

Spey House, Heathfield Road,
Grantown-on-Spey



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Land and property. Since 1885.

A magnificent and beautifully presented period residence offering sophisticated accommodation, including a self-contained one bedroom apartment and detached fitness suite, set within the Cairngorms National Park.

Property

Spey House is an imposing period home offering an exceptional blend of grand proportions and modern finishes. Arranged over three floors, the property has been meticulously upgraded to create a luxurious family residence while retaining its architectural integrity.

The accommodation flows from a welcoming reception hall, giving access to the ground-floor reception rooms. These include a grand drawing room and an elegant sitting room, both featuring focal fireplaces and large windows that fill the rooms with natural light. The heart of the home is the expansive open-plan kitchen and dining area, finished with herringbone flooring and a striking turquoise Everhot range cooker. The space is fitted with contemporary cabinetry and a large central island, creating a natural hub for family life. There is also a cloakroom on this floor.

The first floor comprises five well-proportioned bedrooms, all with en suite bathrooms. The entire second floor is dedicated to a luxurious principal suite, offering a private sanctuary with a spacious bedroom, dressing area and contemporary en suite bathroom. Further versatility is provided by 'The Apartment', a self-contained one-bedroom wing with its own kitchen and living space, ideal for multi-generational living or guest accommodation. There is also a private driveway for the apartment.

The property is set within generous, well-maintained grounds. A large block-paved driveway to the front provides ample parking for multiple vehicles. To the rear, the private gardens are primarily laid to lawn, bordered by mature trees and established hedging. A significant feature is the detached outbuilding, which has been converted into a fitness suite and dedicated private office, offering an excellent environment for health and remote working.

3,967 sq ft (369 sq m) | Freehold
3 reception rooms | 6 bedrooms
6 bathrooms | 1 bedroom self-contained apartment

Offers over £600,000

Location

Located in the historic town of Grantown-on-Spey, the property enjoys easy access to the world-class outdoor pursuits of the surrounding Highlands. Grantown-on-Spey offers a wide range of everyday amenities, including independent shops, cafés, restaurants, supermarkets and leisure facilities, alongside excellent opportunities for walking, cycling, fishing and other outdoor pursuits in the Spey Valley and Cairngorms National Park. Schooling is provided locally at Grantown Primary School and Grantown Grammar School, with independent options including Gordonstoun near Elgin. The town benefits from good transport links via the A95 and A939, with regular bus services, while mainline rail connections from Aviemore and Carrbridge provide links to Inverness, Perth, Edinburgh and Glasgow. Inverness Airport offers a range of domestic and international flights..

