



Balnastraid, Duthil, Carrbridge, Highland





A luxury **Highland Lodge with spa facilities** sat in private grounds currently used as a holiday house situated within the Cairngorms National Park.

Summary of accommodation

- A baronial style Highland Lodge including two reception rooms, eight bedrooms and six bathrooms (five en suite)
- Luxury spa facilities including sauna, rain shower and spa bath | Large outside decking area with hot tub, seating area with fire pit | Outdoor covered bar area
- Extensive gardens with formal lawns, planted borders and mature specimen trees | Paddock extending to about 3 acres of grazing
- Currently used as a popular holiday let capable of housing 23 people | Attractive income stream
- Outstanding rural views within the Cairngorms National Park
- Options of purchasing additional adjoining land and a stretch of trout fishing of the River Dulnain

For sale as a whole

About 5 Acres in Total

Distances

Grantown on Spey 7.5 miles, Aviemore 9 miles, Inverness 26 miles, Inverness Airport 32 miles
(all road distances are approximate)



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Situation

Balnastraid is situated in the heart of the Cairngorm National Park, on the edge of the rural hamlet of Duthil and close to the charming village of Granttown-on-Spey. The nearby towns of Granttown-on-Spey (7.5 miles) and Aviemore (9 miles) provide more extensive services including secondary schooling, supermarkets, banks and restaurants. Aviemore has a train station with direct services to Inverness, Perth and Edinburgh as well as a sleeper service to London. The nearby A9 gives swift road links both north and south. Gordonstoun (38 miles) is the nearest private school. Inverness is about a forty-minute drive and provides all the services of a major city.

The surrounding area of the Cairngorms National Park enjoys some of the finest scenery in Scotland and offers everything for the outdoor enthusiast including skiing, hill walking, mountain biking and world class shooting, fishing and stalking. The Cairngorm Ski and Activity Centre offers year round activities. There is excellent salmon fishing on the nearby River Spey.

Inverness Airport (32 miles) offers regular flights to London, Bristol, Manchester, Birmingham, and other UK and European destinations.

Balnastraid House

The property is approached via a shared private laneway with a large gravelled parking area to the front. The baronial style lodge is understood to have been built in the 1750s and was purchased by the current owner in 2013. Having undergone a significant refurbishment by the predecessor, Balnastraid offers a very comfortable Highland Lodge with lovely views over surrounding farmland down to the River Dulnain. Over the last ... years, Balnastraid has been let as a very successful holiday property and is capable of sleeping 23 people.

From the entrance hall, there is front sitting room with wood burning stove with sliding doors opening onto the large outside decking area to the side of the property. There is a large dining kitchen complete with sitting area with decorative fireplace. The spacious, well appointed kitchen is equipped including two stainless steel gas hobs and two double ovens. There is also a utility room.





The ground floor includes two double bedrooms with en suite shower rooms. There is also access off the kitchen to the spa facilities including sitting area with wood burning stove sauna, spa bath and rain shower and WC.

On the first floor there are four double bedrooms, three of which are en suite and a further family bathroom. One of the bedrooms include has capacity for 7 adults with a double bed and 5 truly unique "Powder Bunks".



Designed after Swiss Chalet private bunks, each self-contained sleeping pod fit for adults includes storage, reading lights and charging points. The principal suite on this floor, hexagonal in shape has wonderful views over the front gardens and paddocks.

The second floor boasts a further two bedrooms.

The full accommodation can be seen on the adjacent floorplan.

