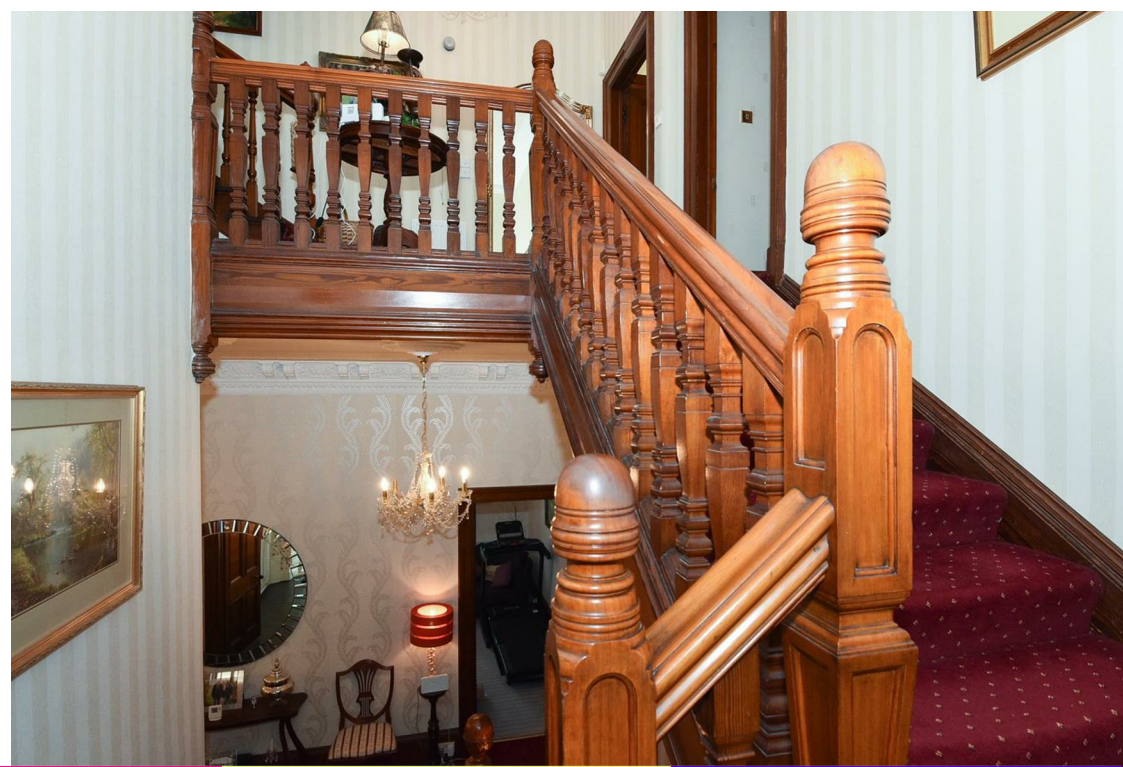
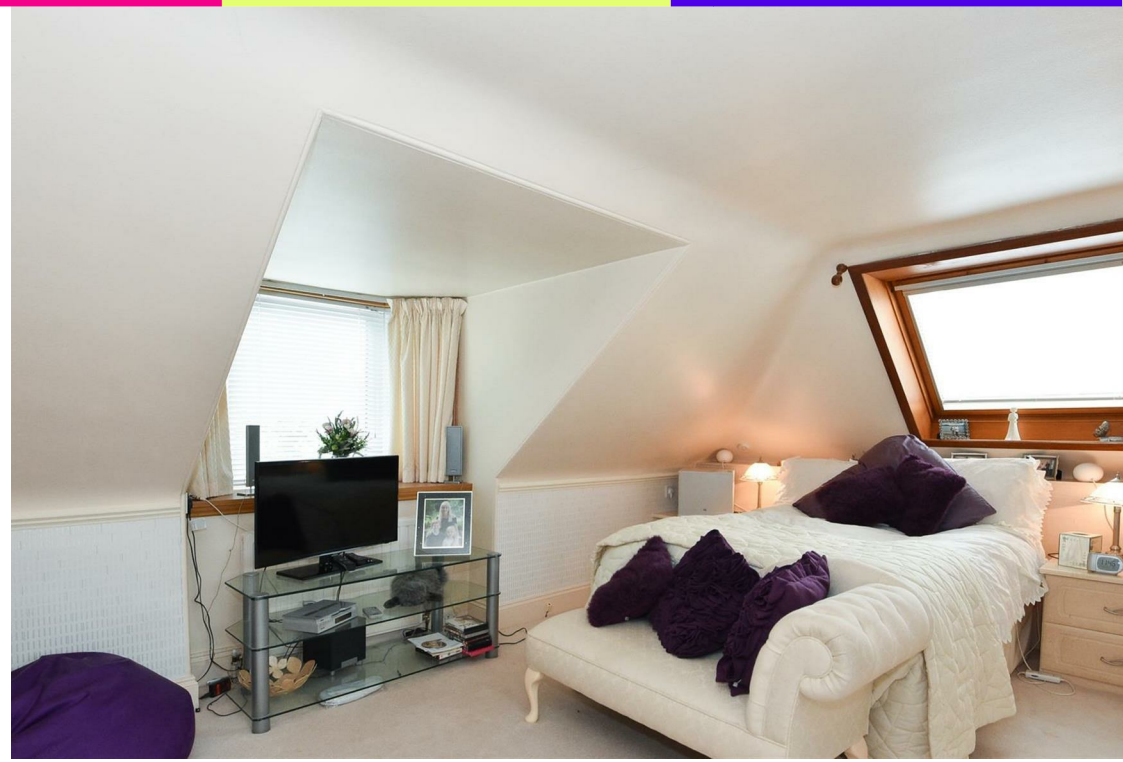






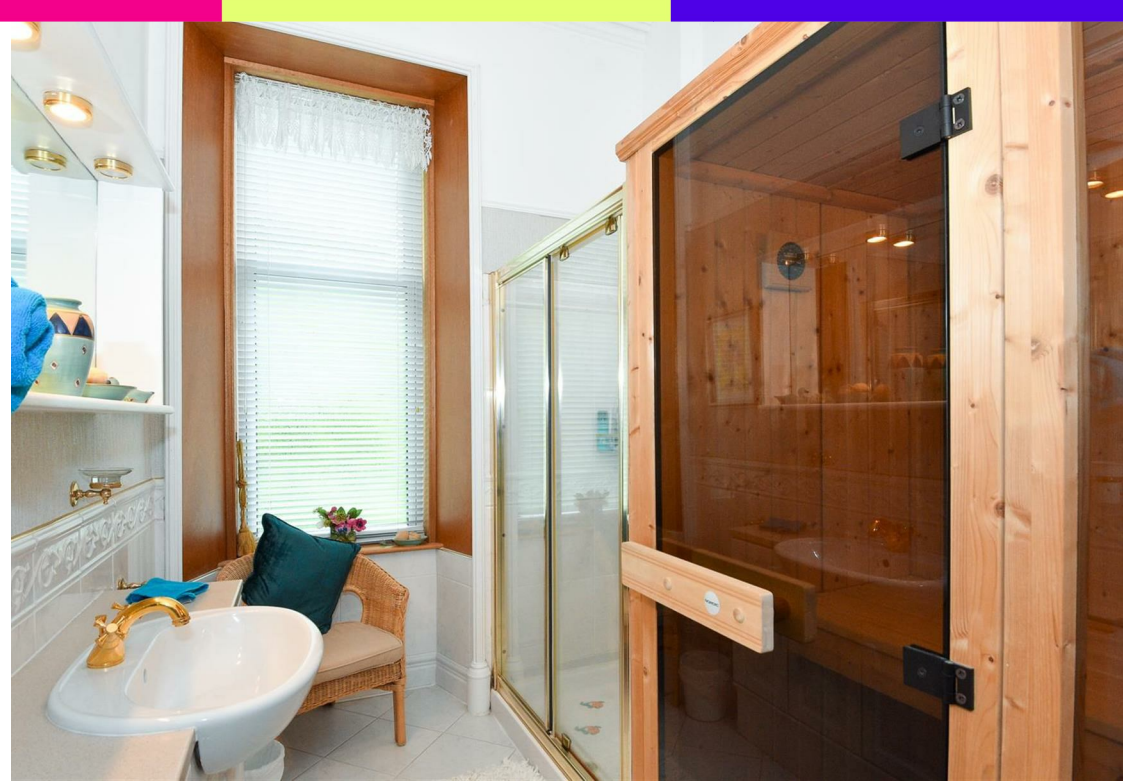










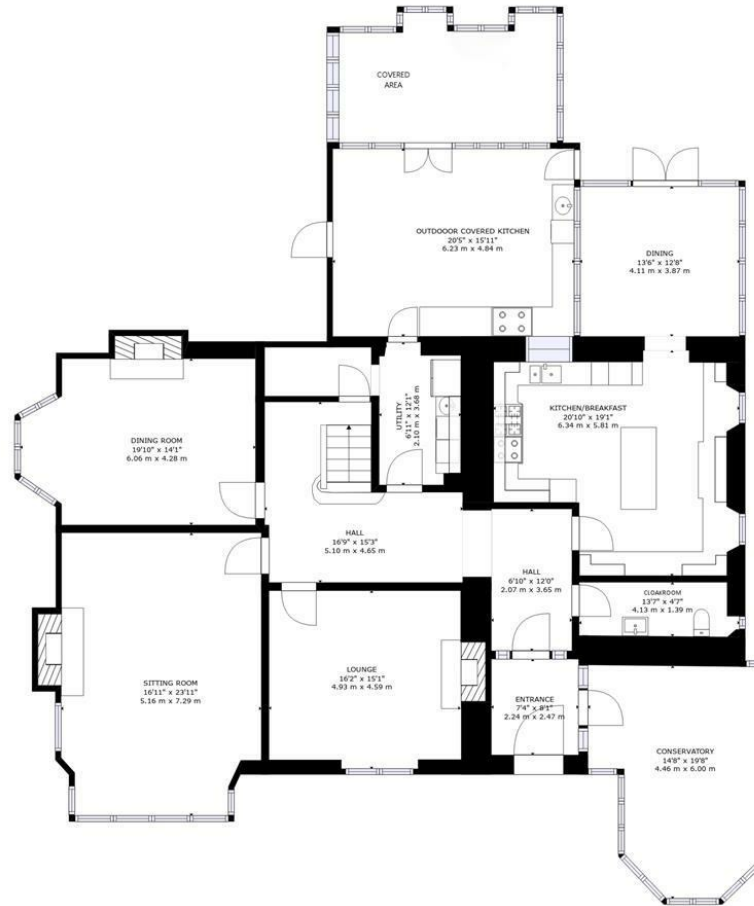












GROSS INTERNAL AREA

FLOOR 1: 2495 sq. ft, 232 m<sup>2</sup>, FLOOR 2: 1547 sq. ft, 144 m<sup>2</sup>  
 FLOOR 3: 964 sq. ft, 90 m<sup>2</sup>, EXCLUDED AREAS:  
 CONSERVATORY: 242 sq. ft, 22 m<sup>2</sup>, PORCH: 185 sq. ft, 17 m<sup>2</sup>  
