



Galbraith

**DOVECOT COTTAGE**  
STRATHDON, ABERDEENSHIRE



# DOVECOT COTTAGE, STRATHDON, ABERDEENSHIRE

Exceptional detached property set in approx 3 acres of breathtaking garden grounds including a 17th century stone dovecot

Bellabeg 1.7 miles ■ Strathdon 2 miles ■ Ballatar 16 miles  
Aberdeen 44 miles

- 2 reception rooms. 4 bedrooms
- Immaculate condition throughout
- 17th Century Stone Dovecot
- Around 3 acres including pond and woodland
- Tranquil haven in the heart of Candacraig Estate
- Wonderful Cairngorm National Park location

**Galbraith**

Aberdeen  
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aberdeen@galbraithgroup.com

 OnTheMarket



## SITUATION

Dovecot Cottage is located within the magnificent and world renowned Candacraig Estate in Strathdon in the Cairngorms National Park. Candacraig (Ceann-na-craige in Gaelic) means 'point of head of the rock'. Its history dates to the mid 1500's and the main house has been a residential home until recently becoming a beautiful bespoke hotel and private events venue. The estate grounds are home to a community of private residences, of which Dovecot Cottage is one. Accessed via a shared access road, the property benefits from a high degree of privacy in the most special surroundings.

Nearby Bellabeg is a quiet hamlet with an excellent shop, medical centre, off license, post office and local primary school. Bellabeg is also home to the annual Lonach Gathering & Highland Games which was founded in 1841 and attracts thousands of visitors to the area each year. The nearest towns to Strathdon are Aboyne to the Southeast, Ballatar to the South West and Alford to the West, both around 25 minutes' drive away. Aboyne is a popular and growing town in the heart of Royal Deeside and has a wealth of amenities including health centre, shops, bank, post office, filling station and hotels. Alford has a further variety of amenities including Houghton Country Park. Regular bus services are available from both Aboyne & Alford with links to Aberdeen, Westhill, Kintore and Kemnay.

Aberdeen is approximately 44 miles from Dovecot Cottage and provides all the leisure, recreational and entertainment facilities expected from the oil capital of Europe. It also provides good transport links with a mainline railway station and an airport providing both domestic and international flights. Aberdeen International Airport is around 1 hour's drive away (44 miles) and Inverness International Airport is around 1 hr 20-minute drive away, meaning this is an incredible opportunity for those looking to create a second home offering peace and tranquillity away from the hustle and bustle of city life.



## DESCRIPTION

Dovecot Cottage is a wonderful, detached cottage within a most private setting. The property sits in approx 3 acres of ground, including a woodland and a large pond. The shared access road sweeps through the mature woodland and upon reaching Dovecot Cottage the beautiful gardens come full of wildlife and birds. The original Dovecot dwelling, a stone-built dwelling within the cottage garden grounds dates to 17th century and has B listed status. The cottage itself, was sympathetically renovated in 2008 and the current owners have continued to maintain the home to an exceptional standard.

The mature garden offers an oasis of comfort with relaxation and entertainment uppermost, all with a high degree of privacy from any other property. With contemporary, modern kitchen and bathrooms and exquisite décor, this property offers the discerning purchaser a wealth of comfort. The gravel driveway and garden views sets the scene for this property. The driveway provides parking for several vehicles and access to the double garage. Upon entering, the quality of finish and high level of detail is immediately noticeable, making Dovecot Cottage one of the most luxurious homes on the market.

