



# Drumuillie Lodge

Drumuillie, Boat Of Garten



## A magnificent woodland lodge with contemporary styling located in a stunning Cairngorms setting.

A modern lodge-style home with light, airy, open-plan living, set in a secluded position in the heart of the Cairngorms National Park. The property has various stylish design features while outside there are delightful gardens and owner occupied crofted grounds, which include woodland.



**2 RECEPTION ROOMS**



**4 BEDROOMS**



**4 BATHROOMS**



**DOUBLE GARAGE & CARPORT**



**APPROX. 5.3 ACRES**



**FREEHOLD**



**RURAL**



**3,432 SQ FT**



**OFFERS OVER £900,000**



### The property

Drumuille Lodge is a magnificent detached house with stylish accommodation and stunning far-reaching open views across the rugged surrounding landscape. The property features attractive timber-clad elevations, while inside there is solid oak flooring throughout, exposed timber joinery alongside full-height windows, contemporary décor, which works together to create a thoroughly attractive and liveable space with a close connection to its woodland surroundings.

The heart of the home is the open-plan kitchen, dining room and sitting room, which has wooden flooring and is surrounded by full-height windows and French doors, opening onto the decking and providing views across the garden and towards the woodland beyond. The dining area is an ideal space for entertaining, while the sitting room has a vaulted ceiling and a modern logburner, and opens on three sides via French doors. The kitchen features extensive modern

units for kitchen storage, as well as an Aga. There is also a breakfast bar for informal dining, while the adjoining utility room provides further space for home storage and appliances.

Additionally, the ground floor has a well-proportioned, separate drawing room with dual south-facing French doors opening onto the terrace and a double bedroom with an adjoining shower room, which is fitted with a sauna. Upstairs, the spacious landing is ideal for use as a study area, while there are three well-presented double bedrooms. All three bedrooms are en suite, including the large principal bedroom, which also has extensive built-in wardrobes and access to eaves storage. The principal bedroom has an en suite bathroom with an over-bath shower, while the second and third bedrooms have an en suite bathroom and a shower room respectively.

There is also a studio with shower room above the garage which provides further living accommodation.





## Outside

The house is set back from the road and is nestled in a private area of natural woodland in approximately 5.3 acres. There is parking in front of the house and access to the detached double garage and carport, while the mature garden includes rolling meadows and wooded areas, a secluded woodland retreat with a shelter, a firepit and built-in bench seating. The woodland contains a wide variety of rare Redwoods, Spruces, Firs, Pines and Broadleaves. The garden immediately surrounding the house has areas of lawn, a paved patio and wrap-around timber decking. There is also a pond, store area for wood and a vegetable garden with a polytunnel and raised beds for growing your own produce.

The majority of the land is an owner-occupied croft, whilst the house site and immediate garden has been de-crofted. There is a Section 75 planning agreement whereby the house cannot be sold separately to the land. Information around crofter's duties can be found at: [www.crofting.scotland.gov.uk/crofters-duties](http://www.crofting.scotland.gov.uk/crofters-duties)

## Distances

- Boat of Garten 1 mile
- Aviemore 6.5 miles
- Inverness 30 miles
- Inverness Airport 35 miles

## Nearby Stations

- Aviemore 6.8 miles

## Key Locations

- Cairngorm Mountain Range
- Loch Morlich
- Highland Wildlife Park
- Rothiemurchus Estate

## Nearby Schools

- Deshar Primary School
- Grantown Grammar School

## Location

The property occupies a magnificent, secluded setting in the Cairngorms National Park, with far-reaching southerly and panoramic views across Strathspey to various Munros including Cairngorm, Braeriach and Bynack Mor. The nearby village of Boat of Garten provides various facilities, including a post office, cafés and restaurants, as well as a primary school. The town of Aviemore is less than seven miles away, offering a wealth of further amenities, including local shops and large supermarkets.







