

DOCHARN LODGE
BOAT OF GARTEN, HIGHLAND





DOCHARN LODGE, BOAT OF GARTEN, HIGHLAND

An outstanding converted and extended steading with far reaching views over the Cairngorms

Aviemore 4 miles ■ Inverness 27 miles ■ Perth 87 miles

About 0.91 acres (0.35 hectares)

Guide Price £985,000

- 2 reception rooms. 5 bedrooms
- Impressive converted steading with 'green Oak' extension
- Flexible and well-appointed accommodation
- Ground Source Heat Pump and Solar panels and PV panels
- Superb detached bothy ideal for short term lets
- Well maintained mature garden
- Stunning outlook across the Strathspey and the Cairngorms
- Close to a wide range of amenities

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket



SITUATION

Docharn Lodge sits in an enviable setting and is perfectly positioned to enjoy the wonderful surroundings of the Cairngorms National Park. Rothiemurchus and the Cairngorms Ski Centre are nearby and offer a wealth of outdoor activities in the surrounding countryside and on the mountains throughout the year. In addition, there are five excellent inland golf courses within a short driving distance of the property whilst fishing is available on the world famous River Spey.

Docharn sits between Boat of Garten, Aviemore and Carrbridge, at the heart of Strathspey in the Cairngorms National Park which has been a popular holiday destination since Victorian times. Aviemore has an excellent range of shops and amenities as well as a main line railway station. Local attractions and facilities include mountain activities, cycling, skiing, water sports, fishing and bird watching on the Abernethy and Insh Marshes RSPB reserves.

To the north Grantown-on-Spey (about 11 miles) offers further extensive services, including secondary schooling, supermarkets, banks, swimming pools, independent retailers and restaurants. Inverness is less than one hour's drive to the north and provides all the services of a major city including its airport with regular links to the south and Europe.

DESCRIPTION

Docharn Lodge is an exemplary converted and extended steading set in an accessible rural setting between Aviemore and Carrbridge. The house sits in an elevated position and enjoys a spectacular outlook to the south across Strathspey towards the Cairngorms. The older section is built from stone whilst a more recently built extension is constructed using a green Oak frame with stone and Siberian larch cladding under a slate roof. The spacious accommodation extends to about 282 m²/3,030 sq.ft and is provided over a single storey. The house has a wonderfully bright and airy feel with large windows and glazed doors flooding the interior with natural light and opening up the magnificent views. It has been built and finished to an exemplary standard with the sitting room, open plan dining/living room/hall, the master suite and kitchen being particularly impressive rooms. The house has many fine features including high quality kitchen and bathroom fittings, under floor heating, bespoke windows with in-built venetian blinds, an integrated central vacuum system and wood burning stoves. The house has been well insulated and is heated using a ground source heat pump with a heat recovery and ventilation system. In addition, there is also a bank of roof mounted solar PV panels.

ACCOMMODATION

Vestibule. Open Plan Hall/Dining/Living Room. Sitting Room. Kitchen. Utility Room. Plant Room. Bathroom. 5 Bedrooms (En Suite).





GARDEN AND GROUNDS

Located to the rear of the house is a 3 year old Bothy. Of similar construction to the main house extension, The Bothy includes a large, insulated, double garage (with automatic doors), a garden store/potting shed, and a first floor annexe which has been let successfully as holiday accommodation in recent years. It includes an open plan kitchen/living/dining room, a shower room, bedroom and a utility room. The Bothy has underfloor heating provided an Air Source Heat Pump.

Surrounding the house are the delightful garden grounds which are no less impressive than the house. Extending to about 0.91 acres or thereby, the garden includes well stocked beds and borders, areas of lawn, a substantial patio, poly tunnel and ample parking space for several vehicles on a gravelled driveway.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Docharn Lodge	Mains	Mains	Private	Freehold	GSHP	G	D61
The Bothy	Mains	Mains	Private	Freehold	ASHP	-	

DIRECTIONS

From the A9 near Aviemore, turn right onto the A95 and then left at the T junction. Continue for about 2.4 miles and bear left at the Y junction onto the B9153. Docharn Lodge is located on the right hand side after about 0.2 miles.

