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Balnastraid House, Duthil, Carrbridge, PH23 3ND

Offers Over £1,100,000

Contact us on 01479 874800 or visit www.massoncairns.com

Balnastraid House is an impressive Highland property extending to circa 338sqm, boasting eight bedrooms and set within five acres of private land. Located near Aviemore and the Cairngorms National Park, it offers an ideal blend of luxury and natural beauty. Inside, the house is perfect for entertaining, with a well-equipped kitchen featuring a 10-burner hob, two ovens, three fridges, two dishwashers, and a breakfast bar. The window-lined lounge invites relaxation, with a wood burning stove and far reaching view. The recessed dining table add charm and character to the ski chalet-inspired decor. Sleeping arrangements are spread across three floors, with three kingsize bedrooms (two housed in turrets) and two double rooms, all with ensuite bathrooms. The three unique bunk rooms are a fun addition, featuring custom-built wooden sleeping pods, each equipped with curtains, lights, power, and sometimes even a TV, offering a novel and cosy space for children or guests. The two-acre garden stretches into green fields and woodlands along the River Dulnain, creating a serene and peaceful retreat. Beyond the fenced lawn, the surrounding landscape provides a sense of privacy and tranquillity and extends to a total of five acres with more available by separate negotiation. At the heart of the home is the spa and wellness suite, featuring a large glass-fronted sauna, rain shower, and a slate-lined chill-out area with underfloor heating and a wood burning stove. A luxurious spa bath with water jets and head cushions offers the ultimate unwind. The space is bathed in natural light, with sliding doors that open onto the outdoor decking area, where a hot tub, outdoor bar, dining table, and fire pit await—perfect for entertaining or simply soaking in the peace and beauty of the Highlands. Perfect as a grand Highland residence or as a continued successful letting business (subject to the necessary consents) EPC Rating F

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Duthil & Carrbridge

Enveloped in the heart of Scotland's majestic Cairngorms National Park, Duthil, located just outside Carrbridge is an enchanting village with an unspoiled character and timeless charm. Its panoramic vistas and wealth of outdoor pursuits create a vibrant yet tranquil retreat that's simply bursting with potential for your new home. Steeped in history, the Old Parish Church and Burial Ground, which includes many memorials to members of Clan Grant and two mausolea of the Earls of Seafield. The local village of Carrbridge is home to the oldest stone bridge in the Highlands. Built in 1717, this captivating landmark tells a thousand stories of a time gone by, resonating with the rich history of the Scottish highlands. A short stroll from the bridge reveals the village centre, a thriving hub of independent shops, cosy cafes, and traditional inns that perfectly reflect the warm and friendly spirit of the local community. A haven for outdoor enthusiasts, Carrbridge offers an unrivalled array of activities right on your doorstep. From invigorating hiking trails through ancient Caledonian forests to picturesque cycling paths, this quaint village allows you to immerse yourself in the heart of nature. In winter, the Cairngorms transform into a snow-dusted paradise, perfect for skiing, snowboarding, and sledging. Carrbridge is also home to an exquisite selection of wildlife, making it a sanctuary for nature lovers. Roam the area and spot red squirrels, golden eagles, and ospreys in their natural habitats. Take a relaxing walk along the River Dulnain and watch salmon leap upstream, or quietly observe the majestic stags in the frost-touched winter mornings. For the golf enthusiast, Carrbridge boasts an enchanting 9-hole course set against the awe-inspiring backdrop of the Cairngorms. And for family fun, there's the Landmark Forest Adventure Park, an exhilarating day out for all ages. Despite its serene rural setting, Carrbridge is conveniently connected to larger towns and cities. Whether you're seeking a peaceful retirement haven, a dynamic family adventure base, or an idyllic holiday home, Carrbridge offers an exceptional quality of life. Experience the best of Highland living in this charming village, where heritage meets modern comfort, and nature is but a stone's throw away.

Carrbridge Schooling & Transport

Education and Transport in Carrbridge

Education

Carrbridge's local community benefits from a vibrant educational scene. Carrbridge Primary School is a small but well-resourced facility, offering an intimate and community-focused learning environment for children from nursery age to P7. The school's size ensures a strong teacher-student relationship and fosters a supportive learning environment.

