



THE POST HOUSE AND ANNEXE,
SPEY STREET, KINGUSSIE



THE POST HOUSE AND ANNEXE, SPEY STREET, KINGUSSIE

A delightful former post office conversion in the Cairngorms National Park

Aviemore 14 miles. ■ Inverness 42 miles.

- One Reception Room. Six Bedrooms.
- Spacious living areas and retaining many original features.
- Two bedroom annexe and separate studio and wrap around decking.
- Courtyard with outdoor sauna.
- Currently a successful holiday let.
- A versatile property offering a variety of residential and business opportunities.

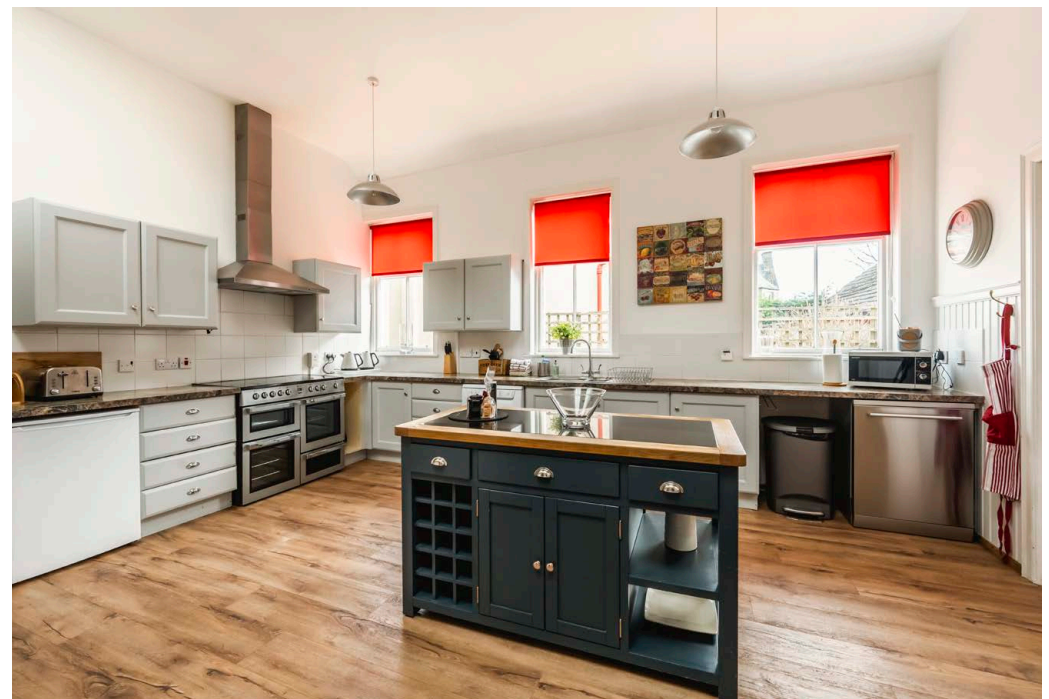
About 0.14 hectares (0.34 acres) in all.

Guide price £585,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket





SITUATION

The Post House is a spacious, sensitively converted traditional property in Kingussie, a popular village in the Cairngorms National Park. Formerly the main Post Office and Sorting Office for the area and dating from the early 1900's, the building has been fully renovated and converted by the current owners to create an outstanding family house with additional accommodation.

The Cairngorms National Park was established in 2003 to protect its beautiful and unspoilt landscape and promote a balance between nature and the community. Local attractions include mountain activities, cycling, skiing, water sports, fishing and bird watching on the Abernethy and Insh Marshes RSPB reserves. Aonach Mor (Ben Nevis), Rothiemurchus, and Aviemore Ski and Activity Centres are nearby and offer recreation throughout the year, while Kingussie and Newtonmore both have excellent 18 hole golf courses.

Kingussie has a good range of local shops and amenities including a secondary school and main line railway station. There are supermarkets in both Newtonmore and Aviemore, while Inverness has all the facilities of a modern city including its airport with regular flights to the south and Europe.

