

Galbraith



THE OLD MANSE

DUTHIL, BY CARRBRIDGE, HIGHLAND



THE OLD MANSE, DUTHIL, BY CARRBRIDGE, HIGHLAND

An outstanding former Manse with views of the Cairngorms.

Grantown on Spey 7.5 miles ■ Aviemore 8.5 miles

Inverness 26 miles

Acreage 0.68 acres (0.28 hectares)

Guide Price £625,000

- 3 reception rooms. 9 bedrooms
- Flexible and well-appointed accommodation
- Many fine period features
- Wonderful family home with potential for use as a B&B
- Beautiful walled garden and grounds
- Accessible rural setting
- Peaceful and secluded setting
- Close to a wide range of amenities

Galbraith

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 OnTheMarket





SITUATION

The Old Manse sits in an exquisite location in the heart of the Cairngorm National Park, on the edge of the rural hamlet of Duthil and close to the charming village of Grantown-on-Spey.

Local amenities are available in Grantown-on-Spey which has a number of shops, hotels, supermarket, doctor surgeries and primary and secondary schooling. Aviemore has an excellent range of shops and amenities as well as its railway station on the main Kings Cross to Inverness railway line. The Cairngorm Ski and Activity Centre offers year round activities including skiing, mountain biking, walking and climbing, while nearby Loch Insh offers a range of water based sports.

Inverness, about a forty minute drive away, has all the facilities of a modern city, including its airport, while Perth, Edinburgh and Glasgow are all within easy reach.

The Cairngorm National Park was established in 2003 to protect its beautiful and unspoilt landscape and promote a balance between nature and community. The countryside is varied, from moorlands and mountains to lush glens and beautiful lochs. The Old Manse is ideally located to take advantage of the wide range of rural pursuits available within the Park which include skiing, ski touring, way-marked walks, cycle trails, hill climbing and shooting. Fishing is available on a number of local rivers and lochs and permits are available for salmon, sea trout and brown trout on the River Spey, which lies nearby.



DESCRIPTION

The Old Manse is an outstanding and very attractive former manse located in a stunning semi-rural setting in the hamlet of Duthil. It is constructed of stone under a pitched slate roof, providing spacious and well-appointed accommodation over three storeys. From the front garden, the house is accessed through a brightly lit vestibule which leads to the reception hall. A door to the right leads to a dual aspect drawing room with an open fire, whilst to the left is the dining room which also has an open fire. There is a wonderful sitting room with access to the garden and a spacious and well-equipped utility room. The breakfasting kitchen has a good range of wall and floor units and an electric Aga. A door from the kitchen leads to a passage with a door to an ensuite bedroom and completing the ground floor is a study and a WC. On the first floor, there is a family bathroom and 5 double bedrooms (2 en suite) whilst on the second floor there are three further en suite bedrooms. There is also an attic space above the sitting room and utility room ripe for conversion subject to the necessary planning permissions.

The house appears to be in excellent condition and is very tastefully decorated throughout. The ground floor reception rooms and the first floor bedrooms are particularly appealing rooms and the property has many of the features one would hope to find in a house of this age and character, including tall corniced ceilings and fireplaces. The house is heated using oil central heating (in addition to an electric Aga in the kitchen) and it is connected to mains electricity and water and private foul drainage.

ACCOMMODATION

Ground Floor:

Vestibule. Reception Hall. Drawing Room. Dining Room. Sitting Room/Parlour. Breakfasting Kitchen. En suite Bedroom. Study. Utility Room. WC.

First Floor:

Landing. 5 Bedrooms (2 Ensuite). Family Bathroom. Attic Space

Second Floor:

Landing. 3 En suite Bedrooms

GARDEN

Outside, the grounds are no less impressive than the house. Extending to just over half an acre, with areas of lawn, well stocked borders, fruit trees and various raised beds, a greenhouse and a patio to the rear, all enclosed by a stone wall. The garage (the old coach house) is located just outside the gates.







SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband *	Mobile *	EPC
Mains	Mains	Private	Freehold	Oil	Band G	FTC Available	Yes	E

*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 Carrbridge on the A938 come into Duthil, take the 1st right at the post box, past the new house (converted steading) turn left and the Old Manse can be found at the end.