 REDUCED HEADROOM BELOW 1.5M: 139 sq. ft, 13 m<sup>2</sup>  
 TOTAL: 5006 sq. ft, 465 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



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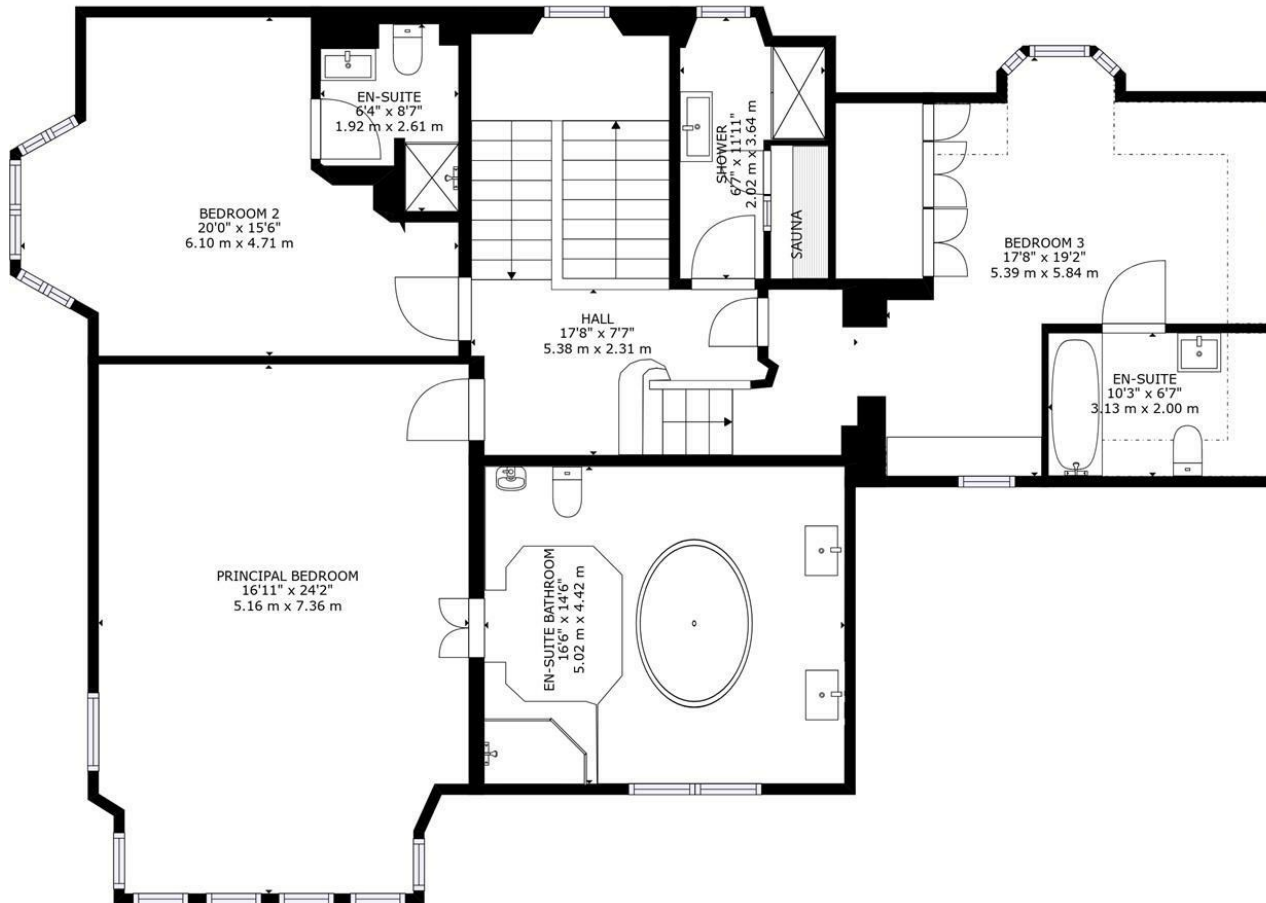
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FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 2495 sq. ft, 232 m<sup>2</sup>, FLOOR 2: 1547 sq. ft, 144 m<sup>2</sup>  
