

CULDEARN HOUSE

WOODLANDS TERRACE, GRANTOWN-ON-SPEY



CULDEARN HOUSE, WOODLANDS TERRACE, GRANTOWN-ON-SPEY

A handsome Victorian house in the conservation area of a popular Speyside town.

Aviemore 13 miles. ■ Inverness 32 miles.

- Two Reception Rooms. Six en suite Bedrooms.
- One bedroom owners' apartment.
- A beautifully presented interior retaining many original features.
- A range of outbuildings including garage and general stores.
- Established grounds with attractive garden and magnificent trees.
- In the Cairngorms National Park.

About 0.21 hectares (0.52 acres) in all.

Offers over £690,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com



SITUATION

Culdearn House is a handsome Victorian house in a peaceful residential setting in Granttown-on-Spey. The property is ideally positioned, not only within walking distance of the town centre but also easy reach of the stunning Speyside countryside and all it has to offer.

Granttown-on-Spey is an attractive, prosperous town, its main street of independent shops opening to a traditional, tree-lined square. The town has excellent facilities including schooling up to secondary level, a supermarket, sports centres, independent retailers, community cinema and restaurants. There is a mainline railway station and intercity bus routes from Aviemore, while Inverness has all the services of a major city including its airport with regular links to the south and Europe.

Culdearn House is in the Cairngorms National Park and beautiful Speyside both of which are famous worldwide for their spectacular, unspoilt scenery and exceptional rural sporting and adventure facilities, from salmon fishing on the River Spey to skiing on the Cairngorm range, mountain climbing and bird watching. There are a number of inland golf courses within easy reach, while historic whisky distilleries are a notable feature of the area.



DESCRIPTION

The current owner purchased Culdearn House in 2003 and has upgraded the bedrooms and maintained the house to a high standard to create beautifully presented accommodation retaining many original features. Originally built by the Seafield estate in the 19th Century, the interior reflects the standing of the house with beautifully proportioned, high-ceilinged rooms, intricate cornicing, an impressive staircase and fireplaces, all complemented by the luxury bathrooms and stunning interior design.

The accommodation lends itself for use as both a family home or bed and breakfast with the one-bedroom apartment above the kitchen providing staff or supplementary accommodation.

ACCOMMODATION

- Ground Floor - Entrance Vestibule. Entrance Hall. Sitting Room. Dining Room. Kitchen. Office with Wet Room. Utility Room. Store Room. WC.
- First Floor - Four en suite Bedrooms.
- Second Floor - Two en suite Bedrooms. Store Room/Bedroom with en suite Bathroom. Two Linen Cupboards
- First Floor Apartment - Office/Sitting Room. Bedroom. Shower Room.

GARDEN GROUNDS

The property is approached from the public road, a gateway opening to a driveway leading to parking areas around the house.

The grounds at Culdearn House extend to approximately 0.52 acres. Formal gardens lie to the front of the house with an upper terrace edged by a colourful, mixed bed leading to a main lawn fringed by magnificent, mature trees. To the rear of the house is a raised lawn edged by mature trees and with a deep mixed border along one side, while there is a sheltered sitting area adjacent to the house.

OUTBUILDINGS

There is a range of outbuildings within the grounds including a garage, log stores and garden stores.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Rates and Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Mains	Oil fired	Main House - business rated Apartment - Council Tax B	Available*	Available*	F	Freehold

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>



DIRECTIONS

Exact grid location - What3Words - ///computer.tolls.novels

MOVEABLES

All fitted carpets and light fittings are included in the sale. Further items may be available by separate negotiation.

IMPORTANT NOTES

Culdearn House is currently business rated as the seller runs a seasonal B&B. The seller has submitted a pre-planning application to Highland Council for change of use to residential status. The response to this is that based on the information submitted, it is likely the proposed change of use would be supported by officers.

VIEWING

Viewing is by prior appointment only through the Selling Agents, Galbraith, Clark Thomson House, Fairways Business Park, Inverness, IV2 6AA. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

POST CODE

PH26 3JU

SOLICITORS

Murchison Law

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

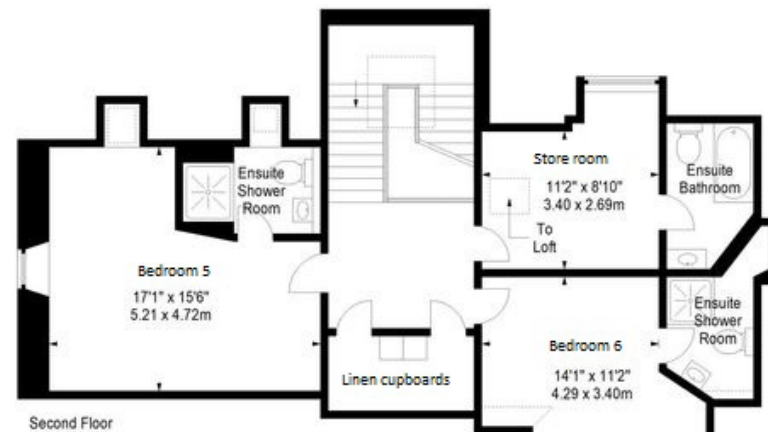
Failure to provide required identification may result in an offer not being considered.