POST CODE

PH24 3BT

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: eased.invisible.thudding

SOLICITORS

TBC

LOCAL AUTHORITY

Highland Council

FIXTURES AND FITTINGS

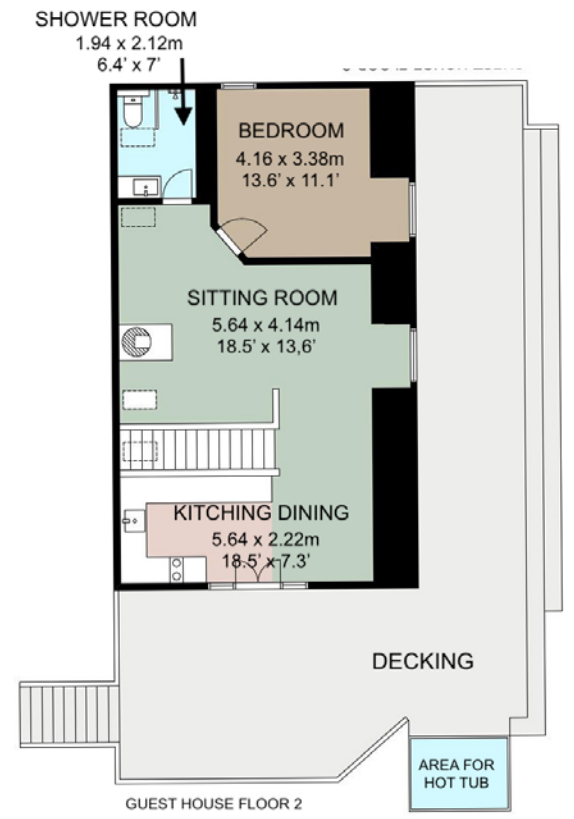
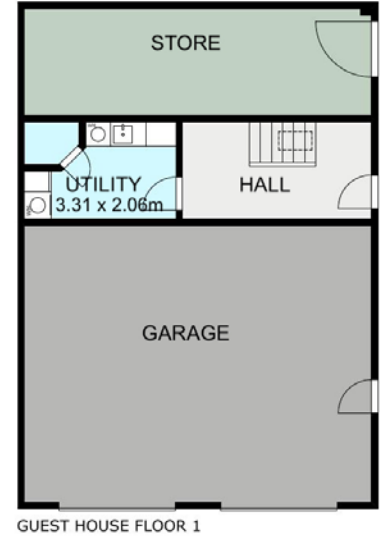
No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.