DESCRIPTION

The renovation and conversion of The Post House has created a delightful and unique property, retaining many original features which echo its previous use. The former sorting room is now the magnificent open plan sitting room and dining room and has a double height ceiling and herring bone parquet flooring. This room is the focal point of the main house and most rooms lead off



from here, including the well-appointed dining kitchen and spacious bedrooms. A staircase within the sitting room leads to the first floor with a further bedroom and bathroom.

The Annexe lies to the rear of the main house and offers a variety of uses such as supplementing the existing accommodation, as owners' accommodation or residential lets, while the Studio has the potential for use as an events and activities venue let in conjunction with the accommodation.

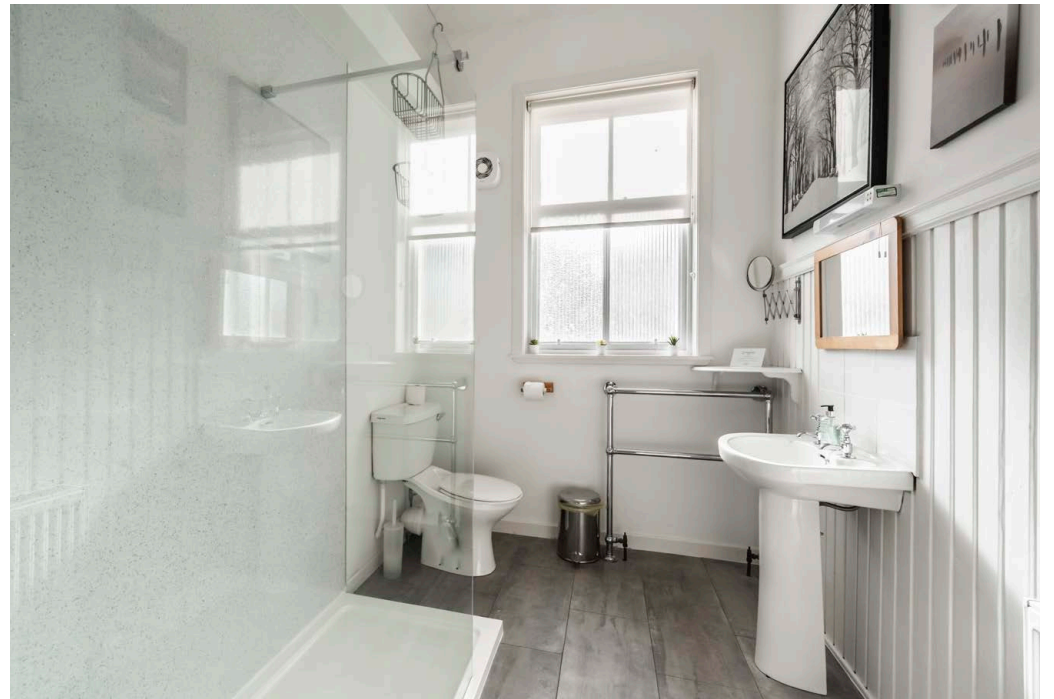
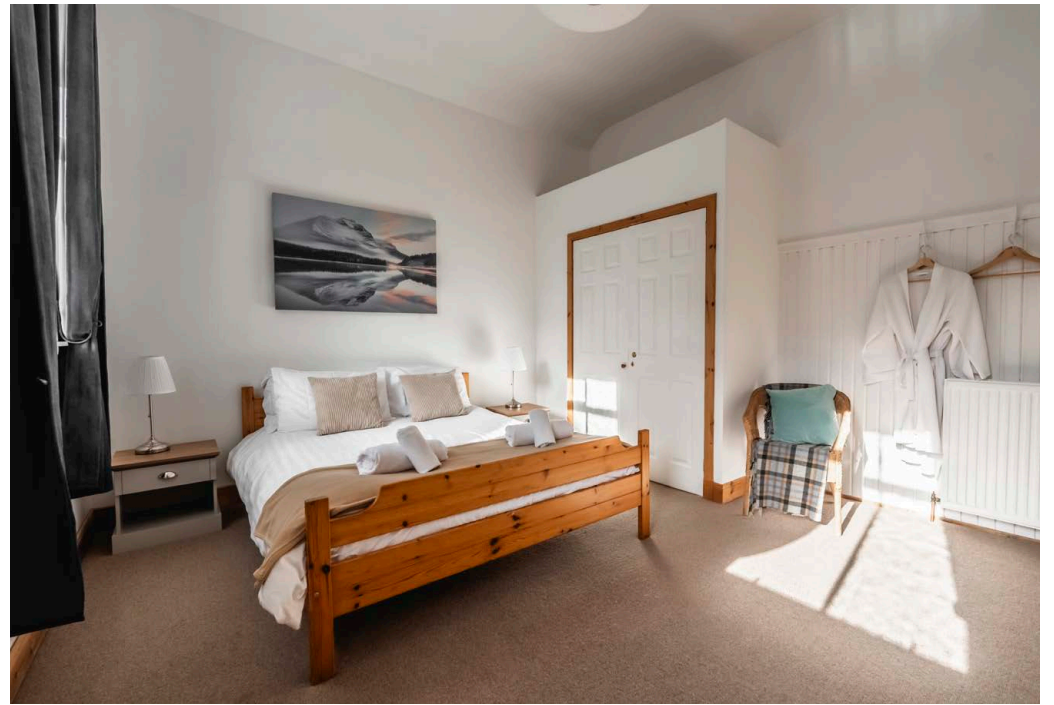
The Post House and Annexe is currently a successful holiday let, managed through <https://www.seasgairlodges.com/> Demand for holiday lets in the National Park is strong and the property achieves high occupancy levels with many repeat guests. The range of accommodation available at The Post Office and Annexe ensures its continued success and will allow it to take advantage of the growing experience holiday market.