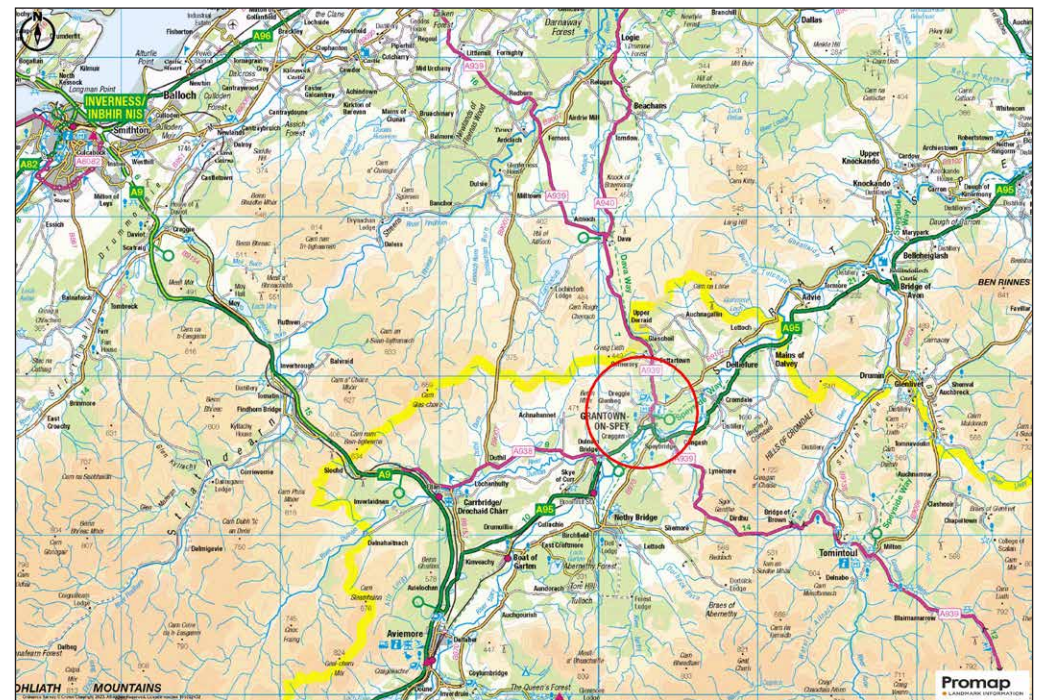
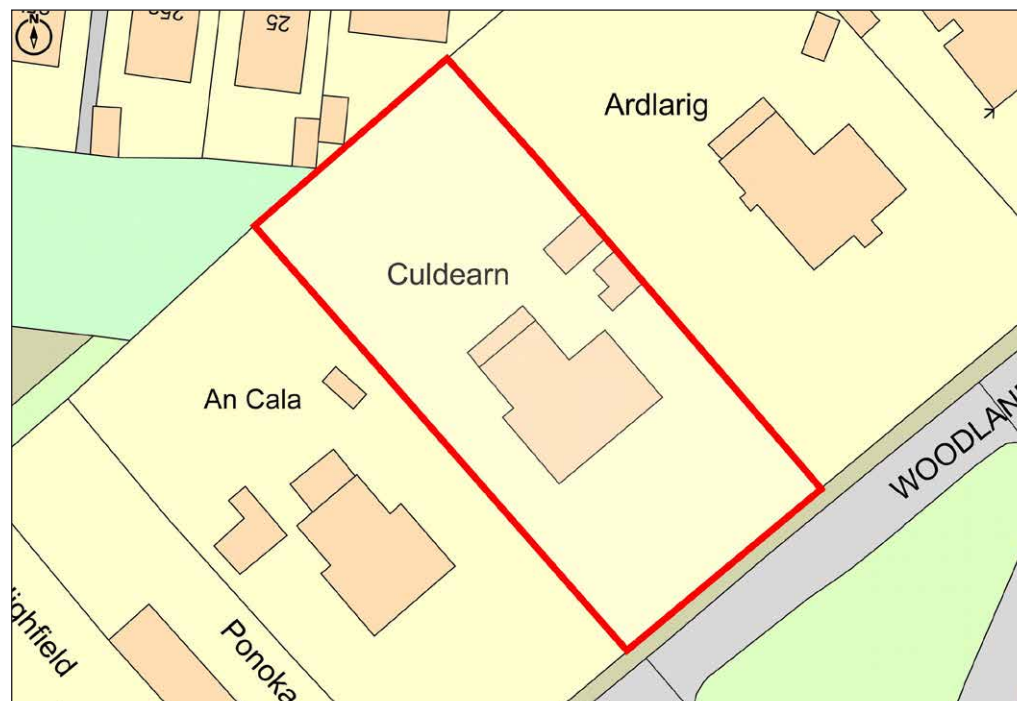
Culdearn House,
Woodlands Terrace,
Grantown-on-Spey, PH26 3JU



Approx. Gross Internal Area
4728 Sq Ft - 439.23 Sq M
For identification only. Not to scale.
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1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in summer 2024.





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