



# ARDCONNEL HOUSE

Woodlands Terrace, Grantown-On-Spey, PH26 3JU



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents



**W**elcome to Ardcannel House, an imposing detached granite and slated Victorian home situated in the picturesque town of Grantown-On-Spey. This splendid property, full of original character, retains many period features while offering a modern feel, making it a superb family home or a lucrative business opportunity.

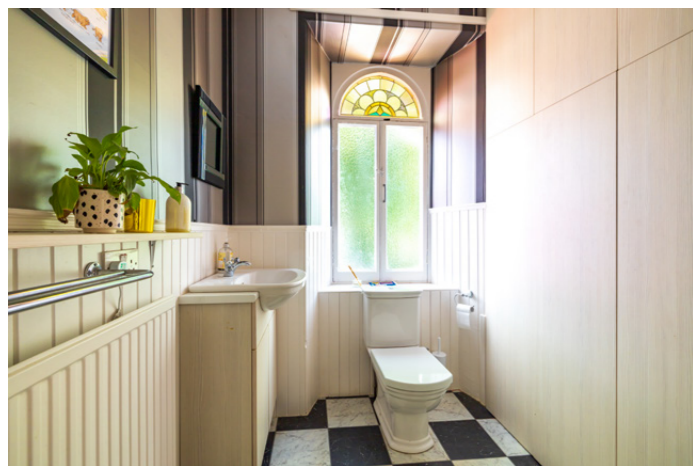
Currently serving as a family home, Ardcannel House features six bedrooms, all with en suite facilities, highlighting its potential as a successful bed and breakfast or guesthouse. The accommodation is versatile and spacious, catering to both family needs and guest accommodations seamlessly.

On the ground floor, the property comprises a double bedroom and a reception room that can double as a second ground-floor bedroom when needed. This versatile space would likely serve as a family room or formal dining room in most cases. There is also a study/office room, a modern ground-floor shower room with a walk-in cubicle, and a kitchen leading to a separate utility area. The current owners have plans to knock through and create a larger kitchen/family area, further enhancing the space.

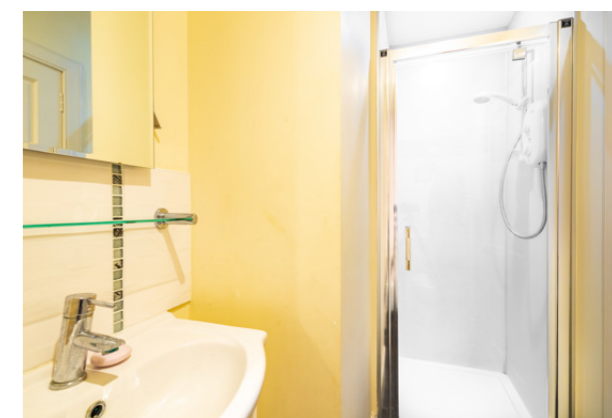
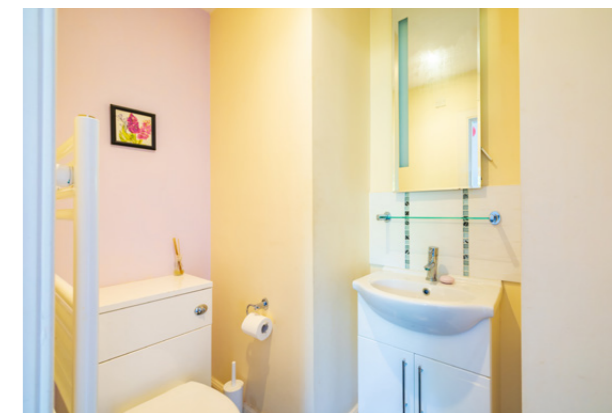








Ascending to the first floor, you will find three further bedrooms, each with en suite facilities. One bedroom features an en suite shower room, while the other two have en suite bathrooms. One of these boasts a beautiful free-standing bath, and the other includes both a bath and a shower cubicle. This floor also has a separate WC for added convenience.





The top floor hosts two additional double bedrooms, each with en suite shower rooms, providing ample accommodation for family members or guests.



