



**GORDONHALL FARMHOUSE**  
KINGUSSIE, INVERNESS-SHIRE



# GORDONHALL FARMHOUSE, KINGUSSIE, INVERNESS-SHIRE

A sensitively renovated traditional farmhouse in the Cairngorms National Park.

Kingussie 1 miles ■ Inverness 44 miles ■ Perth 71 miles

- One Reception Room. Five Bedrooms.
- A beautifully presented interior.
- Stunning views to Ruthven Barracks (ancient monument) and over the RSPB Insh Marshes.
- Easily managed grounds with hot tub.
- A successful holiday let in an area of high demand.
- Ideally positioned to enjoy the National Park amenities.

About 0.1 hectares (0.25 acres) in all.

Offers over £525,000

## Galbraith

Inverness  
01463 224343  
inverness@galbraithgroup.com

 OnTheMarket





### SITUATION

Gordonhall Farmhouse is in a spectacular setting in the Cairngorms National Park, close to the Highland village of Kingussie and with spectacular views to the Historic Environment Scotland Ruthven Barracks, RSPB Insh Marshes Nature Reserve and across the Spey Valley.

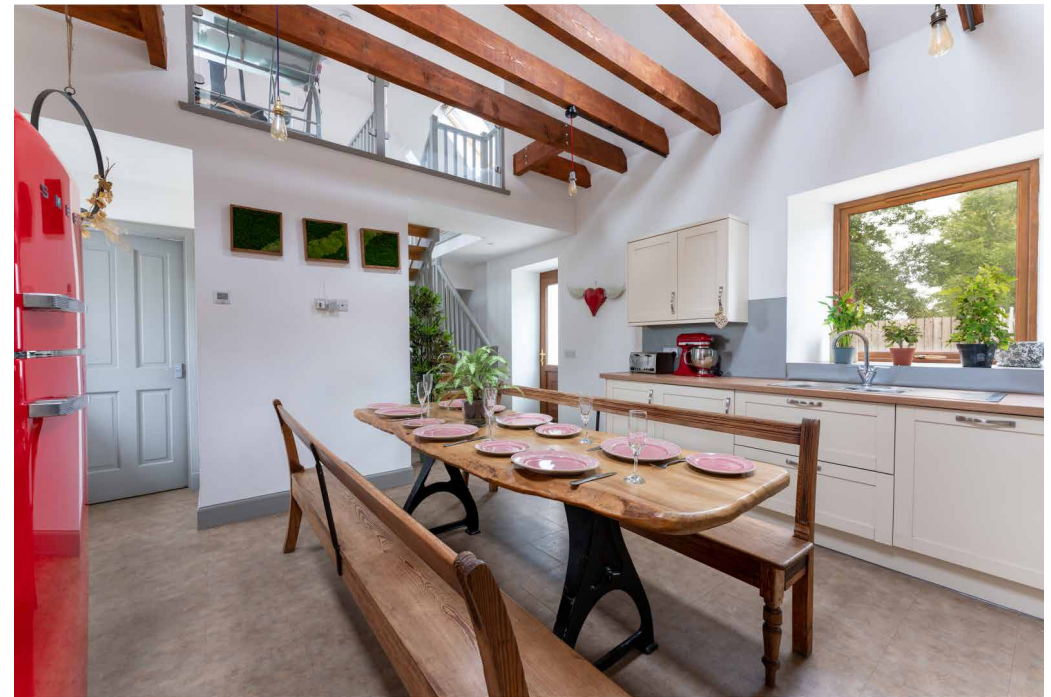
The Cairngorms National Park was established in 2003 to protect its beautiful and unspoilt landscape and promote a balance between nature and the community. Local attractions include mountain activities, cycling, skiing, water sports, fishing and bird watching on the Abernethy and Insh Marshes RSPB reserves. Aonach Mor (Ben Nevis), Rothiemurchus, and Aviemore Ski and Activity Centres are nearby and offer recreation throughout the year, while Kingussie and Newtonmore both have excellent 18 hole golf courses.

Kingussie has a good range of local shops and amenities including a secondary school and main line railway station. There are supermarkets in both Newtonmore and Aviemore, while Inverness has all the facilities of a modern city including its airport with regular flights to the south and Europe.