For secondary education, students typically attend Grantown Grammar School in

nearby Grantown on Spey, approximately a 15-minute drive away. This well-regarded school offers a comprehensive curriculum from S1 to S6 and has strong links with the local community.

Transport

Carrbridge enjoys excellent transport links, making it easy to connect with the rest of Scotland and the UK.

By Road: The A9, Scotland's main arterial route, is only a few minutes from Carrbridge, providing direct connections to Inverness in the north (around 25 miles away) and Aviemore in the south (about 7 miles away). The village is approximately a three-hour drive from both Edinburgh and Glasgow.

By Rail: Carrbridge has its own railway station, providing regular services to Inverness, Edinburgh, and Glasgow. The famous Caledonian Sleeper also stops at Carrbridge, offering overnight service to London.

By Air: Inverness Airport, only around 30 miles away, provides regular flights to many UK destinations including London, Manchester, Bristol, and Birmingham, as well as international flights.

Despite its tranquil and secluded feel, Carrbridge's exceptional transport links ensure residents and visitors can enjoy the best of both worlds: the serenity of highland living combined with the convenience of excellent connectivity.

Home Report

To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download.

EPC Rating F

Situation

Located in the peaceful surroundings of the Cairngorm National Park, Balnastraid House is perfectly placed at the edge of the small hamlet of Duthil, close to the inviting village of Carrbridge. Grantown on Spey is nearby, offering a selection of local shops, cosy hotels, and a supermarket for everyday needs. The area is well-equipped with essential services including medical centers and schools for all ages. Aviemore, a lively town nearby, provides a good mix of shops and services, including a railway station on the main line from Kings Cross to Inverness, making it easy to explore the rest of the Highlands or connect with major cities.

Outdoor lovers will find plenty to do here. The Cairngorm Ski and Activity Centre

provides year-round fun with activities like skiing, mountain biking, and climbing. Loch Insh is great for water sports. The surrounding landscape is ideal for quieter activities too, such as walking through beautiful moorlands and mountains, or fishing in nearby rivers and lochs. Fishing rights can be made available by separate negotiation for those interested in catching salmon or trout on the River Dulnain. Just a forty-minute drive from Inverness, Balnastraid House offers a quiet country lifestyle with the convenience of city amenities within reach. Perth, Edinburgh, and Glasgow are also easily accessible by car and train as well as national and international flights from Inverness airport. The Cairngorm National Park, established to protect this gorgeous area, ensures that residents can enjoy a tranquil environment filled with natural beauty.

Balnastraid House is more than just a home—it's a chance to live in and explore a stunning natural setting. Here, you can start each day with the possibilities of adventure or the calm of the great outdoors.

Summary of Accommodation

Ground Floor: Entrance Vestibule | Entrance Hallway | Lounge | Open Plan Family Area / Dining / Kitchen | 2 En-Suite Bedrooms | Rear Hall | Utility Room | Store | Wellness Suite

First Floor: Landing & Hall | Four Bedrooms (Three En-Suite) | Bathroom

Second Floor: Landing | Two Bedrooms

Description

Nestled on a private 5-acre estate in the northern expanse of the Cairngorms National Park, this magnificent Highland Lodge presents an unparalleled blend of rustic charm and modern luxury. Designed for opulence and functionality, the lodge spans three meticulously curated floors, offering expansive living spaces that cater flawlessly to large groups and family gatherings.

Interior Highlights:

Gourmet Kitchen & Dining: At the heart of the home lies a spacious kitchen equipped with dual range cookers, a state-of-the-art wine fridge, and high-end culinary tools, perfect for entertaining. Adjacent, the grand dining area invites memorable meals with picturesque views. **Living Spaces:** The inviting living room features a cosy wood stove, setting the scene for tranquil evenings. Further enhancing the home's allure is the Wellness Spa, complete with underfloor heating, a twin spa bath, sauna, and a walk-in shower, promising ultimate relaxation. **Accommodations:** The lodge boasts five double bedrooms with en-suite bathrooms on various levels, some fitted with luxurious super-king beds. A unique family bunk room offers a double bed and five individual sleeping pods, each equipped with personal lighting and power sources. The top floor holds additional bunk and twin rooms.



