



Culdearn House is a substantial Victorian home situated in one of the Highlands' most popular and picturesque towns in the Cairngorm National Park.

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

 8  8  4

 439 Sqm

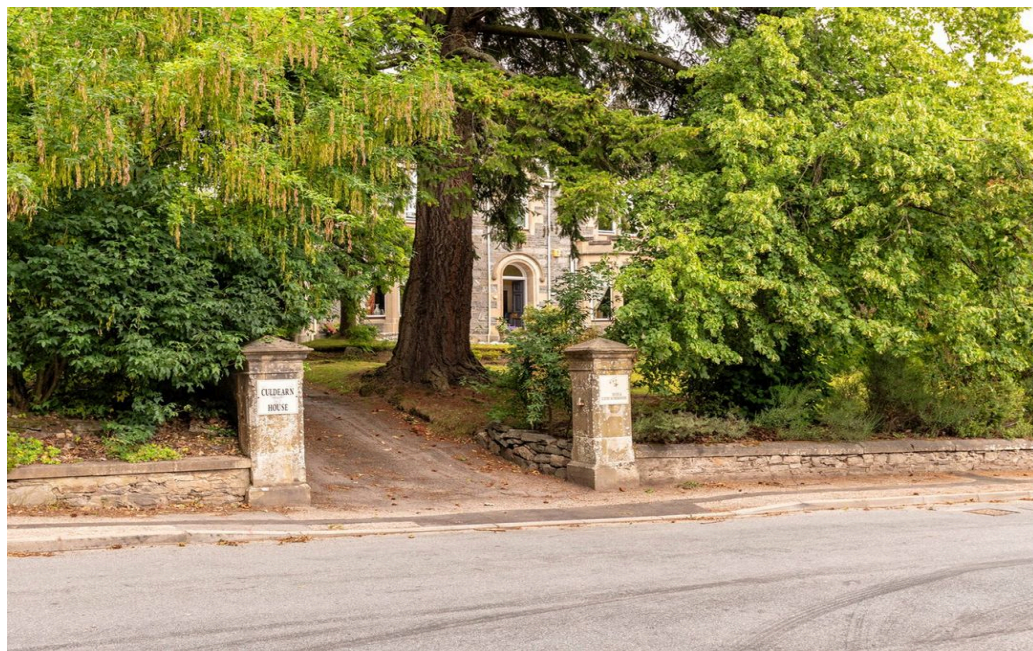
Offers Over £695,000

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About this property

Culdearn House is a beautiful Victorian home set in the scenic Highland town of Grantown on Spey. Built around 1860, the property extends to about 4728 ft² / 439 m² and is in excellent condition with original features including decorative cornicing and marble fireplaces and double glazing throughout.

Culdearn House is also seasonally run as a successful guest house (<https://www.culdearn.com>) and would make a wonderful family home, subject to a change of use from the local authority.

The property is very private in its setting, enjoys a beautiful outlook and is approached via a private driveway that leads into a large parking area in front of and beside the house. This fabulous home offers a wonderful light and bright atmosphere, providing flexible accommodation over 3 floors currently comprising of two public rooms, up to eight en-suite bedrooms and a one bedroom apartment above the kitchen.

Culdearn House is set in attractive garden grounds to the front and back which are mainly laid to lawn with beautiful mature trees and a number of outbuildings to the rear.



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Plans

Approx. gross internal floor area
439 Sqm

Accommodation Comprises

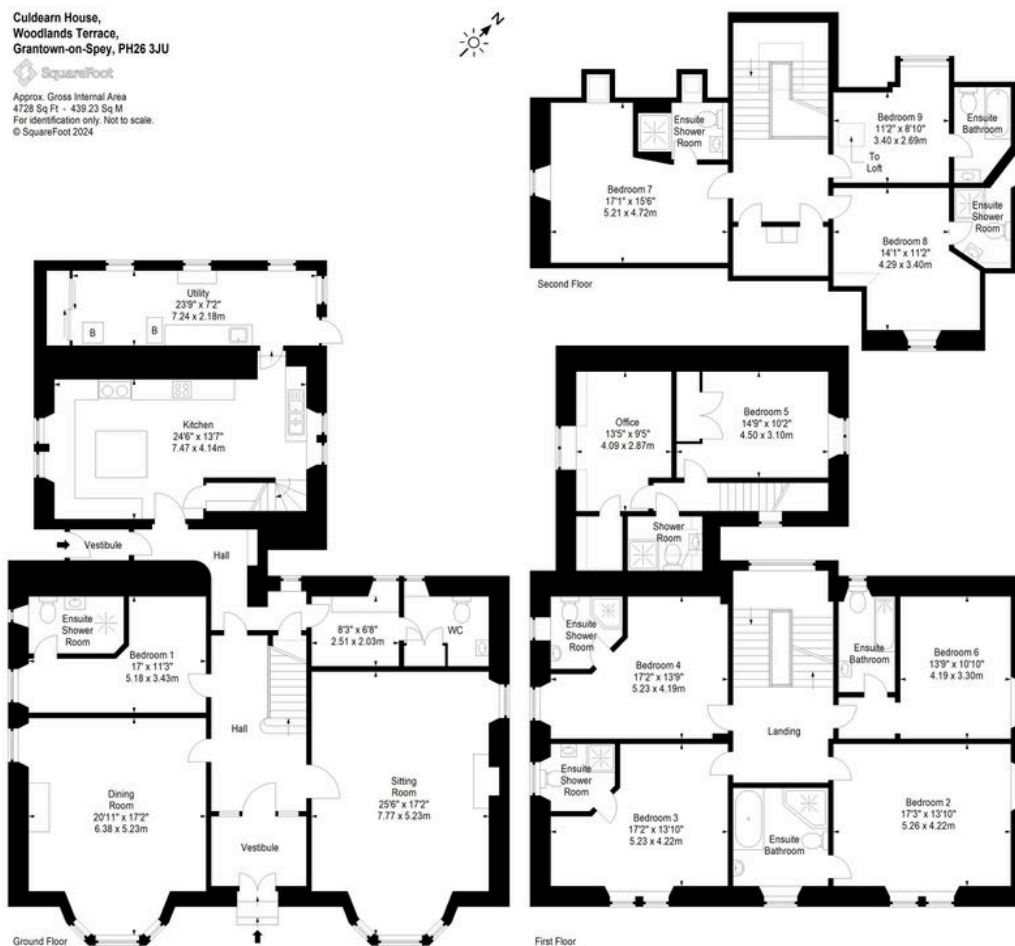
Ground Floor – Vestibule, Reception Hallway,
Drawing Room, Dining Room, Kitchen, Study /
Bedroom 8 (En-Suite Wet Room), Storeroom, W.C.,
Utility Room.