### DESCRIPTION

The current owners purchased Gordonhall in 2015 at which time the house had been uninhabited for about 11 years. At this stage, the property was fully renovated, for which all necessary consents are in place, to create an outstanding traditional house where original features have been retained or restored and complemented by modern building techniques and finishes. Clever design has created a spacious interior including the striking dining kitchen with its double height ceiling, exposed beams and mezzanine floor, while wood lined walls and exposed timber floors, reflecting the ruggedness of the landscape, are softened with high quality fabrics and fittings.

Gordonhall Farmhouse is currently a successful holiday let, managed through the owners' website [www.houseofdanu.co.uk](http://www.houseofdanu.co.uk). Area restrictions on holiday lets are limiting new lets coming to the market [Non-Statutory Short-Term Let Control Area Planning Policy](#). As a result, it is likely that demand will increase with benefits for established and guaranteed holiday lets such as Gordonhall. The option



exists to purchase the goodwill of the business by separate negotiation and the potential for the holiday letting business to continue to be managed through House of Danu. Further information on this is available on request.

### ACCOMMODATION

Ground Floor - Entrance Porch. Entrance Hall. Sitting Room. Dining Kitchen with bedroom/home office Mezzanine. Master Bedroom with en suite, Jack and Jill Bathroom.  
First Floor - Two en suite Bedrooms. Further Bedroom with fitted bunk beds.

### GARDEN GROUNDS

The property is approached from the single track public road, a gate opening to a driveway and a parking area in front of the house.

The grounds extend to approximately 0.25 acres. The garden is laid mainly to grass with sheltered sitting areas on either side of the house and with a hot tub, positioned to take advantage of the stunning views.

There is a garden store/shed, integral to the house but accessed from the grounds.

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

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Private - shared with 4 owners	Private	Oil fired	C	Available*	Available*	D	Freehold

\*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>

### DIRECTIONS

Exact grid location - What3Words - <https://w3w.co/stag.banana.snippets>

### MOVEABLES

All fitted carpets, curtains and light fittings are included in the sale. Further items may be available by separate negotiation.

The goodwill of the holiday letting business is available by separate negotiation.

### VIEWING

Viewing is by prior appointment only through the Selling Agents, Galbraith, Clark Thomson House, Fairways Business Park, Inverness, IV2 6AA. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

### POST CODE

PH21 1NR

### SOLICITORS

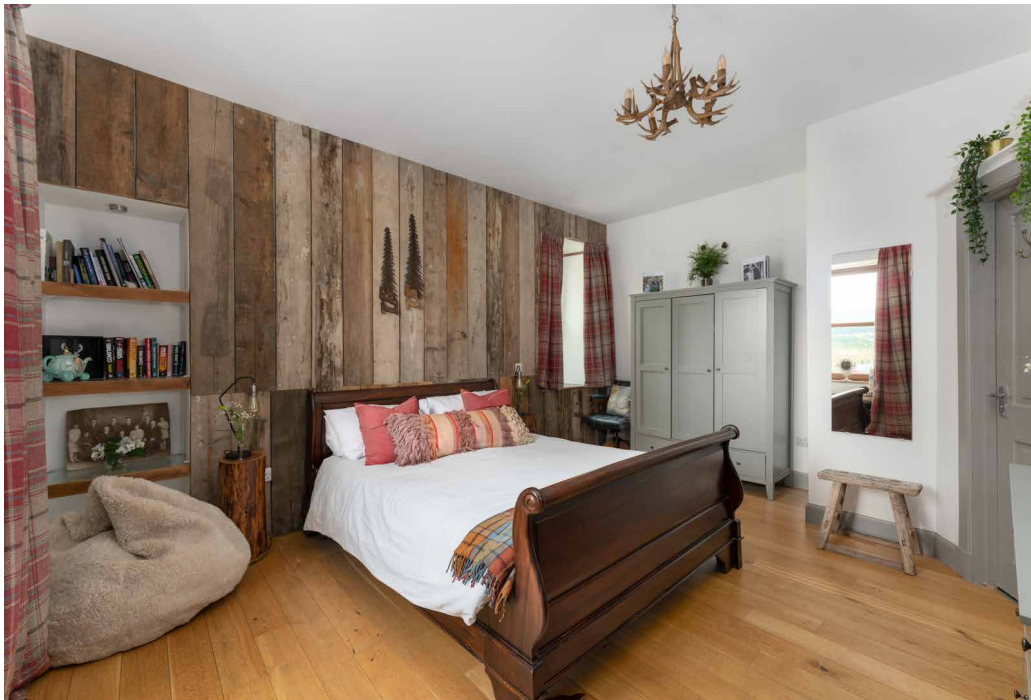
Johnson Legal, Edinburgh Office  
1 Lynedoch Place  
Edinburgh  
Midlothian  
EH3 7PX