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Exterior Features:

Outdoor Living: Sliding glass doors open to a sprawling deck featuring an outdoor dining area, BBQ, fire pit, and a sunken hot tub—all set against the backdrop of the majestic Highlands.

Expansive Grounds: Surrounding the lodge are 2 acres of walled gardens with mature plantings, complemented by an additional 3 acres of land suitable for horses or livestock. The property also offers direct access to river walks and the potential to acquire fishing rights, enhancing its appeal to outdoor enthusiasts.

Location: This estate is a sanctuary of peace and natural beauty, positioned ideally within the Cairngorms National Park, renowned for its breath taking landscapes and abundant wildlife. The lodge offers a secluded retreat with easy access to local amenities and outdoor adventures, including hiking, biking, and fishing. Offering a rare combination of privacy, elegance, and adventure, this Highland Lodge is a true gem, perfect for those seeking a sanctuary in the heart of nature with all the comforts of modern luxury.

Garden & Grounds

Set in an impressive location within the Spey Valley and Cairngorms National Park, the main gardens extend to just over 2 acres and do not fail to impress with manicured walled lawns, mature tree and shrub planting in addition to some outstanding views. Further to this, another 3 acres of amenity land is included and suitable for grazing or equestrian pursuits. Additionally, there is the possibility of more land available and fishing rights on the nearby River Dulnain.

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

Current Business Operation

Balnastraid House has been successfully operated as a thriving holiday let, generating substantial income over the years. Its unique setting, luxurious amenities, and proximity to the stunning landscapes of the Cairngorms National Park have made it a sought-after destination for holidaymakers seeking both adventure and relaxation.

For potential buyers, the property offers significant flexibility. It can continue to be run as a highly profitable holiday let, but prospective purchasers must ensure they secure the necessary consents independently, as no offers will be accepted that are conditional upon obtaining these. Furthermore, financial accounts for the holiday let business will not be made available as part of the sale process.

Alternatively, Balnastraid House presents a rare opportunity to acquire a stunning family residence of considerable stature in one of the most special

locations within the Cairngorms National Park. Whether as a private retreat or a luxurious family home, the property promises an exceptional lifestyle in a spectacular natural setting.

The premises are listed in the current Valuation Roll with a NAV/RV at £10,400. You can get up to 100% non-domestic rates relief through the Small Business Bonus Scheme if all of these are true: the combined rateable value of all your business premises is £35,000 or less, the rateable values of individual premises are £20,000 or less the property is actively occupied subject to qualification.

Services

It is understood that there is private water and drainage with mains electricity. There is oil fired central heating.

Directions

From the South:

From A9, take Grainish turn off and then turn left towards onto A95 towards Carrbridge. Carry on for approximately 2.5 miles then take a left onto B9153 towards Carrbridge for 3 miles. Once in Carrbridge, drive through and turn right towards Granttown On Spey A938 for approximately 2 miles until you reach the hamlet of Duthil. Drive through this and then take a right turn along a gravel track after the speed limit sign at the edge of hamlet at the sign marked 'Highland Lodge Estate'. Balnastraid House is at the end of the track. From the North, take the A9 turn off for Carrbridge and then follow the directions as above from Carrbridge.

Entry

By mutual agreement.

