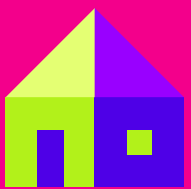




HSPC  
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Victorian Villa, Guest House, Grantown-on-spey  
Offers in the region of £449,500

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

Situated in an enviable position this prestigious Victorian villa built circa 1892 represents a rare opportunity to purchase a traditional stone and slate property which has been upgraded and maintained to an impressive standard. Situated within approximately 0.5 acres of landscaped grounds this beautiful property has maintained many period features which have been thoughtfully complemented by modern upgrading including sympathetic double glazed solid wood surround units with many operating on a 'tilt and turn' basis for easier cleaning. Currently run as a successful Visit Scotland 4 Star guest house the flexible accommodation allows for increased business if so desired or for use as an elegant family / second home. Viewing is required to appreciate the substance and ambiance of this graceful property.

## Offers in the region of £449,500



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## FOR SALE

Situated in an enviable position this prestigious Victorian villa built circa 1892 represents a rare opportunity to purchase a traditional stone and slate property which has been upgraded and maintained to an impressive standard. Situated within approximately 0.5 acres of landscaped grounds this beautiful property has maintained many period features which have been thoughtfully complemented by modern upgrading including sympathetic double glazed solid wood surround units with many operating on a 'tilt and turn' basis for easier cleaning. Currently run as a successful Visit Scotland 4 star guest house the flexible accommodation allows for increased business if so desired or for use as an elegant family / second home. Viewing is required to appreciate the substance and ambiance of this graceful property.

## GRANTOWN ON SPEY

Situated within the Cairngorms National Park Grantown 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, Cottage Hospital 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. Other distances from Grantown on Spey - Aviemore 15 miles; Elgin and Inverness 34 miles; Aberdeen 80 miles; Perth 95 miles.

## ENTRY

Through timber and glazed door with stained glass surround to entrance vestibule.

## ENTRANCE VESTIBULE 2.14m x 1.64m

Decorative tiled flooring. Timber and glazed door with stained glass surround leading to hallway. Ceiling light.

## HALLWAY 6.73m at longest x 2.14m

Carpet. Radiator. Ceiling light. Doors to lounge, dining room, kitchen and WC. Decorative cornicing. Ceiling Rose. Staircase with decorative pine balustrade. Stained glass window.

## LOUNGE 4.48m x 4.68m

Carpet. Radiator. Bay window to front. Pendant light. Raised skirtings. Decorative cornicing. Ceiling rose. Multi-fuel burner on slate hearth with stone surround and wooden mantle. Two recessed arched alcoves.

## DINING ROOM 4.61m x 4.48m at widest

Carpet. Radiator. Ceiling light. Decorative cornicing. Ceiling rose. Service hatch to kitchen. Bay window to front. Gas fire, slate fireplace with solid pine mantle. Recessed arched alcoves. Raised pine skirtings.

## DRAWING ROOM 3.90m x 4.45m

Carpet. Radiator. Recessed window to rear. Raised skirtings. Ceiling rose. Decorative cornicing. Morso stove, slate hearth, tiled surround and oak mantle. Recessed display unit. Timber and glazed side door with stained glass.

## W.C 1.49m x 2.46m at widest

Tiled flooring. Avocado WC and wash hand basin. Recessed halogen spotlight. Window to rear. Coat hooks.

## KITCHEN 4.45m x 3.90m at widest

Tiled flooring. Range of wall, base and drawer units with co-ordinating work surfaces and complementary tiling. Rayburn Royal stove. Integrated Hotpoint double fan oven. Neff gas hob. Space for dishwasher and fridge/freezer. Double stainless steel sink with mixer taps. Window to rear. Ceiling spot lights. John Stewart servant's bell.

## REAR HALLWAY

Tiled flooring. Timber and glazed door to side giving access to rear garden. Ceiling light.