Owner's Apartment – Bedroom 9, Shower Room,
Sitting Room / Home Office.

First Floor – Bedroom 1 (En-Suite), Bedroom 2 (En-
Suite), Bedroom 3 (En-Suite), Bedroom 4 (En-Suite).

Second Floor – Bedroom 5 (En-Suite), Bedroom 6 (En-
Suite), Bedroom 7 (En-Suite) / Storeroom, 2 Large
Linen Cupboards.

Garden Grounds – Front and Back Garden,
Outbuildings, Driveway, Ample Off Street Parking.



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Local Area

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 Cairngorm National Park, Grantown on Spey is surrounded by breathtaking scenery, including lush forests, sparkling rivers, and rolling hills.

Culdearn House is located on Woodlands Terrace in Grantown on Spey and is a short walk from the town centre. Grantown, which is on the northern edge of the Cairngorm National Park is a thriving Highland town with a wonderful community at its heart. It offers a flourishing High Street with numerous independent shops, cafes, restaurants, bars, a local supermarket and a community cinema. The town has an excellent range of amenity options including nursery, primary and secondary schools and the very well regarded Craig Maclean Leisure Centre.

Culdearn House is perfectly positioned for anyone wanting to take advantage of the area's popular tourism trails. In the Spring and Summer the area comes alive with hill walkers, fishermen, golf enthusiasts and tourists wanting to explore the many Speyside distilleries and dramatic castles. In the colder months, nearby Aviemore is famous for its winter sports which include skiing, mountaineering, mountain biking and shooting. There are numerous golfing options in Speyside, not only in Grantown itself but also in the surrounding area. Courses include Boat of Garten, Carrbridge, Kingussie and the Spey Valley Championship course to name a few. The region is also renowned for its salmon fishing along the River Spey, arguably one of the greatest salmon rivers in the world.

Whether you're looking to explore the great outdoors, immerse yourself in local history and culture, or simply enjoy the peace and tranquillity of the Scottish countryside, Grantown on Spey offers something for everyone.



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Location

Distances

Aviemore 15 miles, Boat of Garten 8.5 miles, Nethy Bridge 5.6 miles, Carrbridge 9 miles, Craigellachie 24 miles, Glenlivet 20 miles, Elgin 35 miles, Nairn 24 miles, Aberdeen 80 miles, Inverness 33 miles, Perth 96 miles, Edinburgh 140 miles, Glasgow 153 miles.

(distances are approximate).

What3Words



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Key Information

Local Authority

Highland Council

Council Tax

Band = B

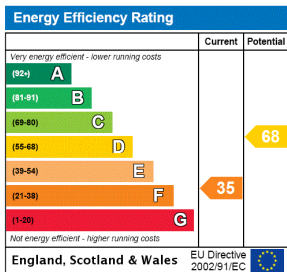
Tenure

Freehold

EPC

PROPERTY

EPC Rating = F



General Remarks

Agent's Note: Although Culdearn House is currently run as a successful guest house the vendor will apply for a change of use before missives are concluded should an interested party want the property as a family home. All conditions within the offer will need to be lifted before the application is made.

Council Tax: Culdearn House - Rateable value £12,950 effective from 1 April 2023.

The owner's accommodation above the kitchen is within Culdearn House and has a domestic Band B rating.

Energy Efficiency Rating: Band F (Rating 35)

Local Authority: Highland Council - 01349 886606.

Services: Mains electricity, water and drainage

Oil fired central heating. Various broadband packages are available. Oil fired AGA in kitchen.

Fixtures and Fittings: All fitted carpets, curtain poles, blinds, wall light fittings and some existing ceiling light fittings and integrated appliances form part of the sale.

Listing and Conservation: Culdearn House is not a listed building but is in the conservation area of Grantown on Spey.

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Enquire



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Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + Vat per individual.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

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Viewing strictly by appointment

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