Price

Offers over £1,100,000 are invited

Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-
Masson Cairns
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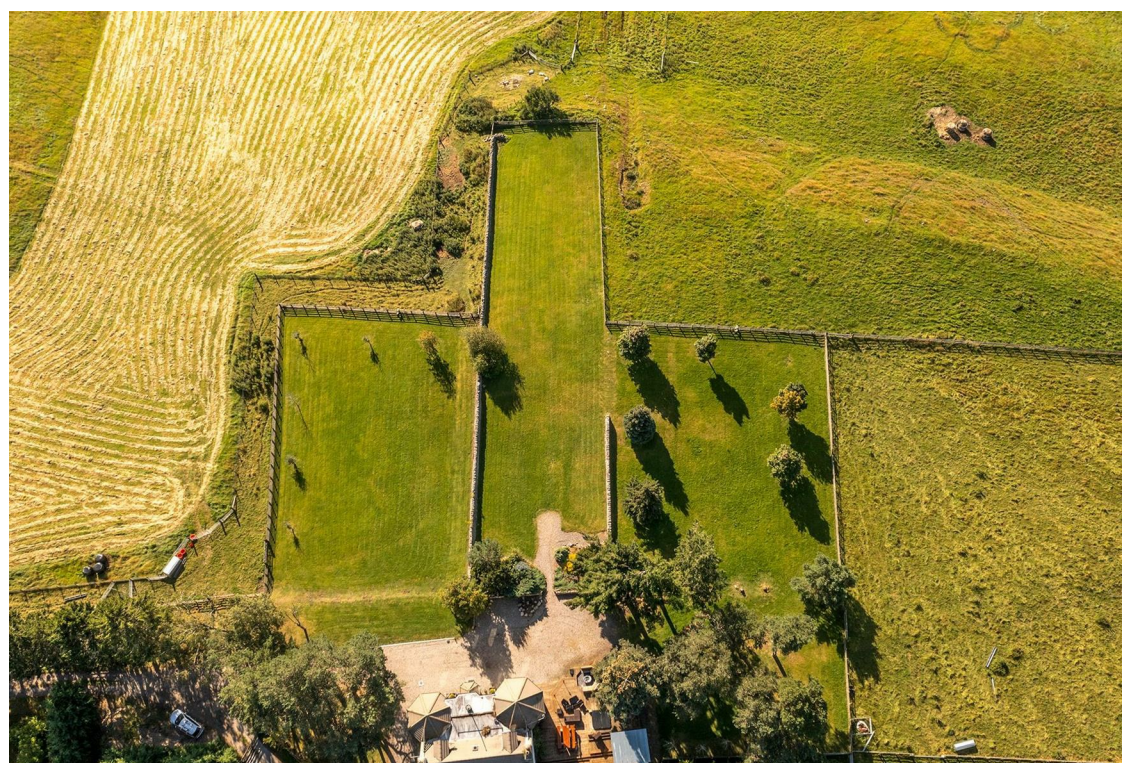
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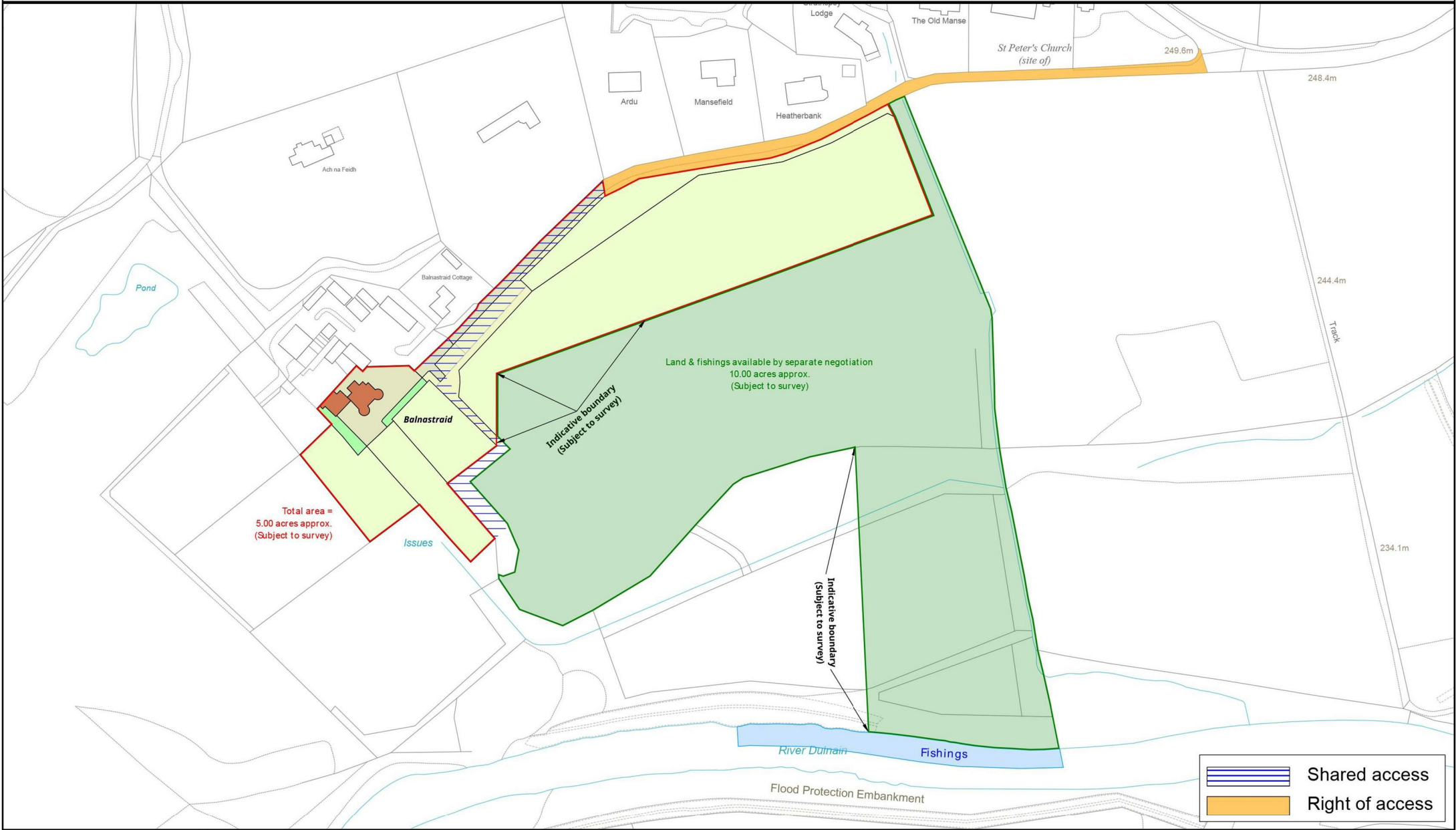




