



THE OLD BOATHOUSE

ADVIE, GRANTOWN ON SPEY

Galbraith



THE OLD BOATHOUSE, ADVIE, GRANTOWN ON SPEY

A charming traditional house on Speyside.

Grantown-on-Spey 5 miles. ■ Inverness 38 miles.

Acreage: 0.43 acres (0.17 hectares)

Offers Over £450,000

- Two Reception Rooms. Three Bedrooms.
- Sensitively upgraded, beautifully appointed accommodation.
- Easily managed grounds with hot tub.
- Just a short walk from the River Spey.
- In a sought-after setting in the National Park.
- Currently a successful holiday let.

Galbraith

Inverness
01343 546362
inverness@galbraithgroup.com

 OnTheMarket





SITUATION

The Old Boathouse is in the scattered hamlet of Advie near Grantown-on-Spey. The property is in an outstanding setting, just a short walk from the River Spey and in the heart of some of the most beautiful countryside in the Cairngorms National Park.

Speyside is well known for its stunning scenery, malt whisky production and world class salmon fishing on the River Spey, all of which combine to make this a prosperous and popular region. The landscape varies from lush, wooded glens to the more rugged moorland and hills and The Old Boathouse is an ideal base from which to enjoy the best of the region. There are riverside walks direct from the house and world class salmon fishing and shooting available to rent on the neighbouring Tulchan Estate, as well as other estates in the area. There are a number of enjoyable golf courses close by as well as The Lecht and Cairngorms Ski Centres which offer activities throughout the year.

Grantown-on-Spey is a prosperous town with a good range of shops and amenities including primary and secondary schooling. The cities of Inverness and Aberdeen are about an hour's drive away and both have airports with regular flights to the south and Europe.

DESCRIPTION

The Old Boathouse is in a beautiful, wooded setting close to the River Spey. Formerly the river boatman's house, the property has been sensitively renovated to create exceptionally comfortable and well-presented accommodation retaining the character and features of the original dwelling.





The focal point of the house is the open plan sitting room and dining room with its woodburning stove creating warmth and atmosphere, while from here double doors open to the conservatory with views over the garden to the surrounding woodland. A main corridor leads to the beautifully appointed kitchen and then to the two en suite bedrooms, while stairs from the sitting room/dining room lead to the master bedroom suite with dressing room (currently used as a child's bedroom) and shower room.

Integral to the house but accessed externally, is a games room with a mezzanine TV area. This room has the potential for conversion or incorporation into the main house, subject to the necessary consents.

The Old Boathouse is currently a successful holiday let, managed through www.cottages.com. Occupancy levels are high throughout the year with many repeat bookings and the house is a popular rental for fishing parties. The holiday letting business is available to purchase by separate negotiation

ACCOMMODATION

Ground Floor: Entrance Hall. Open plan Sitting Room and Dining Room. Conservatory. Dining Kitchen. Two en suite Bedrooms. Cloakroom.

First Floor: Master Bedroom with en suite Dressing Room and Shower Room.

Games Room (accessed externally) – Games Room with mezzanine TV Room.

GARDEN GROUNDS

The property is approached from the public road, a driveway over which the owners have a right of access leading to a gateway opening to a driveway which leads to a parking area at the side of the house.

The grounds extend to approximately 0.43 acres and are laid mainly to grass, fringed and interspersed with mature trees and shrubs that blend with the woodland out with the boundary.

Adjacent to the house is a sheltered flagstone patio with hot tub.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband	Mobile	EPC
Mains	Mains	Private	Heating	Oil	Band E	Available	Available	F

*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>

For information on flood risks please refer to SEPA's website: <https://www.sepa.org.uk/>





DIRECTIONS

From Grantown, take the A95 towards Elgin. Turn left to Advie and follow the road across the bridges. At the T junction turn left and continue for approximately 2 miles, The Old Boathouse can be found on the left.

