



**THE DOWER HOUSE**  
PERTH ROAD, NEWTONMORE



# THE DOWER HOUSE, PERTH ROAD, NEWTONMORE

**A handsome Victorian house on the edge of the village.**

Inverness 46 miles ■ Perth 63 miles

- Two Reception Rooms. Four Bedrooms.
- Currently a highly successful B&B with disabled friendly self-catering annexe.
- Beautifully presented accommodation.
- Biomass boiler with renewable heat incentive.
- Modern garden cabin and useful outbuildings.
- Generous, established grounds.
- Within the Cairngorms National Park
- 500m from train station

**About 0.37 hectares (0.91 acres) in all.**

**Offers over £600,000**

## Galbraith

Inverness  
01463 224343  
inverness@galbraithgroup.com

 OnTheMarket





### SITUATION

The Dower House is a handsome Victorian house on the fringes of Newtonmore, a popular village in the Cairngorms National Park. The property has been upgraded by the current owners and is now a well maintained and beautifully presented house set in landscaped grounds.

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 Insh Marshes RSPB reserves. Aonach Mor (Ben Nevis), Rothiemurchus, and Aviemore Ski and Activity Centres are nearby and offer recreation throughout the year, while Newtonmore and Kingussie both have excellent 18 hole golf courses.

Newtonmore has a good range of shops and amenities including a main line railway station, bus service and primary school, with secondary schooling available in Kingussie. Inverness, about an hour's drive away, has all the facilities of a modern city including its airport with regular flights to the south and Europe.

### DESCRIPTION

The current owners purchased The Dower House in 2011 and since then have carried out considerable improvements to create a beautifully presented house retaining many original features and gardens. The work has been carried out over a number of years to allow each stage to be completed to the highest standard and wherever possible traditional features have been retained or restored, these include original woodwork, picture rails, and corncicing. The majority

of the double glazed windows were replaced six years ago. A biomass boiler has been installed 10 years ago, providing an affordable and efficient heating system which produces an income through a Renewable Heat Incentive.

The sellers began the B&B in 2016 and now have three letting rooms and The Calder self-catering apartment which has recently been fully renovated. The B&B runs seasonally with high levels of occupancy and 50% direct bookings, however, the house is at its heart a family home that offers letting bedrooms which is part of the appeal to many guests.

The Calder apartment is self-contained but can also be accessed internally from the main house dining room. The apartment has extremely comfortable, disabled accessible accommodation. Currently a popular holiday let, the apartment could also be offered as a residential let or incorporated into the main house.

### ACCOMMODATION

#### Main House

Ground Floor - Entrance Vestibule. Entrance Hall. Sitting Room. Dining Room. Sewing Room/ Study. Dining Kitchen. Laundry. Boiler Room. WC.

First Floor - Four en suite Bedrooms. Office.

#### The Calder Apartment

Entrance Hall. Sitting Room. Dining Room. Bedroom. Shower Room.

## GARDEN GROUNDS

The delightful grounds extend to approximately 0.91 acres and are fringed and interspersed by mature trees and shrubs. The main lawn is edged by a herbaceous border that follows the fence line, there are raised vegetable beds and a mushroom garden with carved tree stumps and soft fruit. Adjacent to the house is a sheltered flagstone sitting area and within the grounds is a raised deck with wood-fired hot bath.

The Calder apartment has its own enclosed garden with patio.

## OUTBUILDINGS

### Garden Studio

5 m x 3 m

A Bertsch Holzbau, timber framed garden cabin, currently used as a workshop but with potential for use as a summerhouse or garden studio. With power, light and adjacent garden store.

Within the grounds is a range of open fronted wood and general stores, and two 7kw electric car charging points.

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

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Mains	Biomass boiler	G	Fire optic is available in the area	Available*	F	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>

## THE B&B

The Dower House B&B goodwill, website and forward bookings are available to purchase by separate negotiation. Further information on income and turnover is available. The income is currently kept below the VAT threshold.

The sellers will continue to take bookings for the B&B and The Calder Apartment until 10th August 2025.

The Short Term Let licence number is HI-70045-F.

## DIRECTIONS

Exact grid location - What3Words - \\\ \\\ \\\ /halt.upward.rules

## MOVEABLES

All fitted carpets and light fittings are included in the sale. Further items may be 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.