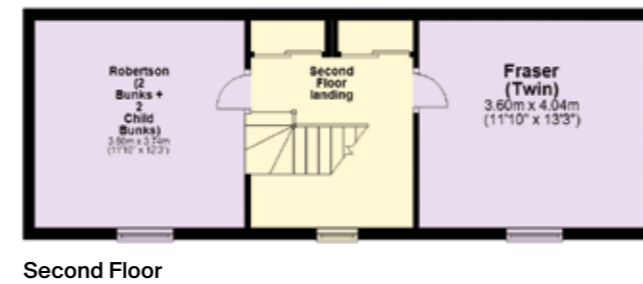
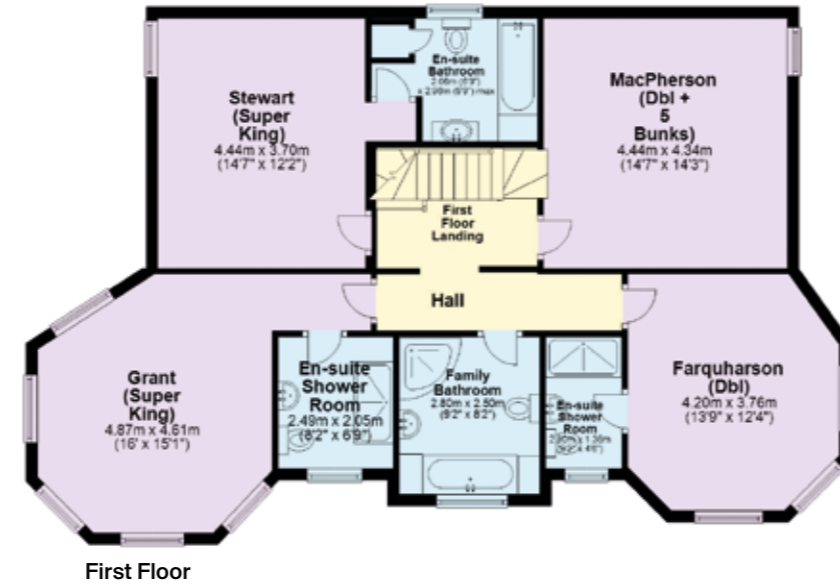
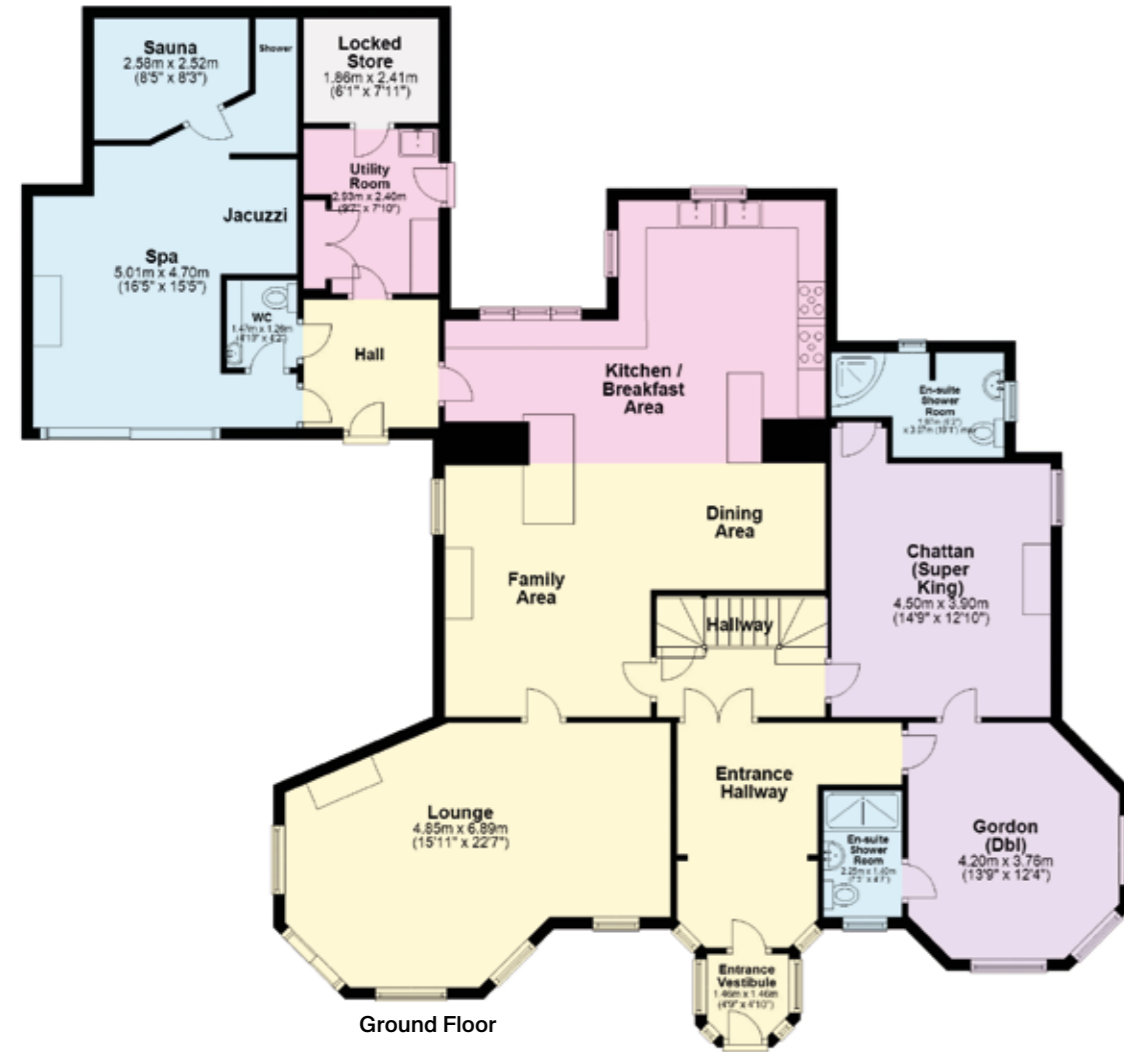