 FLOOR 3: 964 sq. ft, 90 m<sup>2</sup>, EXCLUDED AREAS:  
 CONSERVATORY: 242 sq. ft, 22 m<sup>2</sup>, PORCH: 185 sq. ft, 17 m<sup>2</sup>  
 REDUCED HEADROOM BELOW 1.5M: 139 sq. ft, 13 m<sup>2</sup>  
 TOTAL: 5006 sq. ft, 465 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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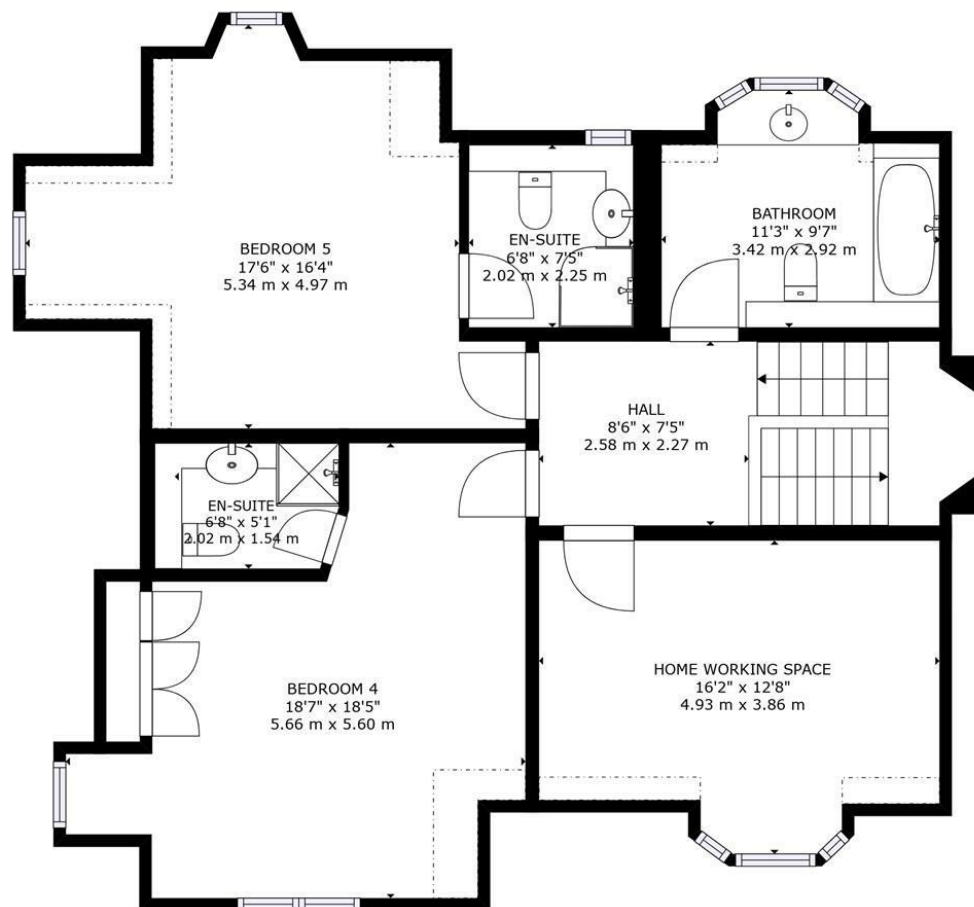
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FLOOR 3

GROSS INTERNAL AREA  