The light and airy vestibule leads to the inner hall with a carpeted staircase to the upper level, neutral décor and quality wood flooring. The hallway guides you to a warm and inviting dining kitchen. A comprehensive range of modern wall and base mounted units host various appliances, including a free-standing range cooker, American style fridge freezer, fitted microwave and dishwasher. A peninsular unit provides additional workspace with drawer units underneath, there is ample space for free standing table and chairs as desired. The real heart of the home is the stunning garden room. This room flows seamlessly from the dining kitchen via glazed French doors and is striking from every angle. Offering unlimited views over to the wonderful pond area and mature woodland surrounding. French doors to the garden provide wonderful indoor/outdoor flow to an outside entertaining space, where further alfresco dining can be enjoyed. Continuing the ground floor accommodation is a relaxing and comfortable sitting room with an stone fireplace and log burner, a warm room to be enjoyed on cold winter nights. Adjacent to the dining kitchen is a most handy utility room and there is a striking shower room with large walk-in shower cubicle. Completing the ground floor is the expansive principal bedroom suite which enjoys a large dressing room, luxurious en-suite and French doors opening out onto the garden grounds. A carpeted staircase ascends to the first floor landing. There are two large double bedrooms, both have been well presented and enjoy views to the garden and beyond. A second staircase provides access to the fourth bedroom which is served by an adjacent shower room.

With an exceptional location, and an excellent balance of practical living, contemporary design and flexible living/entertaining spaces, both inside and out, this home offers the full package, and early viewing is essential to appreciate the full level of accommodation on offer.

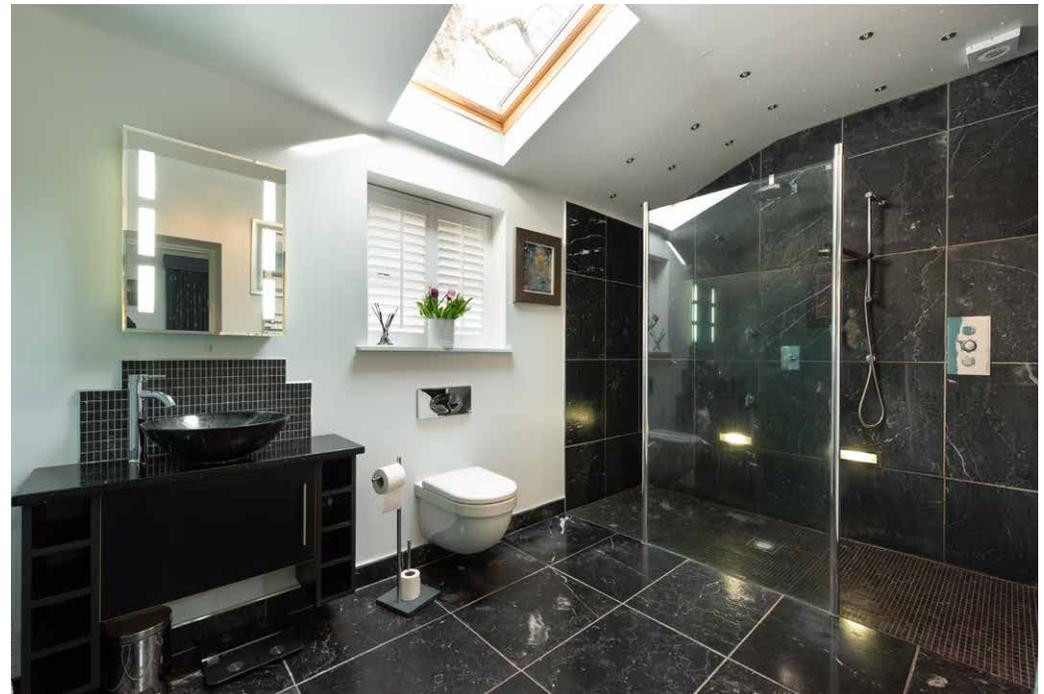
## ACCOMMODATION

Ground floor - Entrance Hall, living room, sitting room, dining kitchen, bedroom 1 with en-suite shower room and dressing room, utility room and shower room with WC.

First floor - 3 bedrooms and bathroom with WC.