ACCOMMODATION

MAIN HOUSE - Ground Floor - Entrance Hall. Open plan Sitting Room and Dining Room. Dining Kitchen. En suite Bedroom. Four further Bedrooms. Shower Room. Utility Room.
First Floor - Bedroom. Bathroom.

ANNEXE - Ground Floor - Open Plan Sitting and Dining Room. Galley Kitchen.
First Floor - Two Bedrooms. Bathroom.

STUDIO - Open plan Studio Room with Kitchen. Shower Room.



GARDEN GROUNDS

The property is approached from the public road, a gateway opening to a driveway and leading to a parking area at the side of the house, while a pedestrian gate leads from the pavement to a path to the back door and the enclosed Courtyard.

The grounds at the Post House extend to approximately 0.34 acres. The garden lies to the rear of the property and is laid mainly to lawn, fringed and interspersed with trees. A decked balcony lies adjacent to the Annex and Studio with a gate leading to the enclosed Courtyard at the rear of the main house.

OUTBUILDINGS

Workshop

With concrete floor, power and light. With the potential to be incorporated into the Annexe, subject to the necessary consents.

HOLIDAY LETTING

The owners have bookings in place throughout 2024 with enquiries for 2025. Further information on the letting business is available on request, though accounts will only be released to those who have viewed and formally registered their interest. The holiday letting business is available to purchase by separate negotiation and all existing bookings will be honoured, either by the current or new owners.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Mains	Oil fired	F	Available*	Available*	E	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 - [\\https://w3w.co/users.prettiest.surpassed](https://w3w.co/users.prettiest.surpassed)

MOVEABLES

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

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

PH21 1HN

SOLICITORS

ELP Arbuthnott & McLanachan
99 Ferry Road, Edinburgh
EH6 4PG





Annexe: Galley Kitchen



Annexe: Open Plan Sitting and Dining Room



Annexe: Bedroom



Annexe: Bedroom

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 March 2024.