 FLOOR 1: 2495 sq. ft, 232 m<sup>2</sup>, FLOOR 2: 1547 sq. ft, 144 m<sup>2</sup>  
 FLOOR 3: 964 sq. ft, 90 m<sup>2</sup>, EXCLUDED AREAS:  
 CONSERVATORY: 242 sq. ft, 22 m<sup>2</sup>, PORCH: 185 sq. ft, 17 m<sup>2</sup>  
 REDUCED HEADROOM BELOW 1.5M: 139 sq. ft, 13 m<sup>2</sup>  
 TOTAL: 5006 sq. ft, 465 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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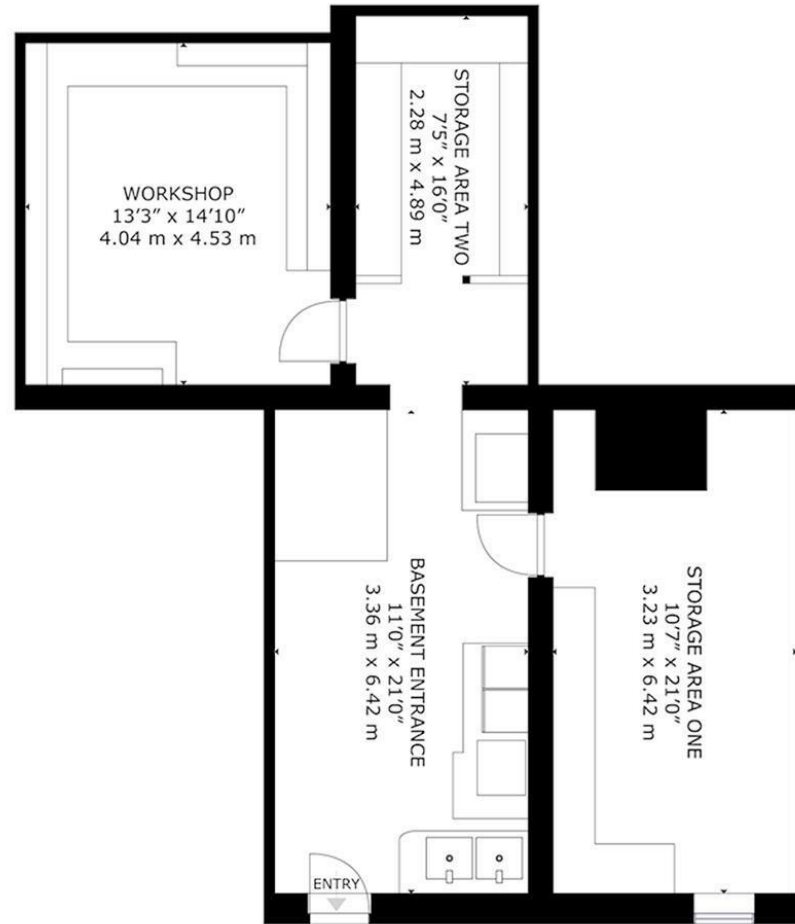