## GARDEN GROUNDS

The property enjoys beautiful, mature landscaped garden grounds, an absolute haven for wildlife, the three acres combines, the large pond area, woodland and areas of lawn. The boundaries are defined by stone walls or timber fencing. The pond is an impressive addition and there is a combination of natural landscaping, mature planting and thoughtfully placed decked areas and seating from where you can take in the surroundings. The woodland area has been allowed to remain wild and natural enticing an array of natural wildlife and birds and paths have been carefully created to meander through the grounds leading to various peaceful areas to sit and enjoy the surroundings. The stone-built dovecot is a striking feature and pivotal to the cottage itself. Having undergone some renovation work, the interior can provide ancillary accommodation including a shower room, sauna and wood burning stove. Work has not been completed in the Dovecot. There is also a double garage on site which has an attic room above.



## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Private water supply	Mains	Septic Tank	Freehold	LPG	Band F	F

## POST CODE

AB36 8XT

## WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://w3w.co/defining.fend.caressing>

## 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

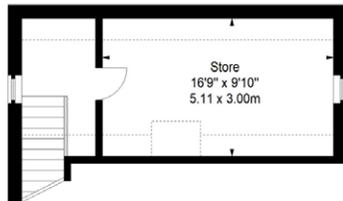
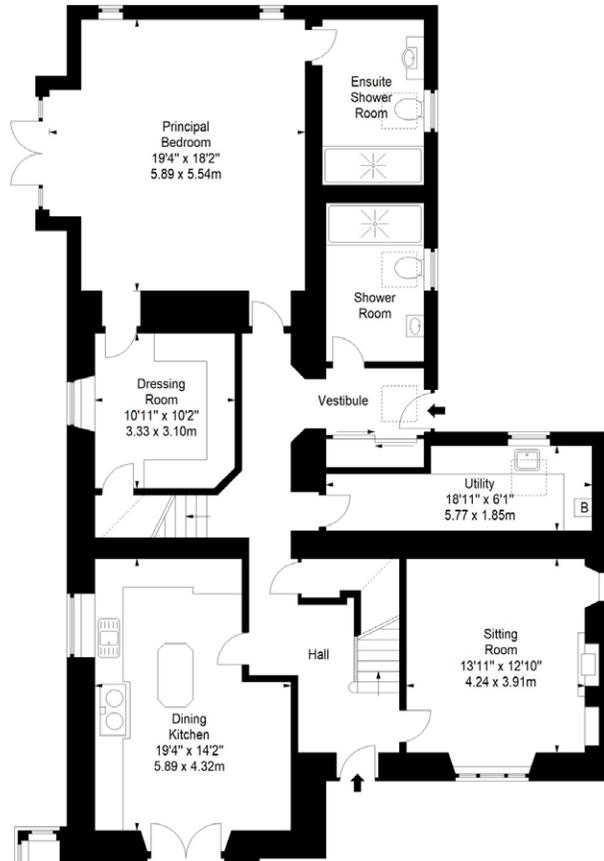
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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 March 2025



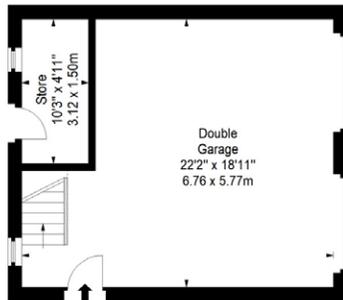
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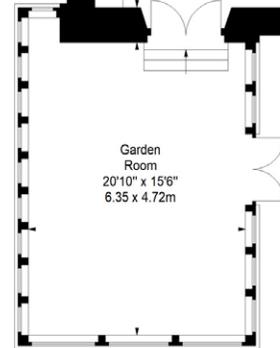
Approx. Gross Internal Area  
2783 Sq Ft - 258.54 Sq M  
Out Buildings  
Approx. Gross Internal Area  
892 Sq Ft - 82.87 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