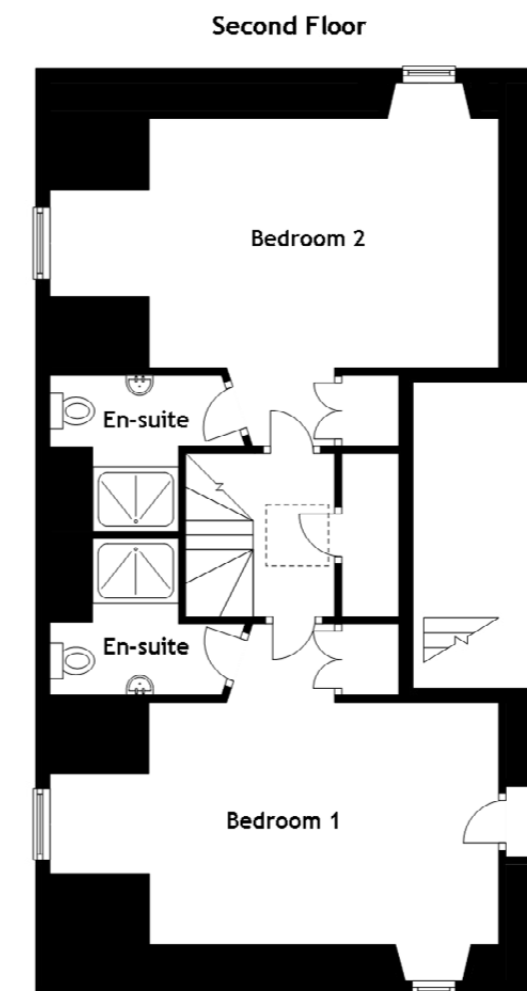


**E**xternally, Ardconnel House is set back from the road with a very large frontage and garden, offering an impressive approach. The driveway provides parking for multiple cars and leads to a detached timber garage, a summer house, and a shed. The well-maintained rear garden further enhances the property's appeal. The entire plot size is approximately 0.5 acres, offering plenty of outdoor space for relaxation and recreation. Ardconnel House is an exceptional property, offering a unique blend of historical charm and modern convenience, with the added potential for business use. Don't miss out on the opportunity to own this magnificent home in Granttown-On-Spey.





# Floor Plan & Dimensions



Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge	6.50m (21'4") x 4.50m (14'9")
Study	4.50m (14'9") x 2.90m (9'6")
Kitchen	4.50m (14'9") x 4.20m (13'10")
Utility	4.20m (13'9") x 1.70m (5'7")
Bedroom 6	4.50m (14'9") x 3.80m (12'6")
En-suite	3.10m (10'2") x 2.20m (7'3")
Dining/Family Room	6.50m (21'4") x 4.50m (14'9")

First Floor	
WC	2.90m (9'6") x 1.70m (5'7")
Bedroom 3	4.60m (15'1") x 3.70m (12'2")
En-suite	2.90m (9'6") x 1.30m (4'3")
Bedroom 4	4.60m (15'1") x 4.20m (13'9")
Jack and Jill En-suite	3.70m (12'2") x 3.50m (11'6")
Bedroom 5	5.30m (17'5") x 4.50m (14'9")
En-suite	3.00m (9'10") x 2.30m (7'7")

Second Floor	
Bedroom 1	6.30m (20'8") x 4.50m (14'9")
En-suite	2.50m (8'2") x 2.20m (7'2")
Bedroom 2	6.30m (20'8") x 3.50m (11'6")
En-suite	2.50m (8'2") x 2.20m (7'2")