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Approximate Gross Internal Floor Area
3638.2 sq ft / 338 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside





Gardens and policies

Outside there is a large decking area to the side with ample seating area, Jacuzzi and covered area with direct access into the spa. Balnastraid has some lovely garden space with three separate large formal lawns to the front with some planted borders and interspersed with specimen trees. The grounds are complemented by a further 3 acres of grazing suitable for grazing livestock or horses. The land holding extends to about 5 acres in total.

Holiday Let Business

Balnastraid House has been run as a highly successful holiday let, generating substantial income over the years.

Alternatively, Balnastraid House offers a fantastic opportunity to acquire a lovely family home with generous policies and situated in a sought-after location within the National Park.

Additional Land and Fishing

There is the opportunity to purchase additional land extending to about 10 acres together with frontage and fishing on the River Dulnain. See sale plan.





Residential Schedule

Property	Occupancy	Services	Rates	EPC Rating
Balnastraid House	Vacant	Oil-fired central heating, mains water supply and private drainage	£10,400	F

Directions

From the A9 continue north past the turning for Aviemore and come off at the signposting for Carrbridge/Grantown on Spey onto the A95. At the T-junction turn left onto the A95 for Carrbridge. After 2.5 miles turn left onto the B9153 signposted for Carrbridge. After 3 miles enter into Carrbridge and after crossing the bridge, turn right onto the A938 signposted for Dulnain Bridge/Grantown-on-Spey. Continue for a further 2 miles into the hamlet of Duthil. On leaving Duthil by the National speed limit sign, turn right onto the track signposted for Highland Lodge Estate (Balnastraid House). Continue down the track to the end until arriving at the property.

What3words

///balconies.samples.increased

Solicitors

WJM LLP, The Green House, Beechwood Business Park, IV2 3BL
Tel: 01463 234445

Local Authority

Cairngorms National Park, 14 The Square, Grantown-on-Spey, PH26 3HG
Tel: 01479 873535

Entry

Entry is available by arrangement with the seller.

Designations

Balnastraid House falls within the Cairngorms National Park.

Household Contents and Estate Equipment

All curtains and fitted carpets within the main house are included in the sale. Additional items of furniture and estate equipment may be available by separate negotiation.

Health and Safety

Given the hazards of a rural property we ask you to be as vigilant as possible when making your inspections, for your own personal safety.