POST CODE

PH23 3ND

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: thousands.backyards.bottom



SOLICITORS

Macleod & MacCallum, Inverness

LOCAL AUTHORITY

Highland Council

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

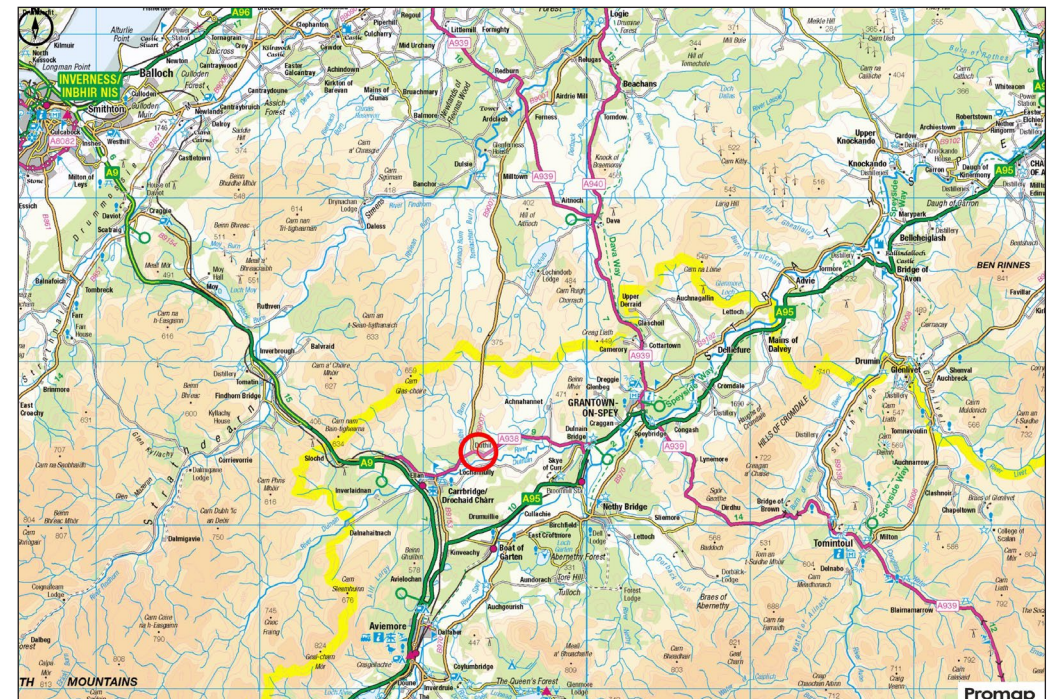
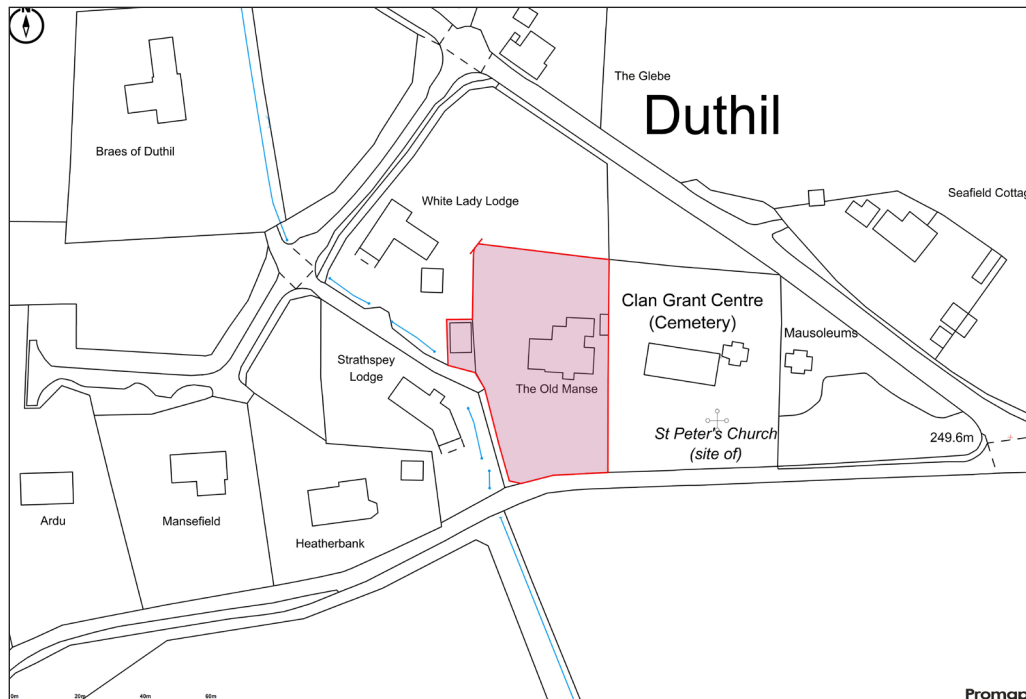
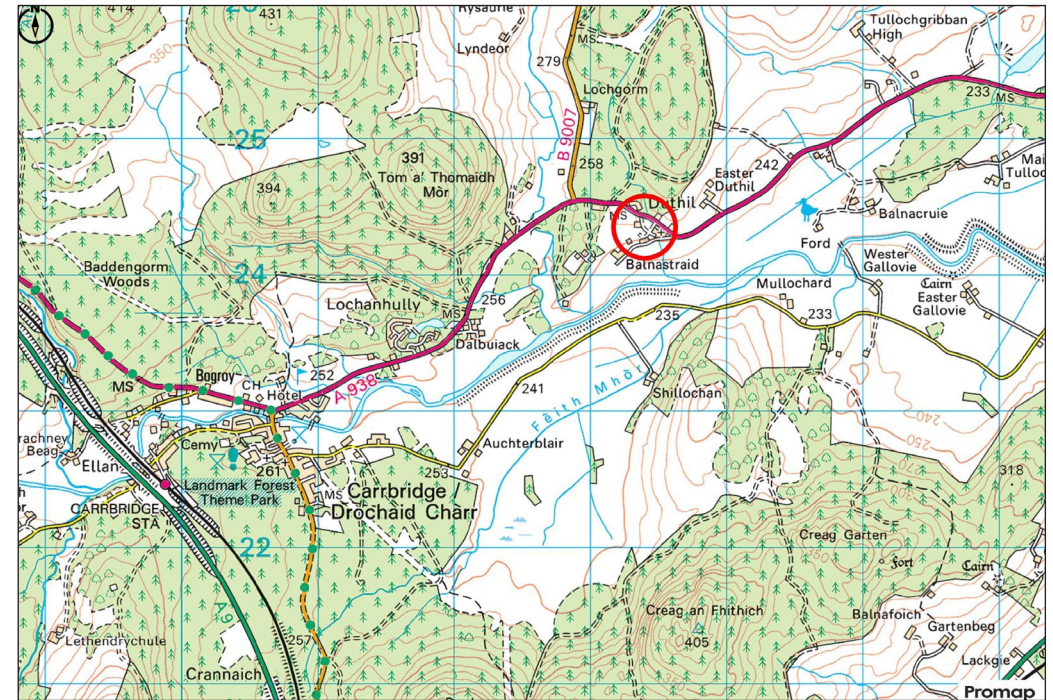
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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