POST CODE

PH26 3PN

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: vanilla.thud.random

SOLICITORS

Harper Macleod LLP, Inverness Office

LOCAL AUTHORITY

Highland

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

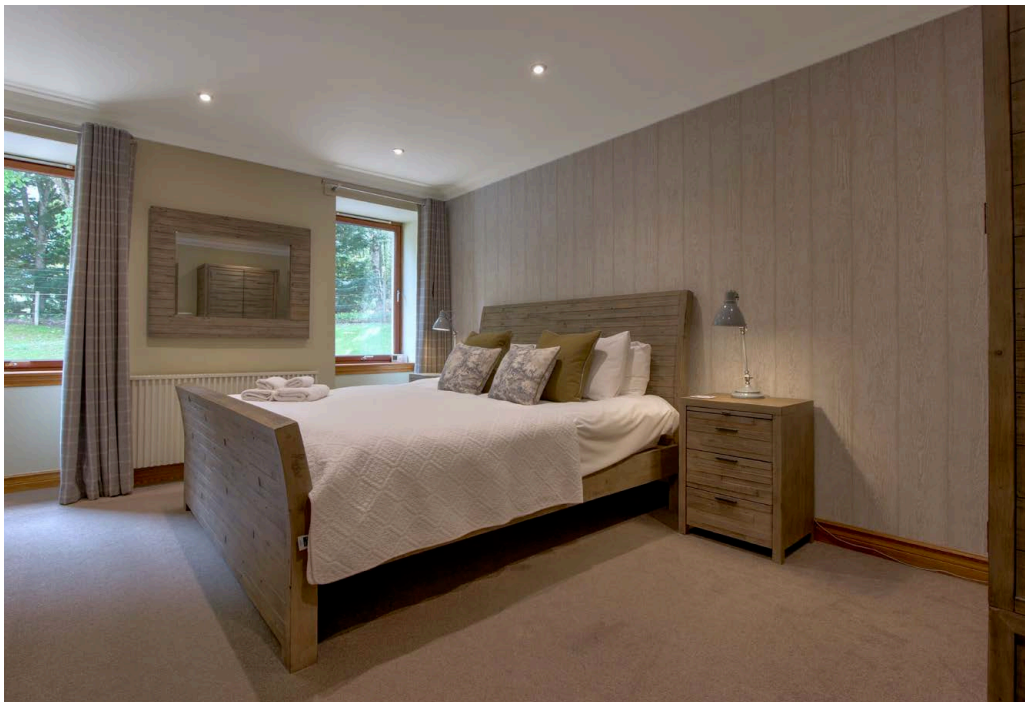
VIEWINGS

Strictly by appointment with the Selling Agents.