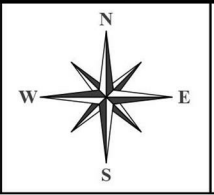




Balnastraid



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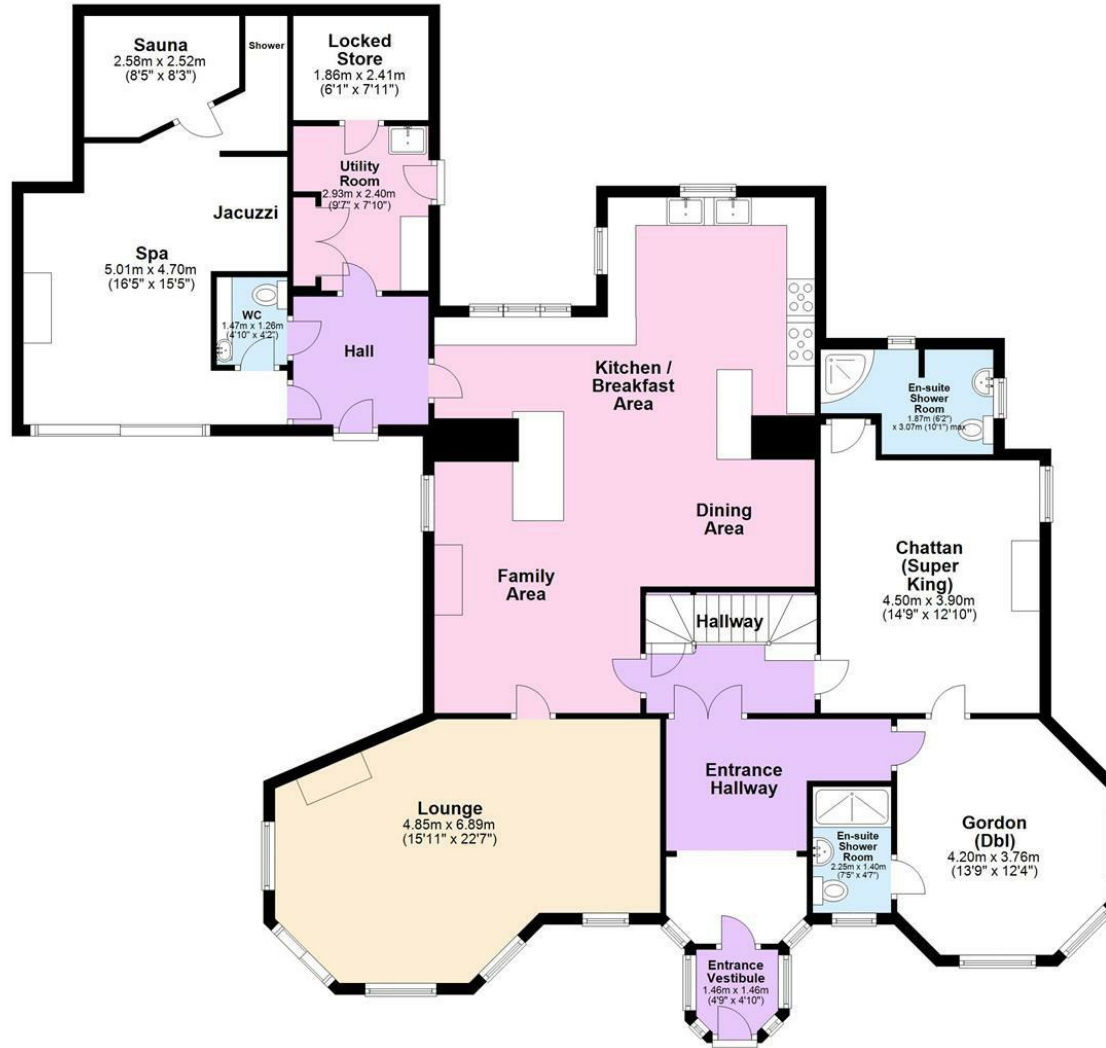
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LDS
 Land & Building Surveyors