Gross internal floor area (m<sup>2</sup>): 340m<sup>2</sup>

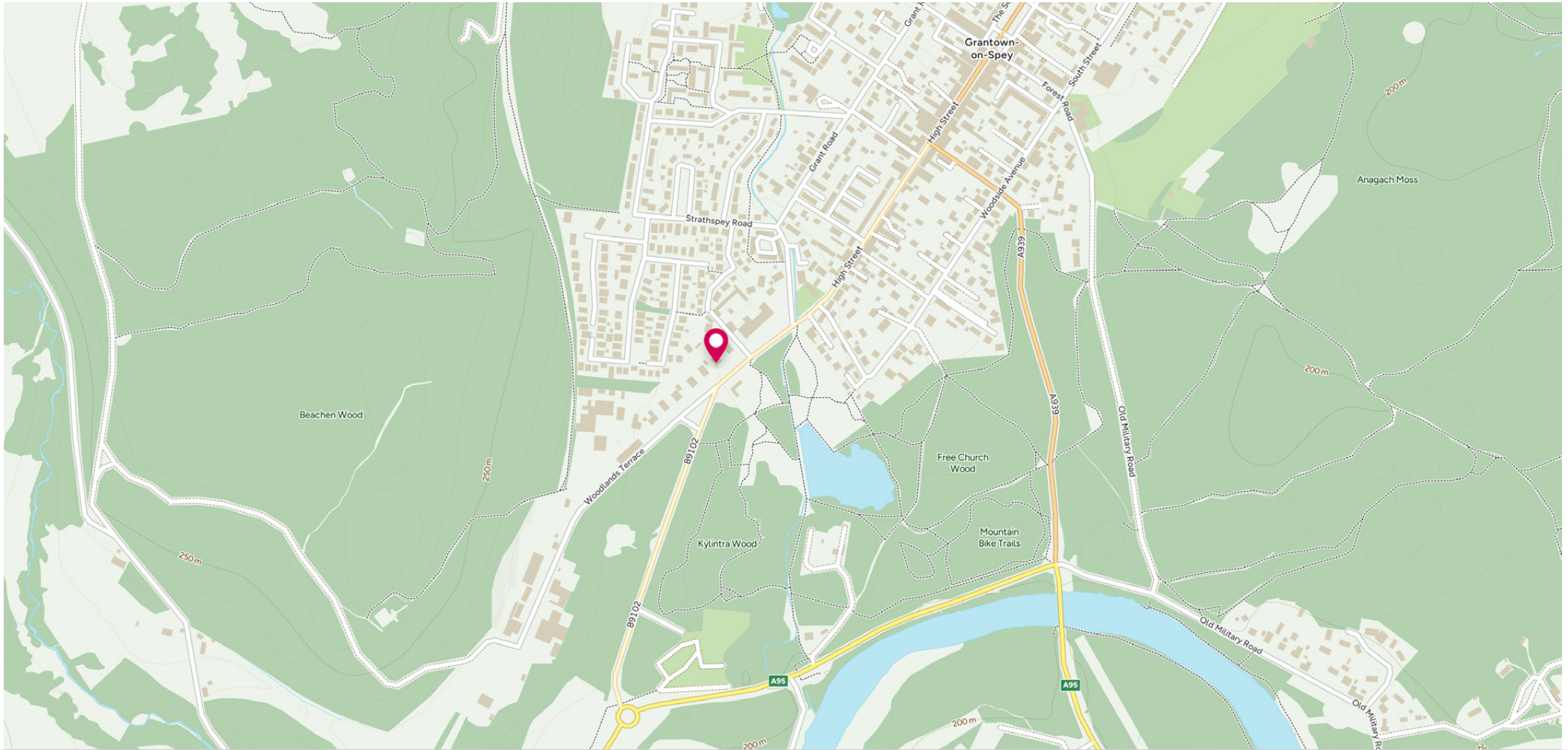
EPC Rating: E



**G**rantown On Spey epitomises the charm of Highland living, nestled halfway between the breathtaking Cairngorm National Park and the exhilarating Lecht Ski Centre. Just 14 miles from the bustling hub of Aviemore, this town offers a perfect blend of serene landscapes and vibrant amenities. Meander through the thriving traditional high street, adorned with a superb range of shops, complemented by an array of inviting restaurants and bars. Outdoor enthusiasts are spoiled for choice with an extensive selection of activities, from skiing and snowboarding to mountain biking, quad biking, climbing, and hill walking.

Nearby waterways such as Loch Insh, Loch Morlich, and the majestic River Spey offer opportunities for various water sports. Embark on unforgettable adventures with visits to the Cairngorm Mountain Railway, the Cairngorm Reindeer Centre, or the Highland Wildlife Park at Kingussie. Delve into local history at the Grantown Heritage Museum, explore the wonders of Landmark Forest Adventure Park, or marvel at the avian splendour of the RSPB Reserve at Loch Garten. Sports enthusiasts can tee off at the challenging Spey Valley golf course or indulge in the leisurely offerings of the Dalfaber Resort.





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