## UTILITY AREA 2.31m x 3.48m at widest

Twyford ceramic sink with storage cupboard below. Tiled work surface area. Window to side. Plumbed for washing machine. Space for fridge/freezer. Radiator. Storage area with shelving. Electric gear. Door to butlers quarters.

## BUTLERS QUARTERS 2.29m x 3.21m

Accessed via wooden staircase with carpet runner. Ceiling light. Radiator. Shelving. Window to side. Carpet.

## MULTIPURPOSE ROOM 6.17m x 3.23m

Can be used as a Family room/extra utility area/bedroom/playroom. Carpet. Fluorescent strip lighting. Twin window to side. Shelving. Under stair storage area. Radiator. Space for tumble dryer. Door to shower room.

## SHOWER ROOM 1.11m at widest x 2.25m

Tiled flooring. Three piece suite in white comprising WC, wash hand basin and shower cubicle with Triton T80xt electric shower. Recessed halogen spotlights. Radiator. Window to side. Wood panelling to dado height.

## SUN LOUNGE 3.97m x 4.68m

Solid Oak flooring. Spotlights. Window to rear and sides. Timber and glazed door to rear garden. Two radiators.

## FIRST FLOOR

### LANDING 4.71m x 1.64m

Carpet. Radiator. Ceiling light. Decorative cornicing. Two linen cupboards. Doors to bedrooms 1, 2, 3 and 4. Stair to second floor.

### BEDROOM 1 3.88m x 3.38m

Carpet. Ceiling light. Recessed window to rear. Radiator. Raised skirtings. Cornicing. Decorative door frames. Recessed alcoves. Door to ensuite

### ENSUITE SHOWER ROOM 0.89m x 2.19m

Window to rear. Three piece suite in white comprising WC, wash hand basin and shower cubicle with Triton T80 electric shower. Shaver point and light. Carpet. Radiator. Ceiling light.

### BEDROOM 2 4.47m x 4.51m

Triple sash window to front. Press cupboard. Decorative wooden door frames. Cornicing. Raised skirtings. Carpet. Radiator. Ceiling light. Door to ensuite

### ENSUITE SHOWER ROOM 1.20m x 2.81m

Three piece suite in white comprising WC, wash hand basin and shower cubicle with Triton T80si electric shower. Window to front. Carpet. Radiator. Ceiling light



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### **BEDROOM 3 4.52m x 4.45m**

Triple sash window to front. Recessed window to side. Recessed display area with decorative wooden surround. Carpet. Radiator. Ceiling light.

### **ENSUITE SHOWER ROOM 1.15m x 2.81m**

Recessed window to side. Three piece suite in white comprising WC, wash hand basin and shower cubicle with Triton T80si electric shower. Carpet. Ceiling light.

### **BEDROOM 4 3.93m x 3.45m**

Carpet. Ceiling light. Window to side. Recessed alcove. Decorative door frames. Cornicing. Raised skirtings. Built-in wardrobe with hanging, shelving and storage cupboard above. Archway and stairs leading to ensuite. Radiator

### **ENSUITE BATHROOM 2.28m x 3.23m**

Three piece suite in white comprising WC, wash hand basin and bath with shower attachment. Window to side. Ceiling light. Radiator. Cupboard housing hot water tank.

## **SECOND FLOOR**

### **LANDING**

Velux window. Doors to bedrooms 5 and 6. Carpet. Ceiling light.

### **BEDROOM 5 7.12m x 4.51m**

Carpet. Two radiators. Windows to front and side. Hatch to attic which is fully boarded and insulated. Coombed ceiling. Press cupboard. Raised skirtings. Cast iron fire with wooden mantle. Door to ensuite.

### **ENSUITE SHOWER ROOM 1.85m x 2.15m**

Tiled flooring. Cream three piece suite comprising WC, wash hand basin and shower cubicle with Triton T80si electric shower. Recessed halogen spotlights. Velux window. Shave socket. Storage cupboard.