### 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.

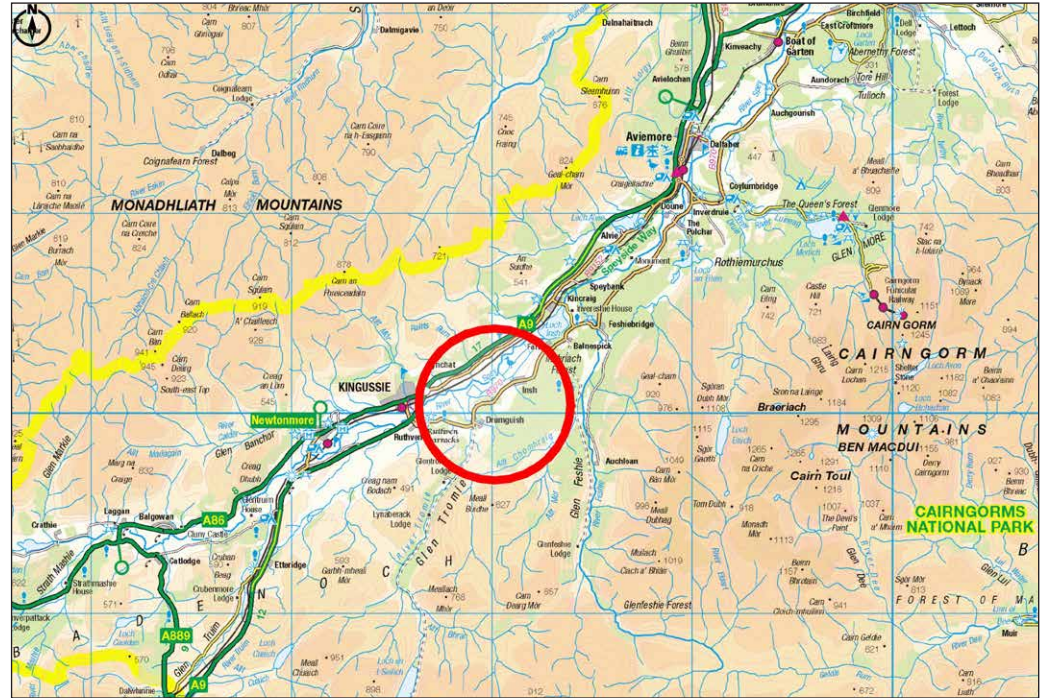




### IMPORTANT NOTES

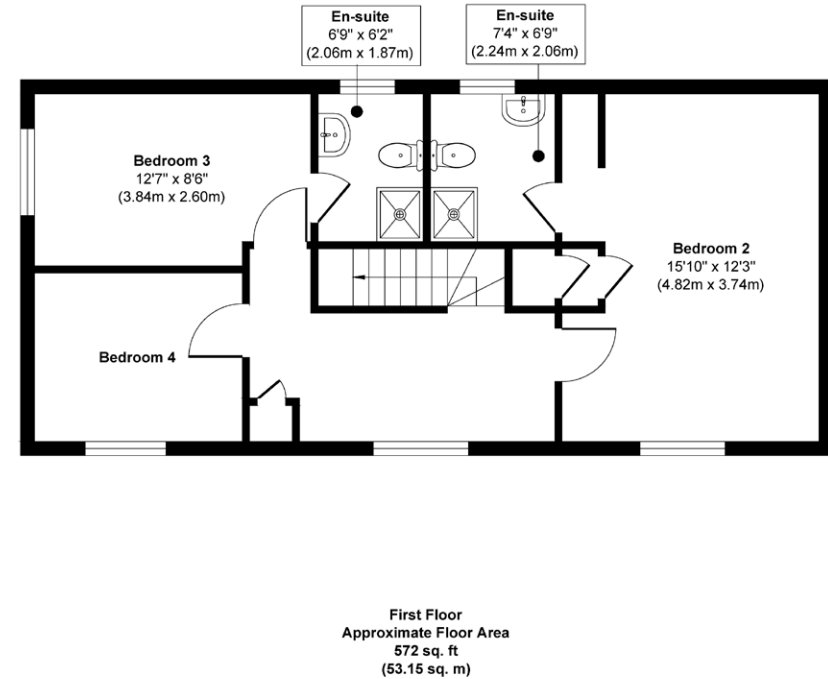
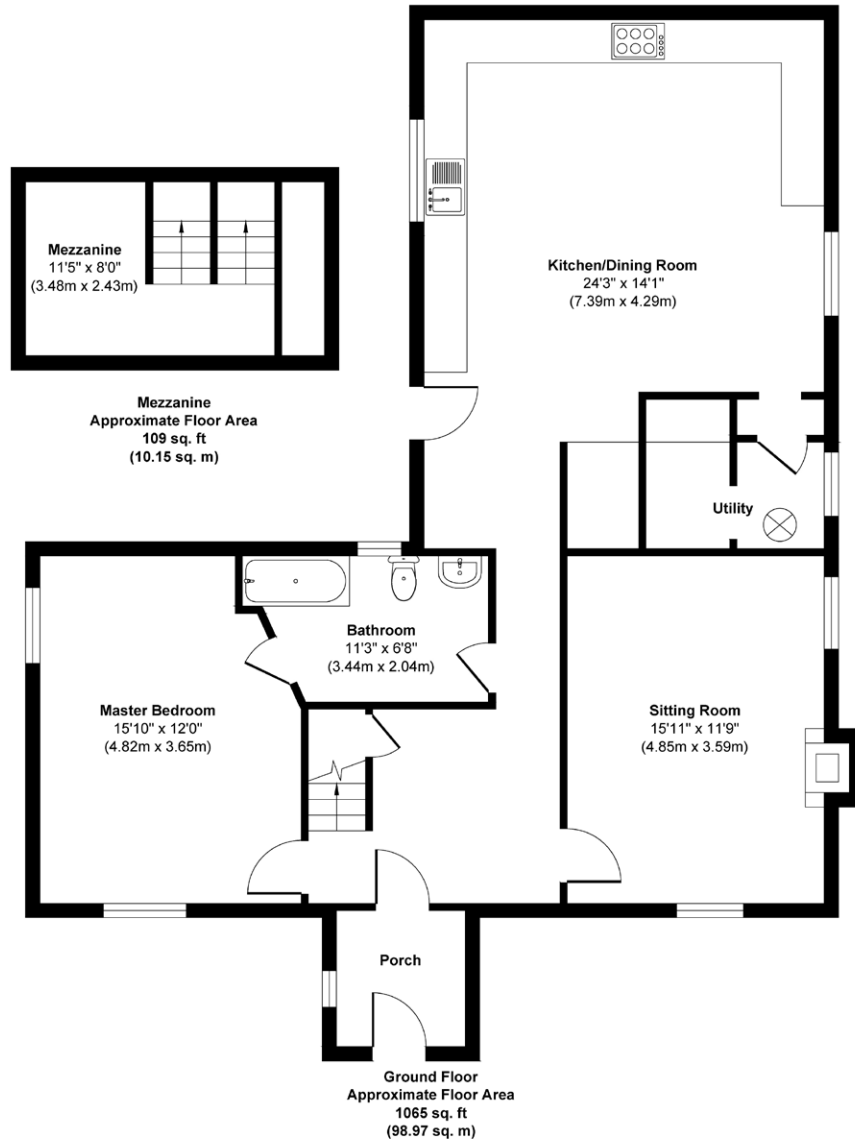
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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 July 2022







# Gordonhall Farmhouse, Kingussie PH21 1NR



**Approx. Gross Internal Floor Area 1637 sq. ft / 152.12 sq. m**

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

Produced by Elements Property



**Galbraith**



RESPONSIBLY PRINTED  
PLEASE RECYCLE