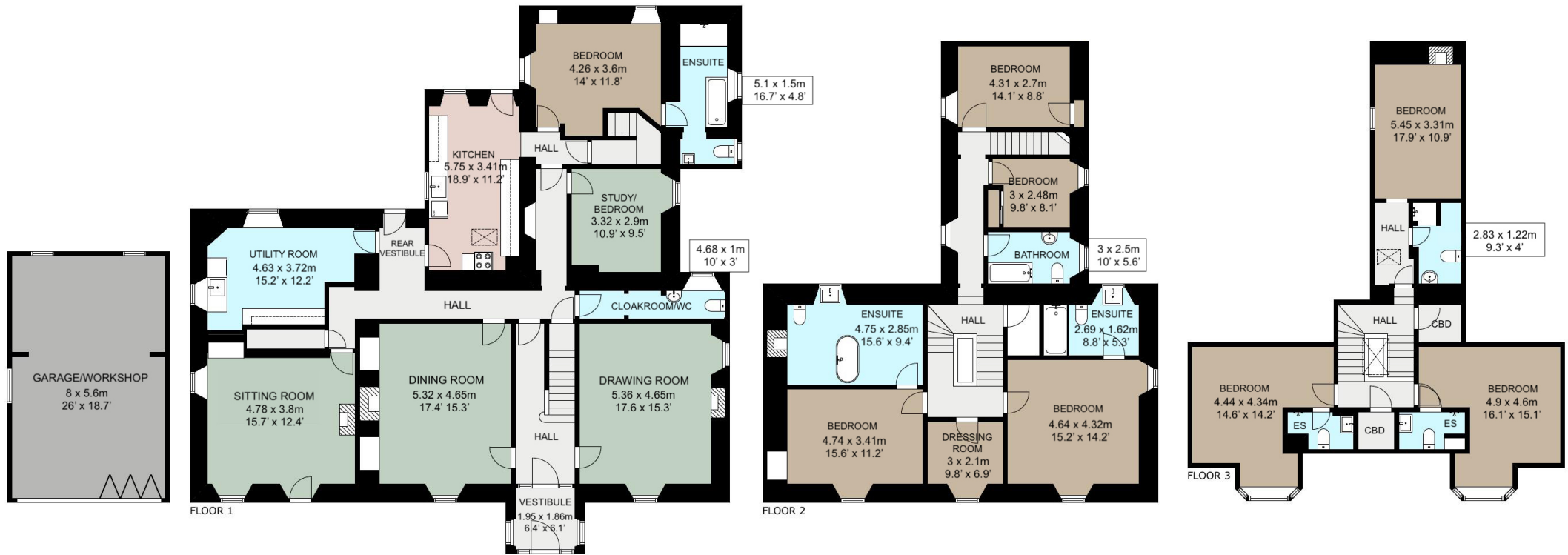
Failure to provide required identification may result in an offer not being considered.



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 May 2024.





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Illustration for the purpose of identification, actual measurement may differ. Not to scale.



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