### **BEDROOM 6 7.12m x 4.43m into coombs**

Carpet. Ceiling light. Radiator. Coombed ceiling. Window to front and side. Large cupboard with shelving. Built-in wardrobe with shelving and ample hanging

### **ENSUITE SHOWER ROOM 1.82m x 2.47m**

Laminate flooring. White three piece suite comprising WC, wash hand basin and bath with Mira Sport electric shower over. Velux window. Ceiling light. Chrome heater ladder towel rail.

## **OUTSIDE AND GARDENS**

Occupying a commanding position the property is bounded to the front by a stone wall with twin pillars and gated entrance. A gravel drive sweeps to the front and side and provides parking for several vehicles. The front garden is mainly laid to lawn with a variety of specimen trees and planted borders. To the rear of the house there is a locked block patio area, terraced flower borders encompassed by dry stone banking and planted with shrubs. Further to this there are steps leading to a large lawn area.

### **Outbuilding:**

Timber framed and corrugated garage - power and light. Concrete flooring. Twin wooden doors to front. Two further timber storage sheds  
2500 litre oil storage tank  
Worcester Greenstar utility 3250 oil boiler.

## **SERVICES**

Mains water, drainage and electricity. Oil fired central heating.

## **HOME REPORT**

Although there is no requirement for this property to have a home report as it is a commercial premises the owners have gone to the expense of having a scheme 1 valuation carried out. An emailed copy is available by contacting the selling agent. There is also a current Energy Performance Certificate available.

## **ENTRY**

By arrangement

## **PRICE**

Offers in the region of £449,500 are invited. Some furniture is available by separate negotiation.