Rights of Access and Title Conditions

The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not.

Viewing

Strictly by appointment with the Selling Agents Knight Frank (tel: 0131 222 9600).

Offers

Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following inspection.



Anti-Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

Overseas Purchaser(s)

Any offer(s) by a purchaser who is resident outwith the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

Closing date

A closing date for offers may be fixed and prospective purchasers are urged to note their interest formally to the selling agents. The seller reserves the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer for any part of the subjects of sale.

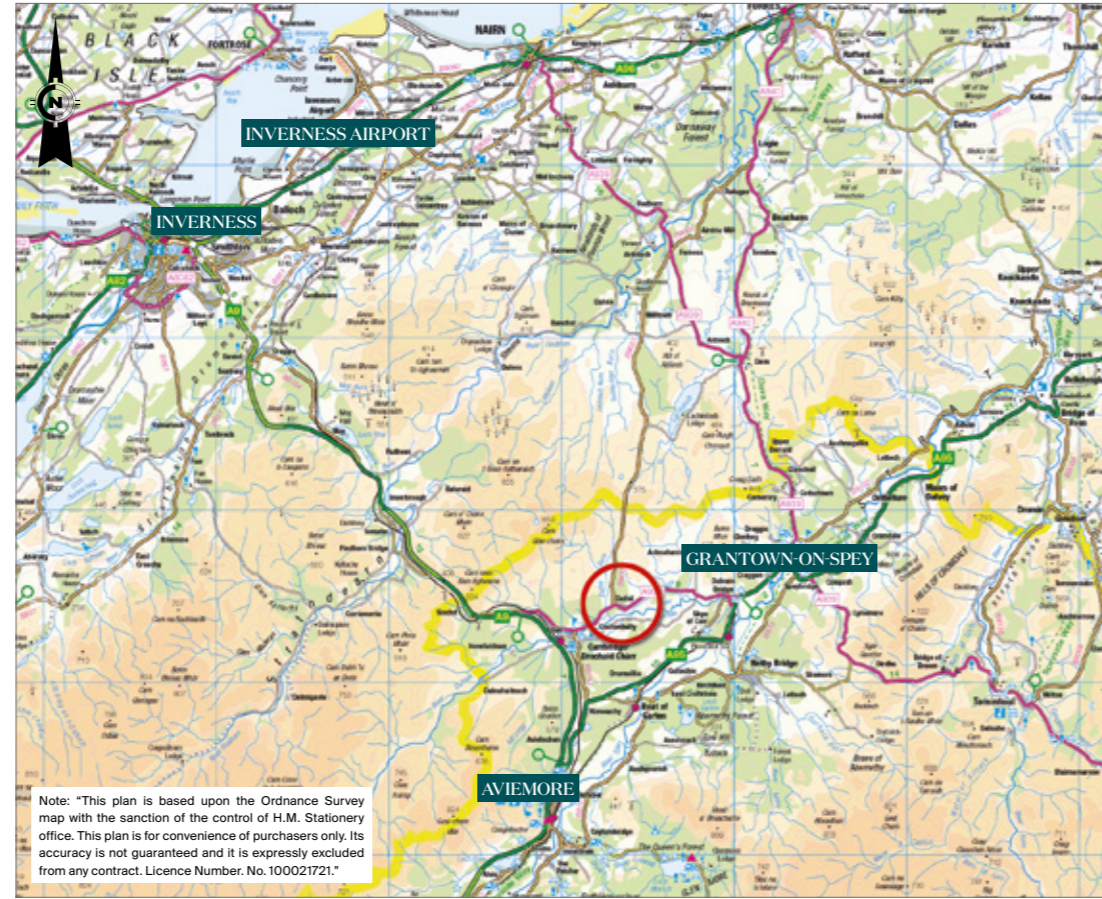
Conditions of Sale

1. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

2. Deposit

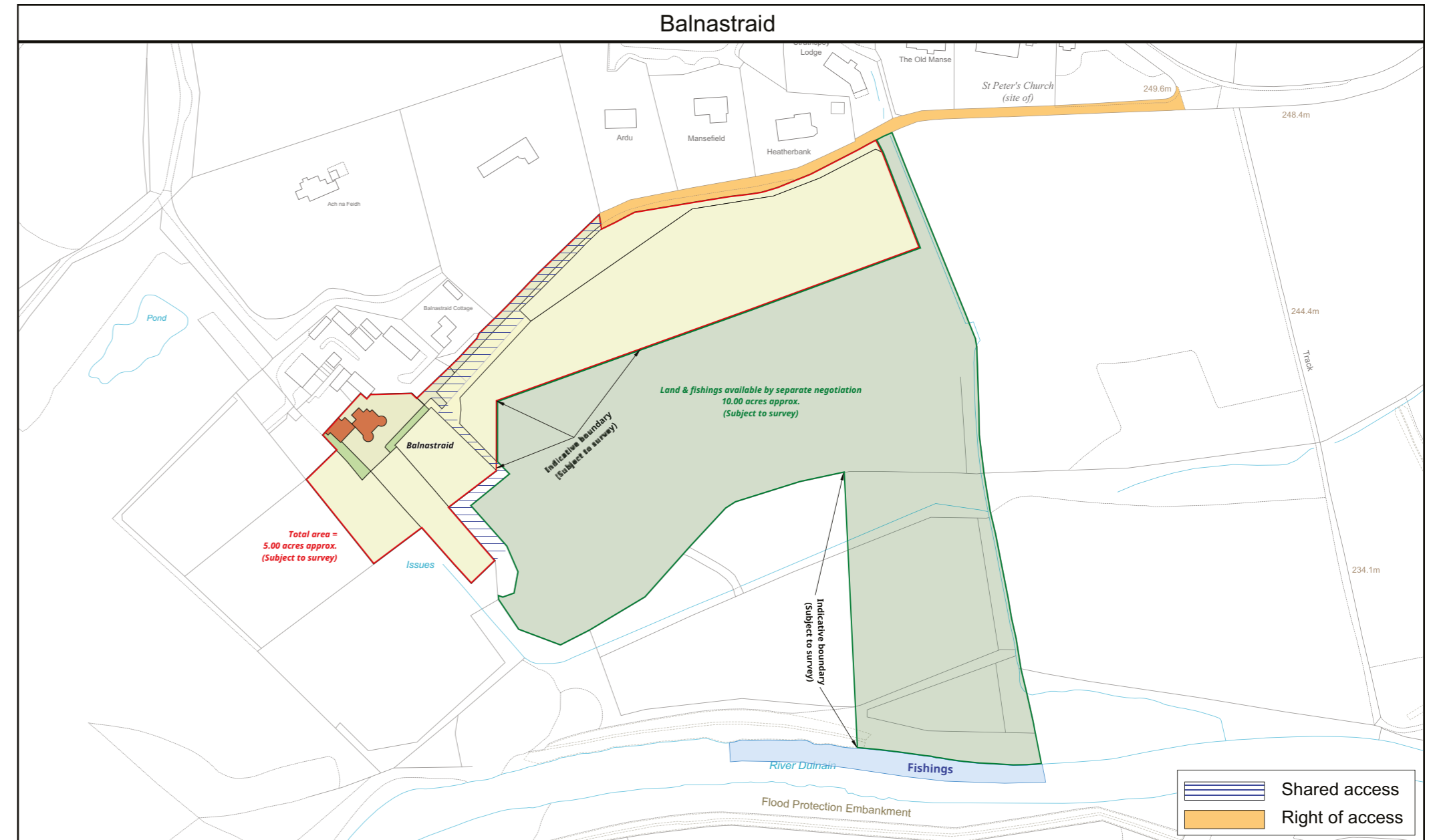
On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.



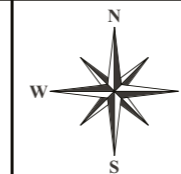
Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated November 2024. Photographs and videos dated 2024.

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Title
Balnastraid

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