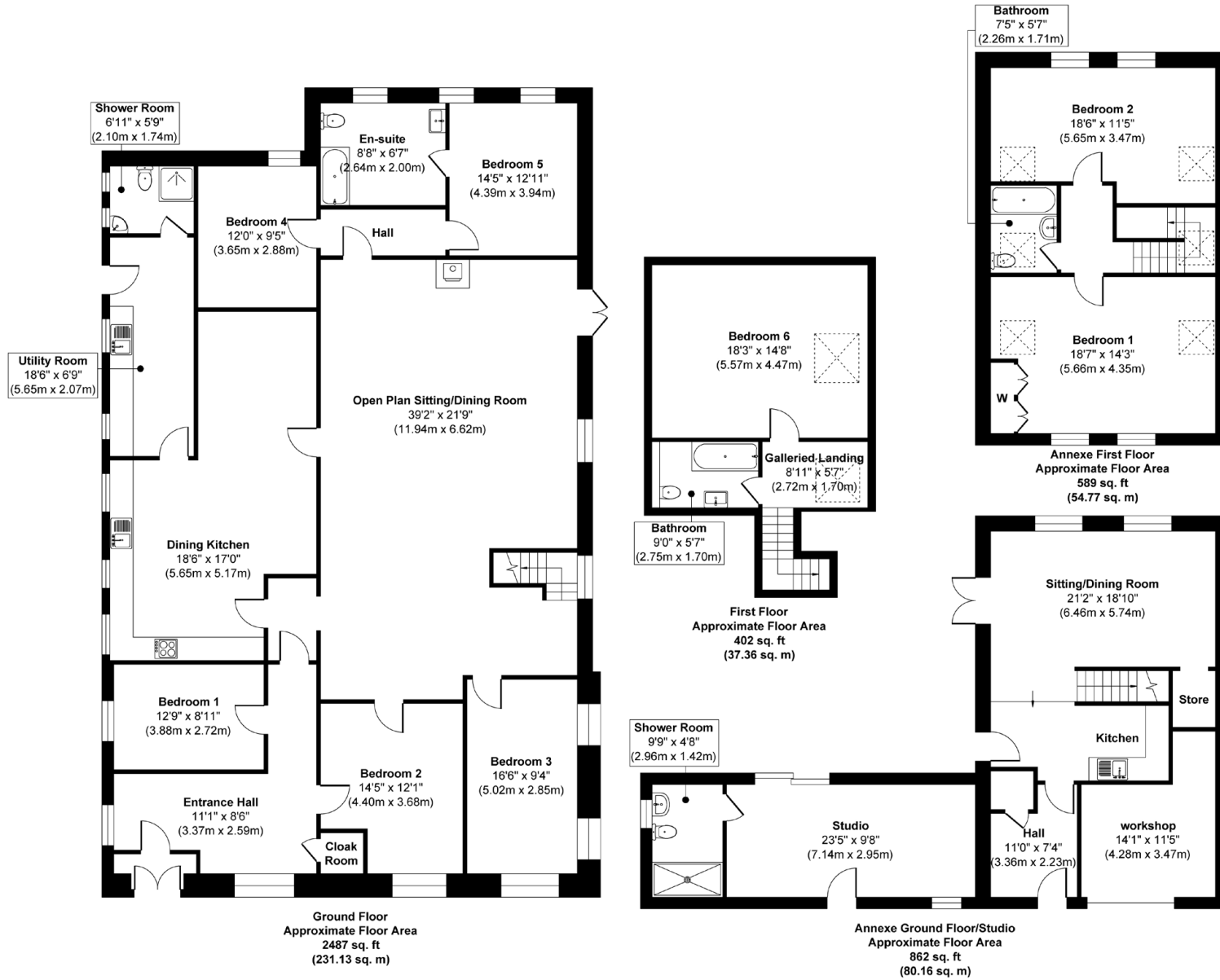


Annexe: Bathroom



The Studio

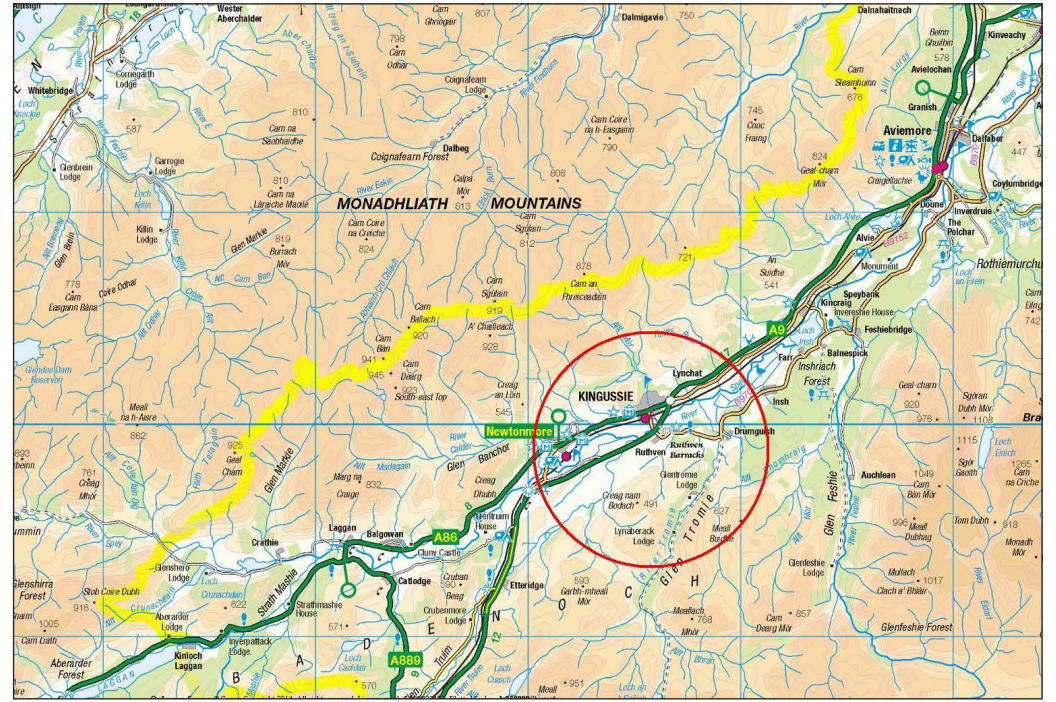
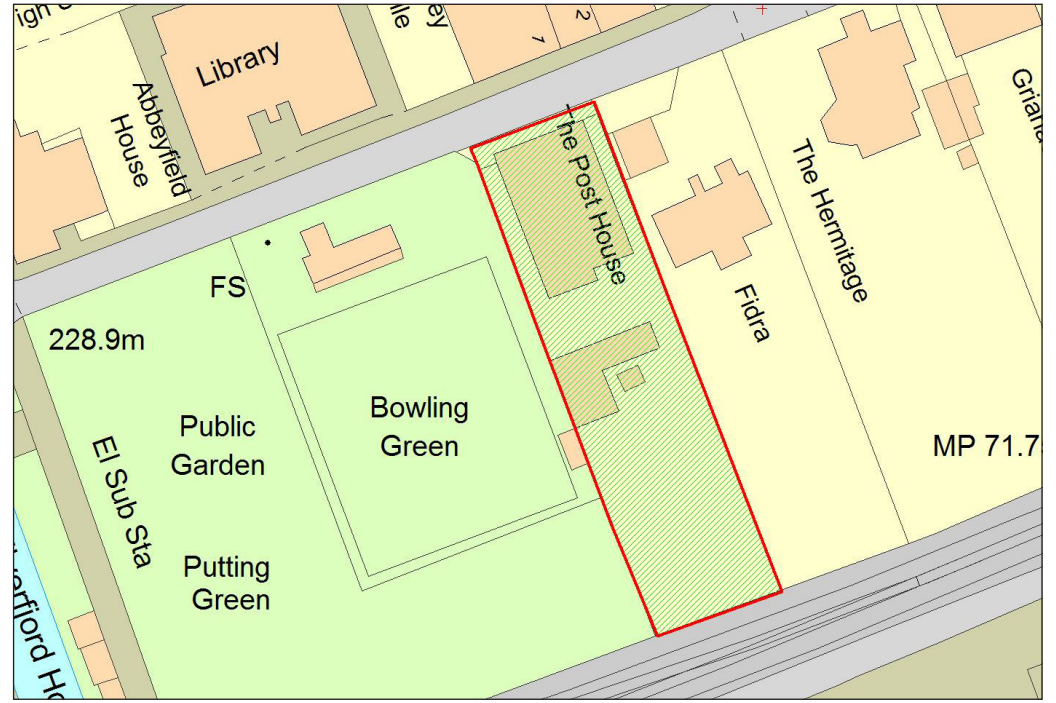
The Post House and Annexe, Spey Street, Kingussie PH21 1HN



Approx. Gross Internal Floor Area 4340 sq. ft / 403.42 sq. m (Including Annexe & Studio)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property





Galbraith

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