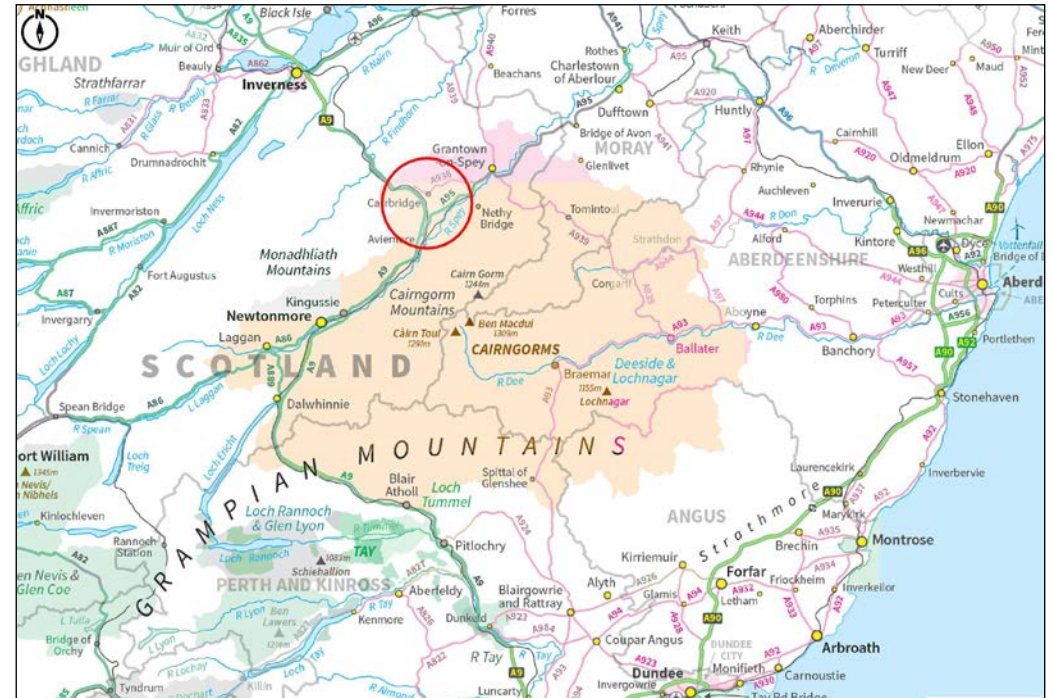
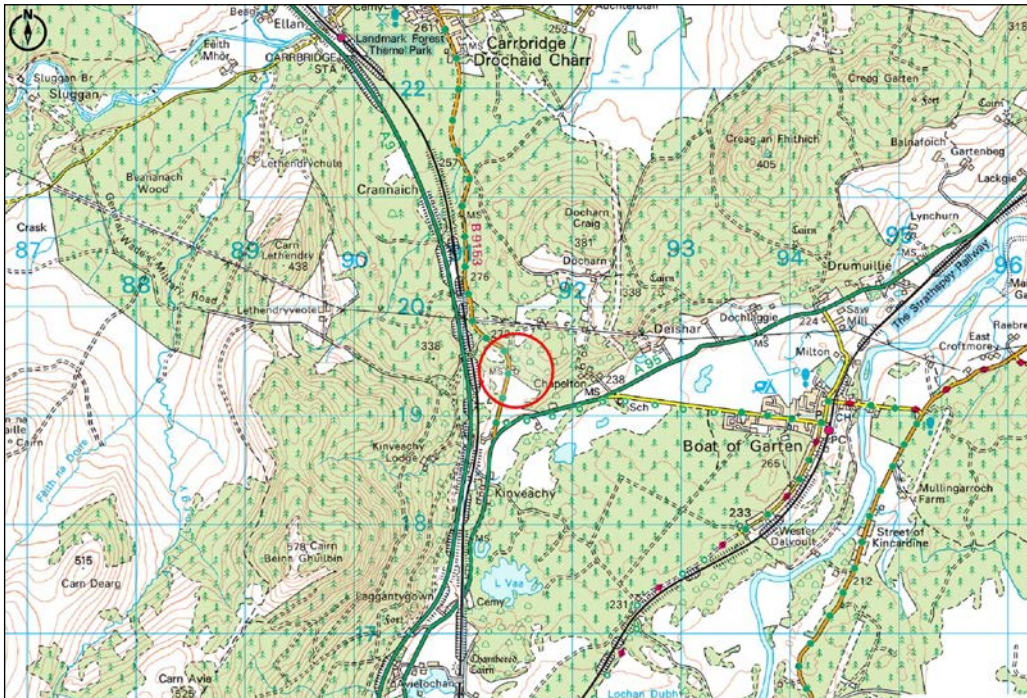
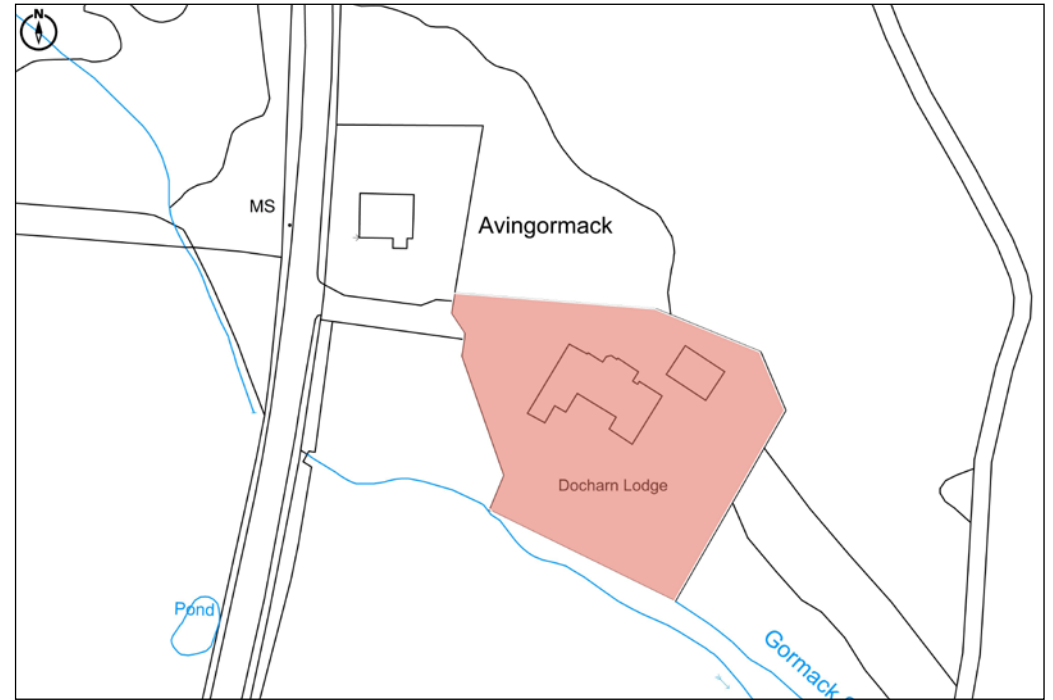




Docharn Lodge, Boat of Garten, PH24 3BT

Illustration for identification purposes, dimensions may vary. Not to exact scale.









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.

IMPORTANT NOTES

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 September 2023



Galbraith



RESPONSIBLY PRINTED
PLEASE RECYCLE