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MAIN HOUSE CELLAR & WORKSHOP

GROSS INTERNAL AREA  
TOTAL: 839 sq.ft, 78 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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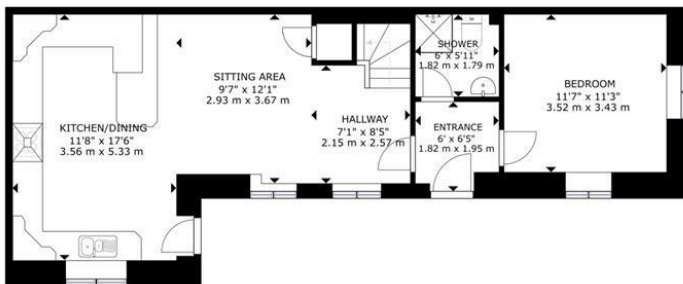
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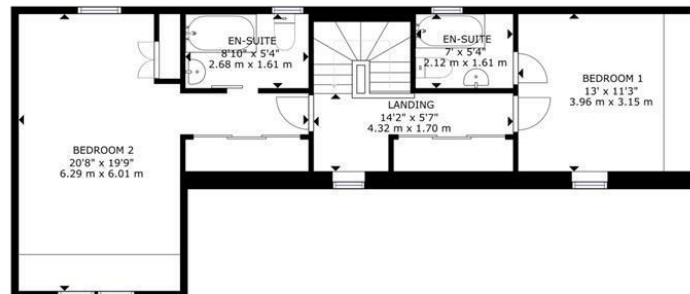
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## Cottage