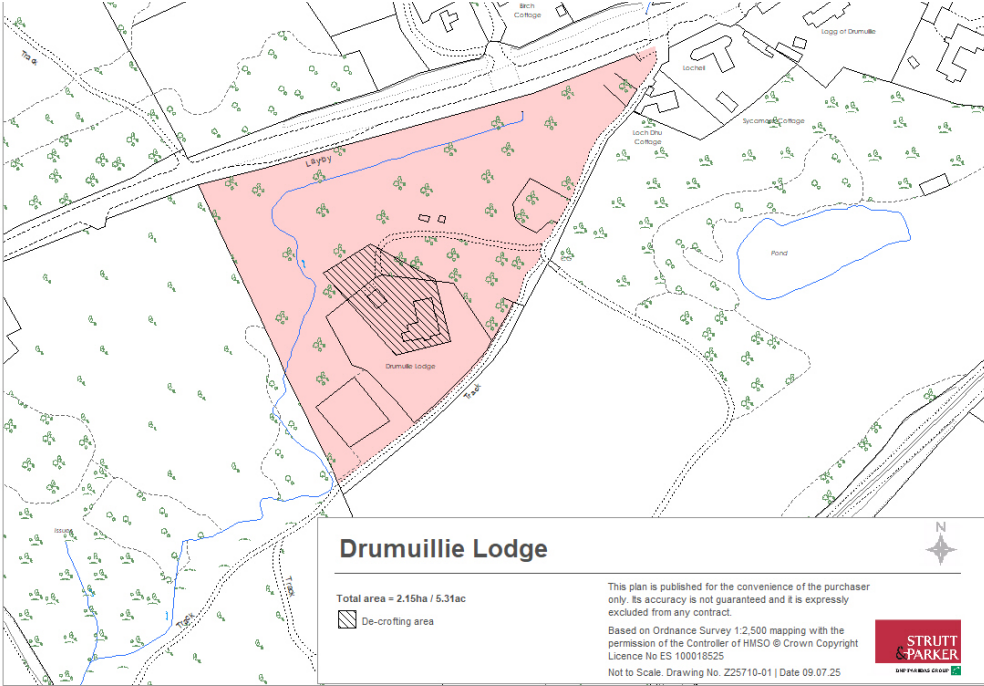




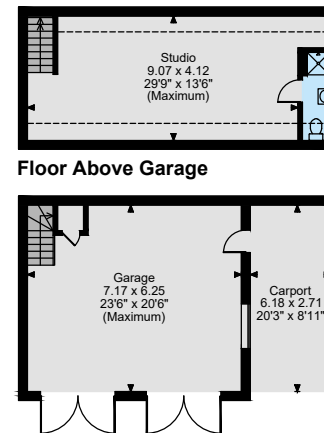
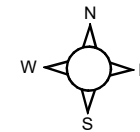
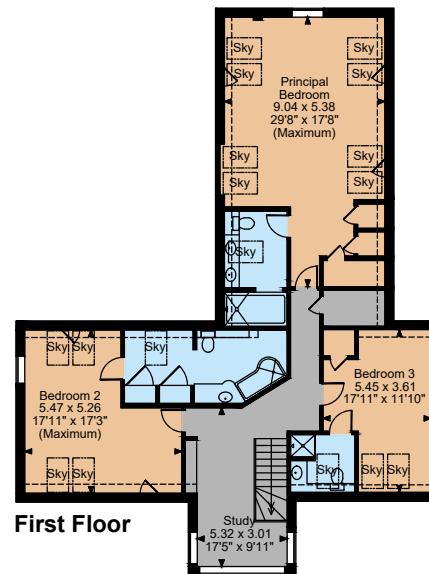
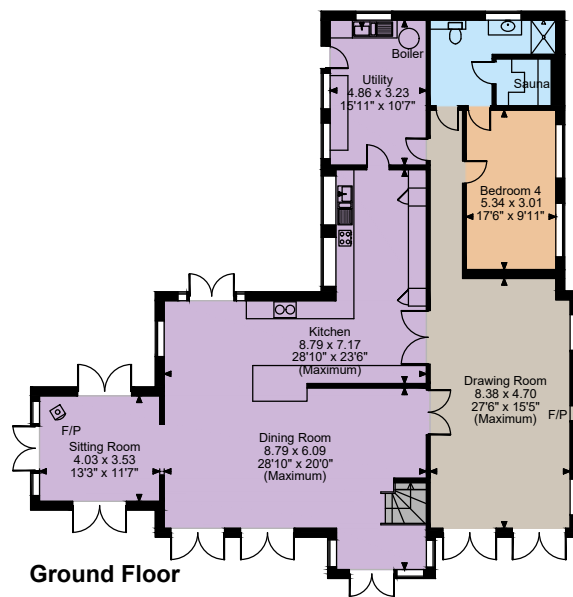












The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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## Floorplans

Main house internal area 3,432 sq ft (319 sq m)

Garage & Carport internal area 1,025 sq ft (95 sq m)

Total internal area 4,457 sq ft (414 sq m)

For identification purposes only.

## Directions

Post Code: PH24 3BX

**what3words:** ///perfume.cubs.bossy - entrance off A95

From Aviemore take the A95 heading north towards Grantown-on-Spey. Pass two turnings to Boat of Garten, staying on the main road and about 0.5 miles past the second turning, the entrance to Drumuillie Lodge will be seen on the right hand side.

## General

**Local Authority:** Highland Council, Glenurquhart Road, Inverness, IV3 5NX, [www.highland.gov.uk](http://www.highland.gov.uk)

**Services:** Mains electricity and water. Private drainage via septic tank (SEPA registered). Solar thermal and ground source heat pump system.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band G

**EPC Rating:** C

**Fixtures and Fittings:** Fitted floor coverings and integrated kitchen appliances will be included in the sale.

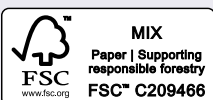
## Inverness

Castle House, Inverness, IV2 6AA

**01463 719171**

[inverness@struttandparker.com](mailto:inverness@struttandparker.com)  
[struttandparker.com](http://struttandparker.com)

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