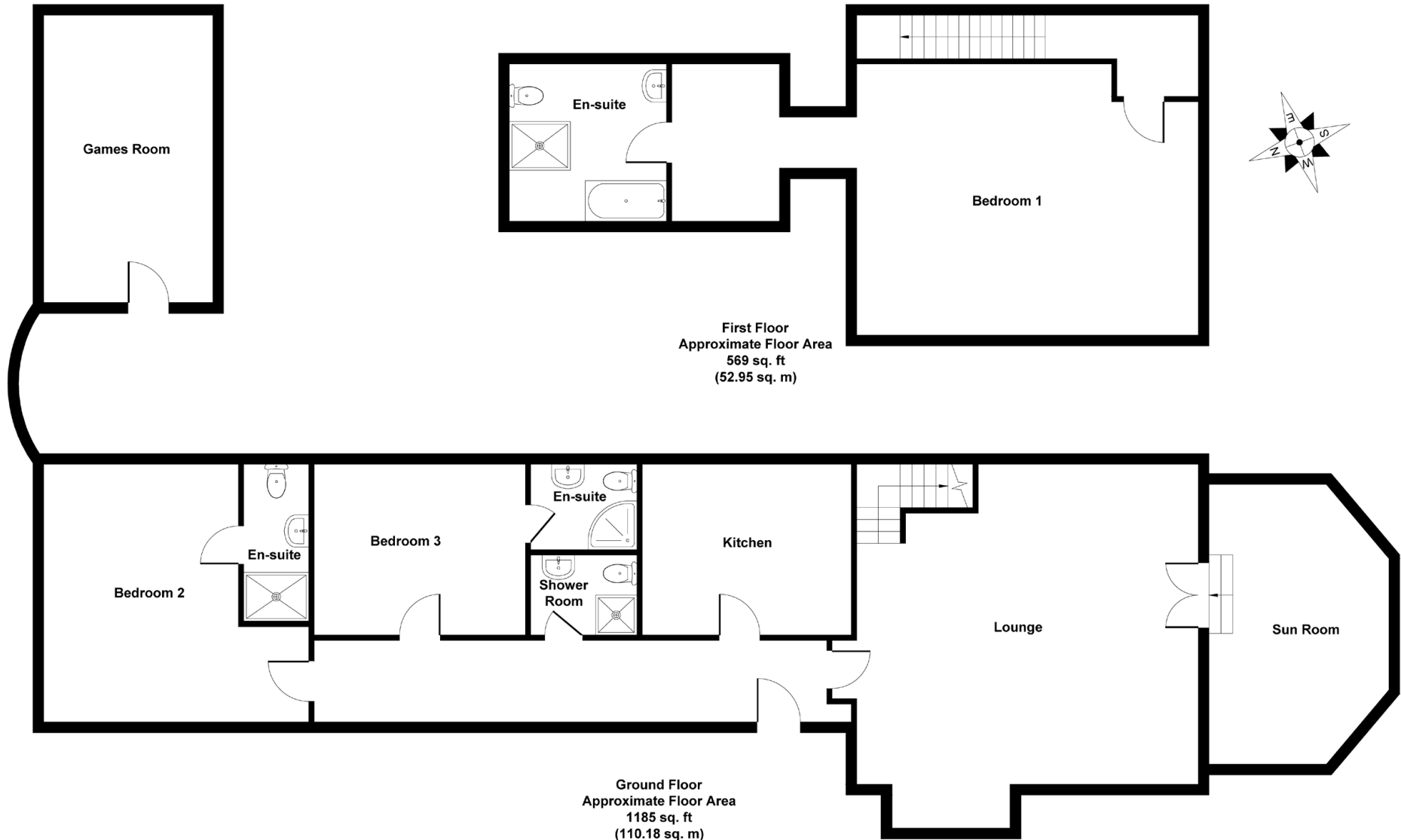
ANTI MONEY LAUNDERING (AML) REGULATIONS

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.



The Old Boathouse, Advie, Grantown on Spey



First Floor
Approximate Floor Area
569 sq. ft
(52.95 sq. m)

Ground Floor
Approximate Floor Area
1185 sq. ft
(110.18 sq. m)