Calder



Calder

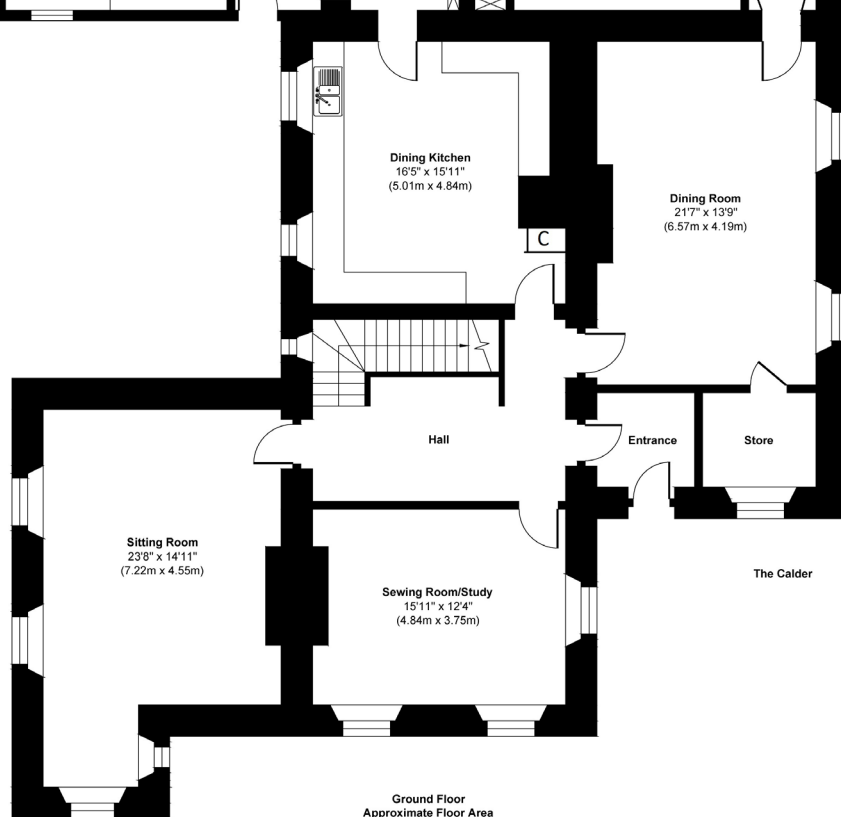
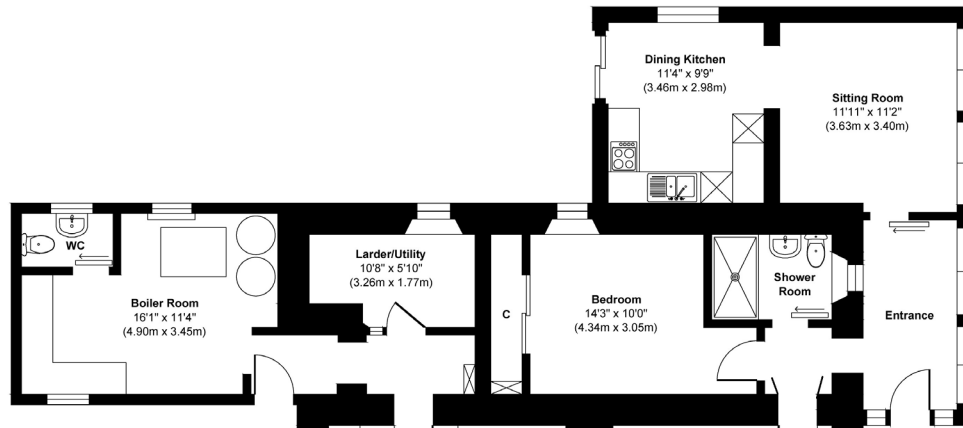