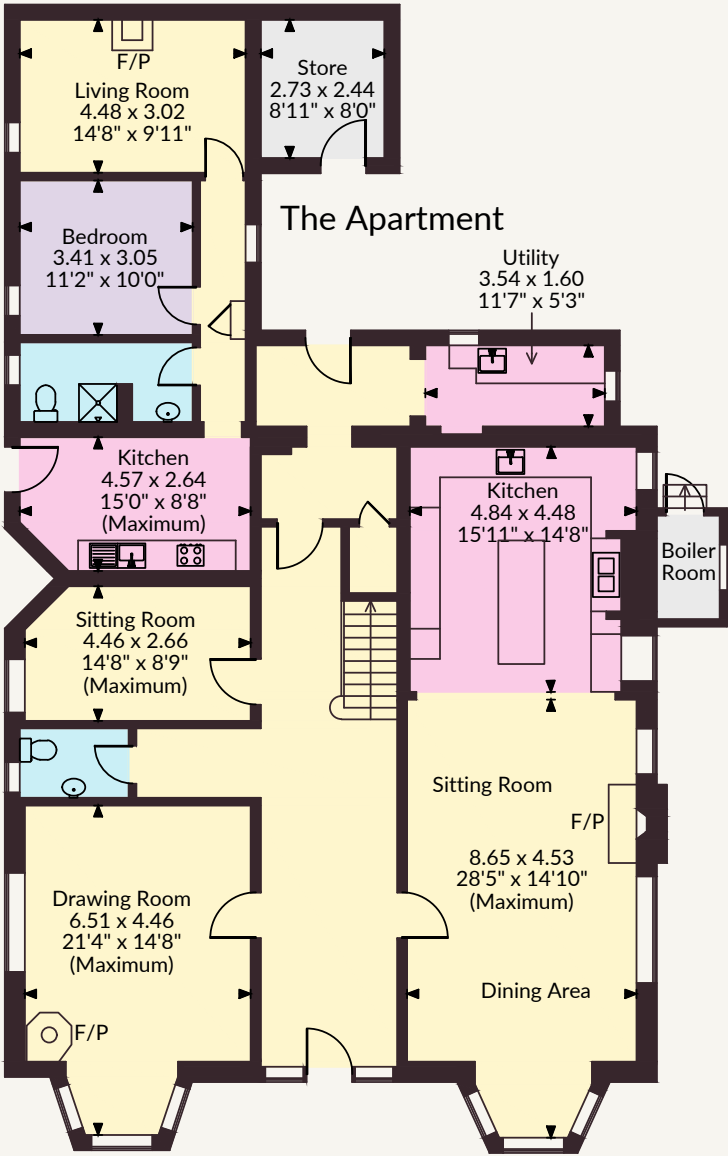
Postcode region: PH26

General

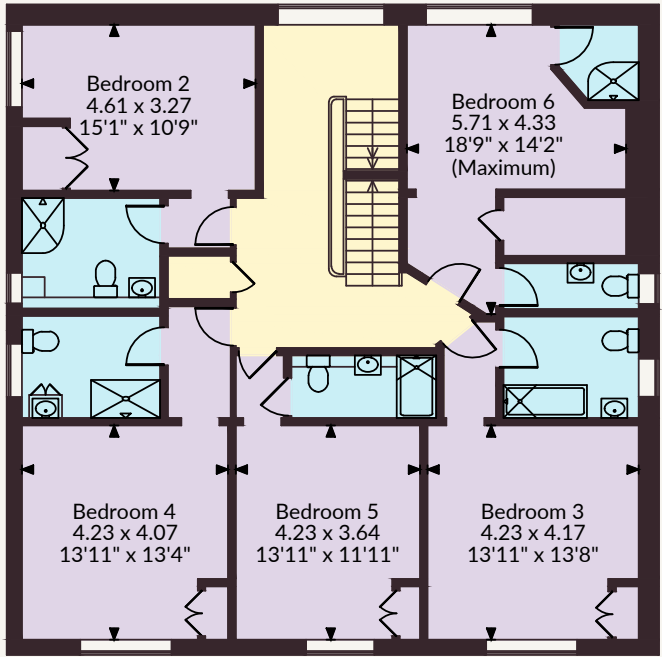
Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX, www.highland.gov.uk
Services: Mains electricity, water and drainage. Oil heating.
Council Tax:
Spey House: Band G
Spey Apartment: Band A
EPC Rating: E
Fixtures and Fittings: Fitted floor coverings and integrated kitchen appliances will be included in the sale.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



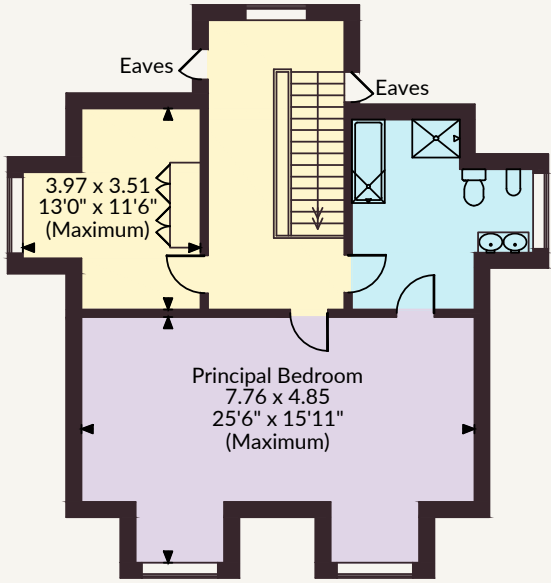
Spey House, Heathfield Road, Grantown-on-Spey
Main House internal area 3,967 sq ft (369 sq m)
Store & Boiler Room internal area 99 sq ft (9 sq m)
Gym & Office internal area 677 sq ft (63 sq m)
Apartment internal area 520 sq ft (48 sq m)
Total internal area 5,263 sq ft (489 sq m)



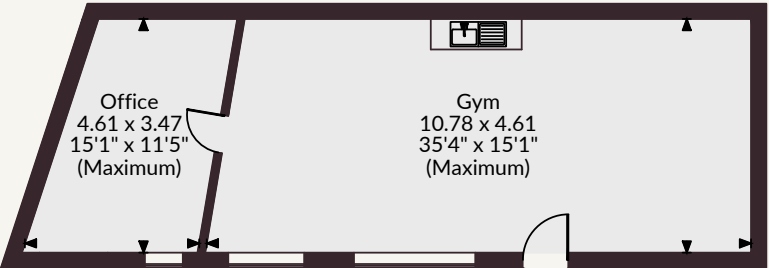
Ground Floor



First Floor

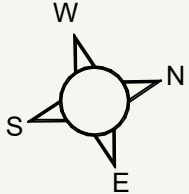


Second Floor



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