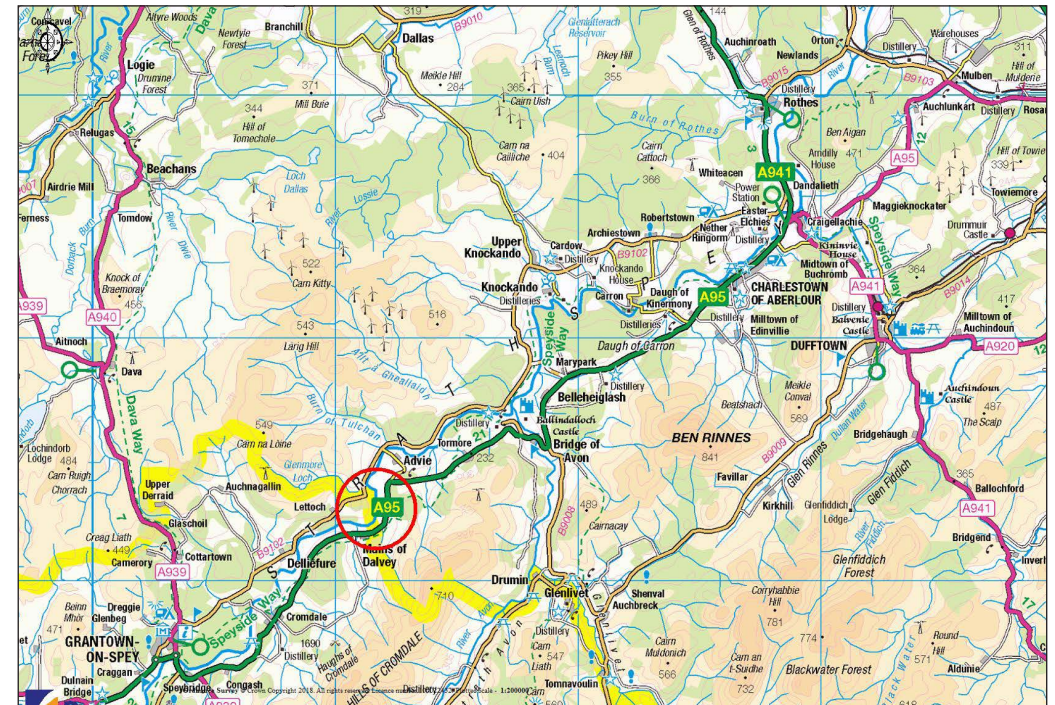
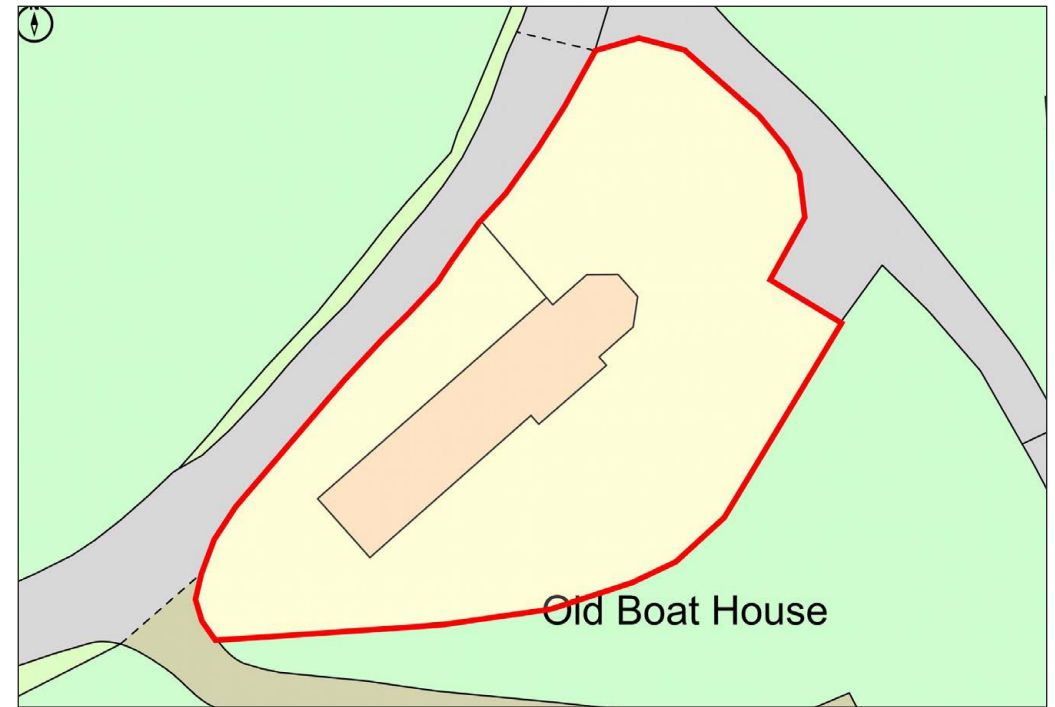
Approx. Gross Internal Floor Area 1754 sq. ft / 163.13 sq. m

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

Produced by Elements Property

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 June 2024





Galbraith