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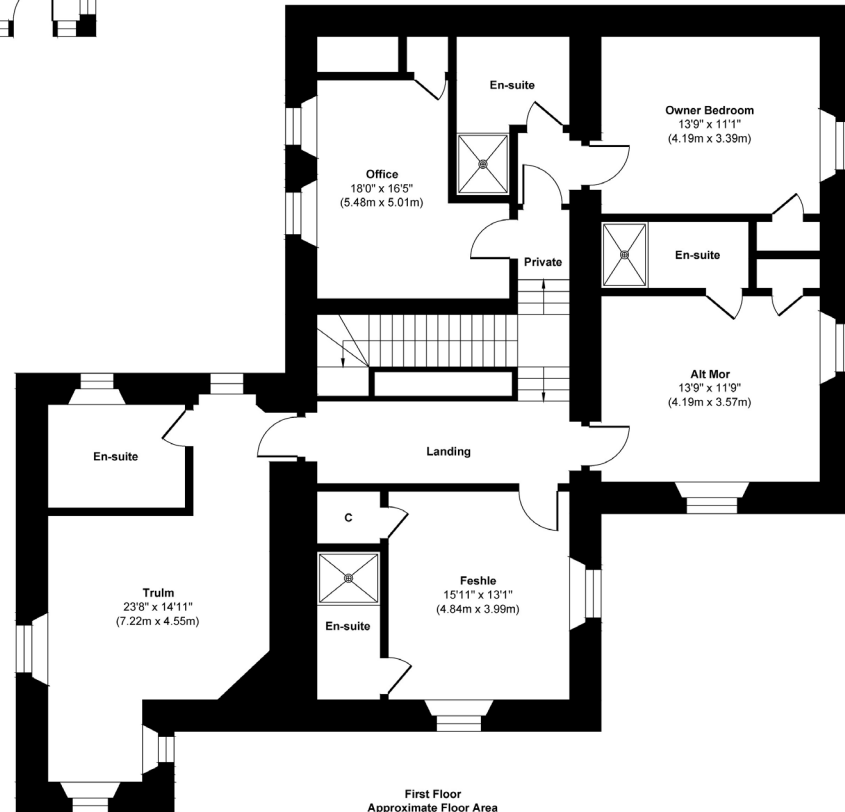


Calder

# The Dower House, Perth Road, Newtonmore PH20 1BB



Ground Floor  
Approximate Floor Area  
2414 sq. ft  
(224.29 sq. m)



First Floor  
Approximate Floor Area  
1416 sq. ft  
(131.60 sq. m)

**Approx. Gross Internal Floor Area 3830 sq. ft / 355.89 sq. m**

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

Produced by Elements Property



## POST CODE

PH20 1BB

## SOLICITORS

A Fraser & Co  
106 Church Street  
Inverness

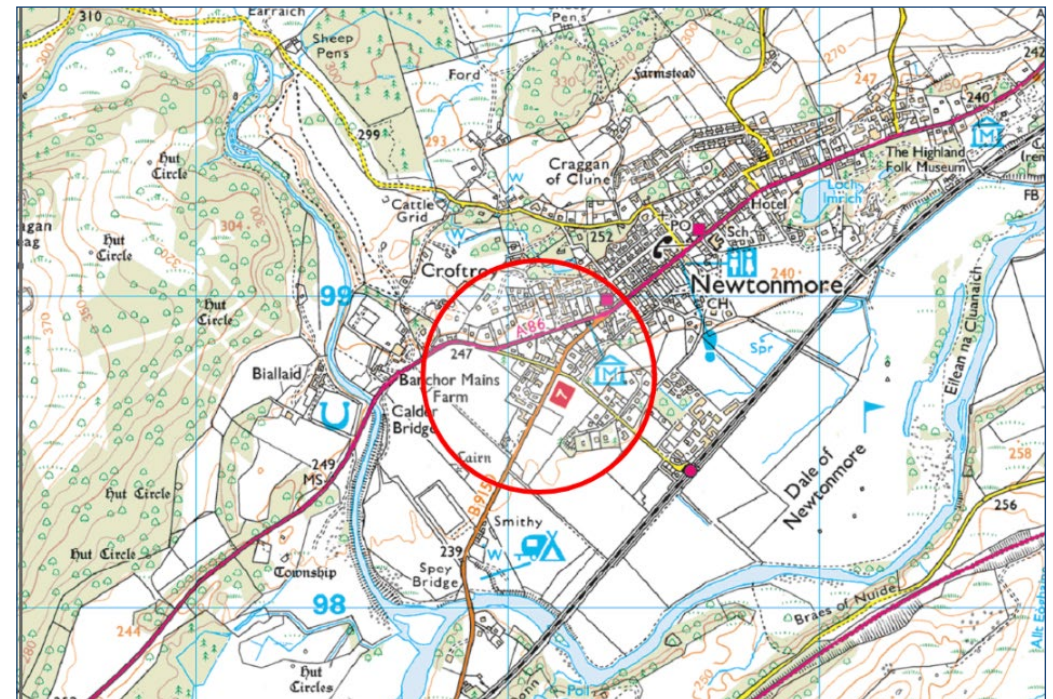
## ANTI MONEY LAUNDERING (AML) REGULATIONS

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 October 2024.





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