Date:	07:11:24	Drawn By:	CW	Scale:	1:2600 @ A4	Plan Ref:	19359
Title						Balnastraid	

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Ground Floor



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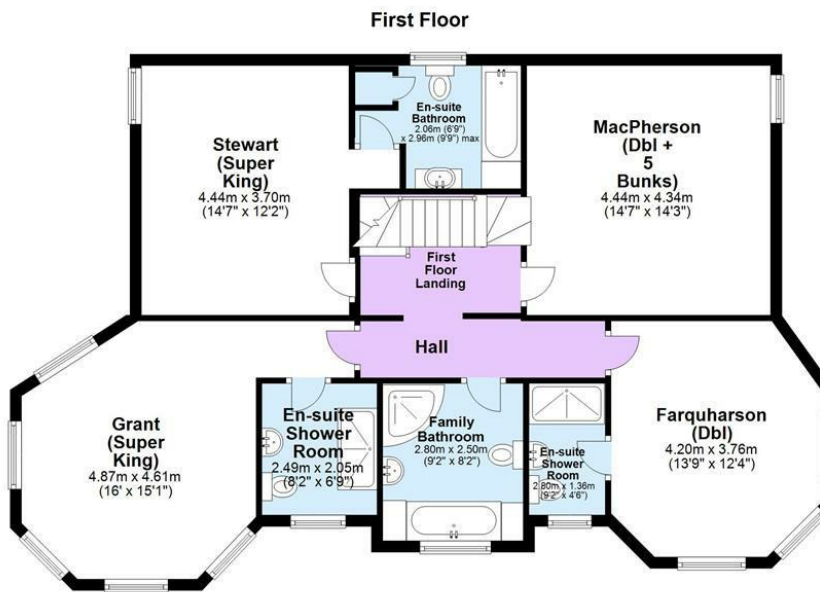
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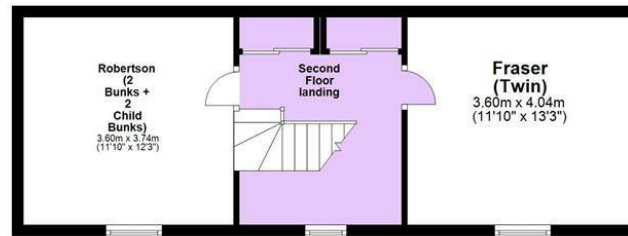
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Second Floor



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E	36	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	



While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters



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