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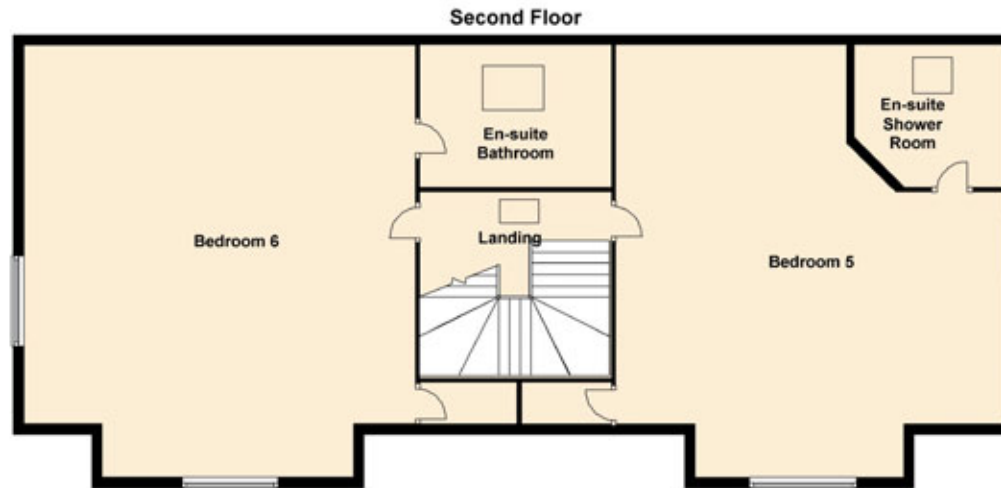
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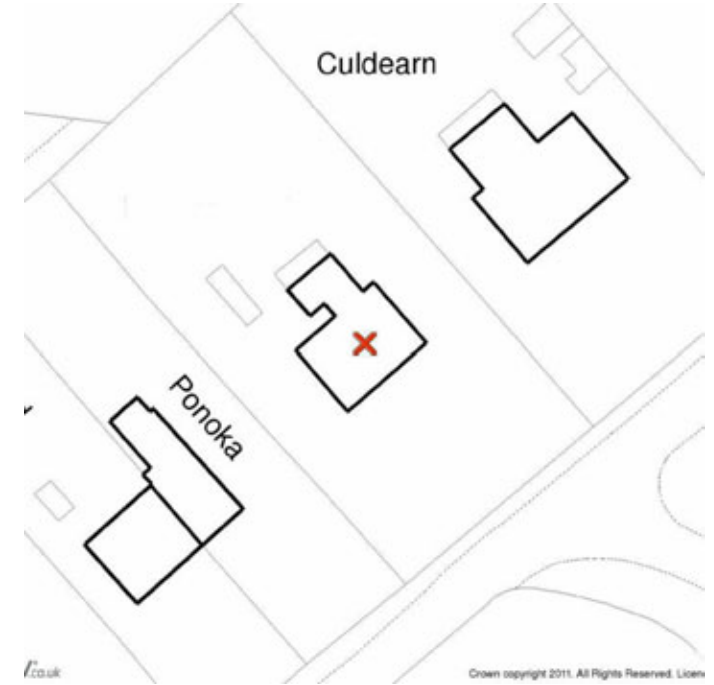
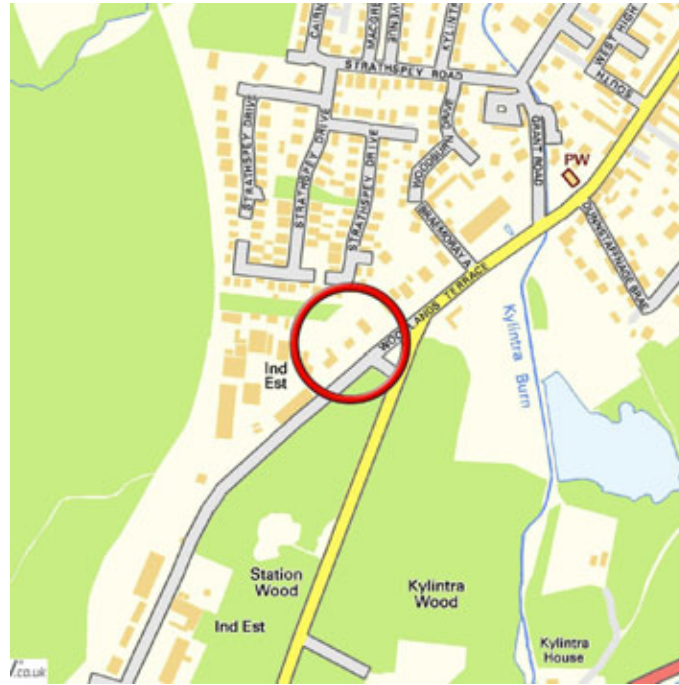
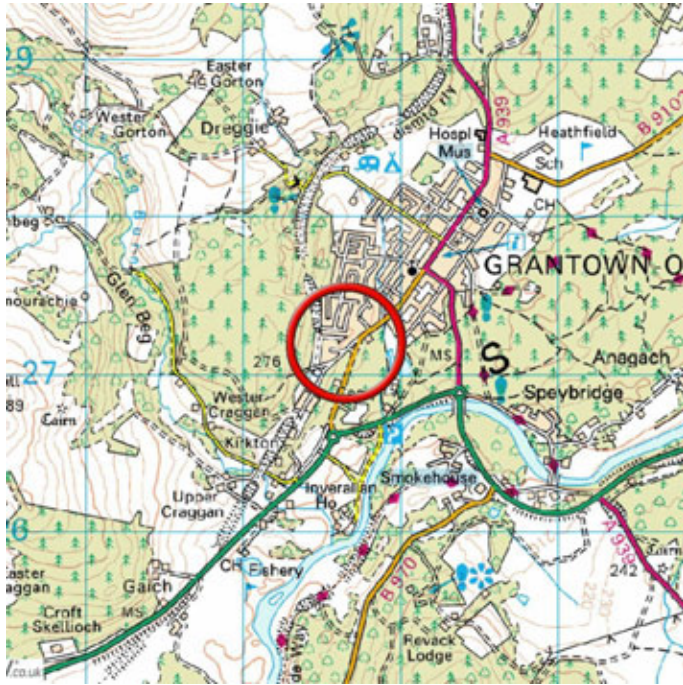
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**While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters**



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