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 678 sq ft, 63 m<sup>2</sup>, FLOOR 2: 669 sq ft, 62.11 m<sup>2</sup>  
TOTAL: 1347 sq ft, 125.11 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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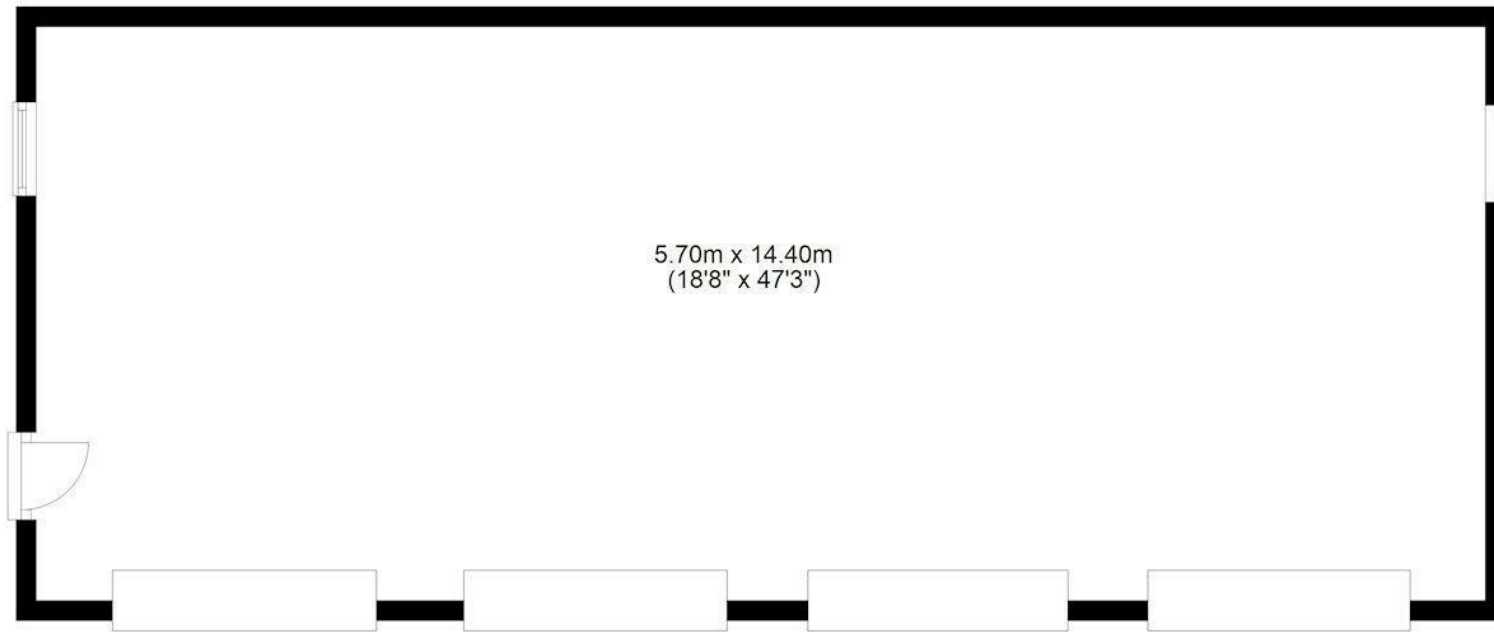
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## Dunstaffnage Garage



Total area: approx. 82.1 sq. metres (883.5 sq. feet)  
**Dunstaffnage House, Grantown On Spey**



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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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>33</b>
(1-20) <b>G</b>	<b>16</b>	
Not energy efficient - higher running costs		
<b>Scotland</b>	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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