First Floor



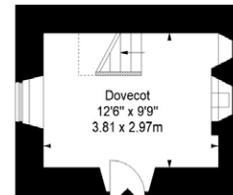
Ground Floor



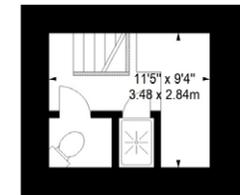
Ground Floor



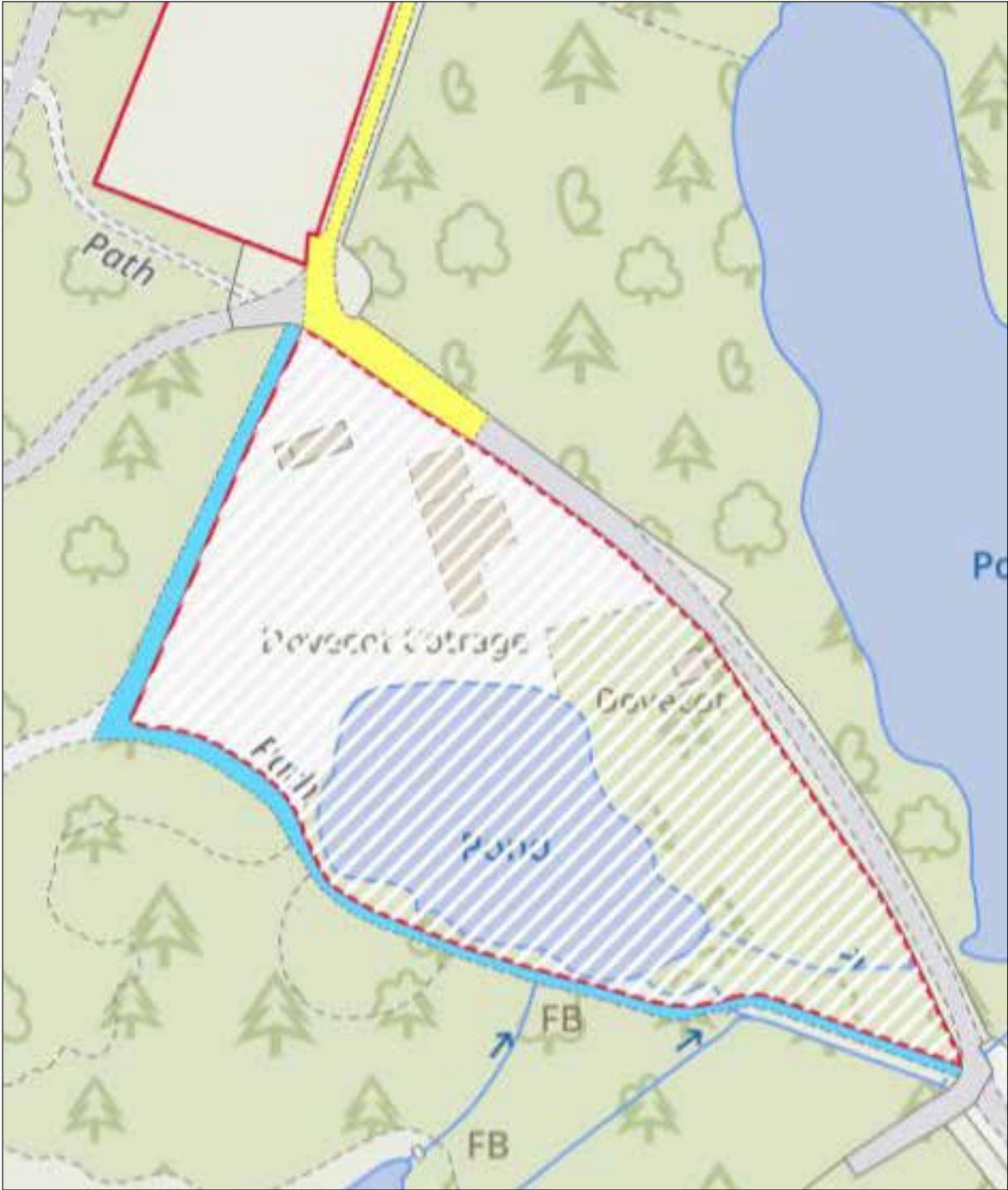
First Floor



Ground Floor



First Floor  
Shower  
Room





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