



# Hillside Havens

Dufftown

Offers Over £695,000

ccl  
PROPERTY





# Hillside Havens

Dufftown, Keith, AB55 4BS

CCL are delighted to offer for sale this modern and spacious five-bedroom detached family home situated in a stunning and unique position. The property is surrounded by breath taking views and sits on well maintained garden grounds with detached garage. Large area of lawn to the front and gravel driveway leading up to the house which has ample parking for several cars. The spacious rooms provide ideal family accommodation, with plenty of outside space. A separate area to the side houses 4 modern pods which are successfully run as holiday lets. Early viewing is highly recommended to appreciate this truly unique property.

Located just 1 mile outside of Dufftown, the property provides the perfect mixture of remote country living while still being close to all necessary amenities and facilities. The area is well known for its beautiful countryside and stunning scenery. Home of the 'Whisky Trail', tourists flock to the area to visit the several distillery and visitors' centres close by. Within close proximity are the world famous rivers Spey, Avon and Deveron; all of which are popular spots for Scottish Salmon fishing. For those who enjoy outdoor activities there are numerous opportunities including hill walking and cycle trails nearby.

Local amenities nearby include a doctors' surgery and primary school in Dufftown, a secondary school and dentist in Aberlour only 6 miles away. Keith is 12 miles away and sits on the main Aberdeen to Inverness rail line and in both of these cities there is a vast amount of transport links including train and bus links to various parts of the country and airports.















## The Property

### Entrance Vestibule:

A part glazed UPVC external door with glazed windows at either side provides access to the entrance vestibule. A large double door storage cupboard provides excellent storage space. Hanging for coats. Part glazed double doors lead to the hallway.

### Hallway:

Accessed via the vestibule, the welcoming hallway provides access to most of the ground floor accommodation. Decorated in neutral tones with the same light wood laminate flooring as the entrance vestibule. Storage cupboard provides excellent storage space. A carpeted staircase leads to the upper floor.

### Lounge:

Bright and spacious lounge with large floor to ceiling windows fitted with vertical blinds along one wall. Attractive fireplace with cream surround and mantle with black inset. Two further picture windows to either side of the room.

### Kitchen/Dining/Family Room:

Light and spacious room with a good range of cream wall and base units and breakfast bar with contrasting black worktops incorporating a graphite 1½ bowl sink and drainer with mixer tap. Integrated double oven. Chimney style cooker hood with black splash back. Picture window above sink provides views across the garden. Space for large American fridge freezer. Ample space for dining table and sofa making a comfortable family space. Double doors lead to the enclosed rear garden. A half glazed door leads to the utility room.

### Utility Room:

Fitted with the same wall and base units as the kitchen, undercounter space for washing machine and tumble drier. Stainless steel sink and drainer. Picture window to the side. Door leads to WC. Half glazed external UPVC door leads to the side.

### WC:

Fitted with a two piece suite comprising of WC and wash hand basin.

### Family Bathroom:

Family bathroom comprising of white WC, wash hand basin in vanity unit and bath. Frosted window to the rear. Black wall tiles around bath. White heated towel rail.

### Bedroom 1:

Double bedroom to the front of the property with large picture window providing excellent natural light and stunning views of the surrounding countryside. Double wardrobe fitted with mirror sliding doors provides excellent storage and hanging space. Door to en-suite.

### En-suite:

En-suite shower room fitted with WC, wash hand basin and double shower cubicle fitted with mains shower. Black wall tiles within shower cubicle.

### Bedroom 2:

Another double room currently used as an office. Double wardrobe with mirrored sliding doors. Picture window to the rear.

### Upper Landing Family Area:

A checked carpeted staircase leads to the large upper landing family area with floor to ceiling windows which provide excellent natural light and breath-taking views of the surrounding countryside. A store cupboard and further storage cupboard provides excellent storage space. Access to all further accommodation.

### Main Bedroom:

Double room with ample space for freestanding furniture. Picture window to the front. A door leads to the dressing room area which in turn leads to the en-suite shower room.

### En-suite:

Comprising of WC, double sinks in vanity unit and large walk-in shower cubicle fitted with mains shower. Black wall tiles within shower cubicle. Velux windows to either side flood the room with natural light.

### Bedroom 3:

A double room to the front of the property with picture window to the front. A cupboard provides excellent hanging and storage space.

### Bedroom 4:

Another double room with picture window to the front. A cupboard provides excellent hanging and shelf space.

### Family Bathroom:

Spacious family bathroom fitted with a four-piece suite comprising of WC, wash hand basin in vanity unit, bath and shower cubicle. Black wall tiles around shower and bath. Heated towel rail. Frosted window to the rear.

### The Business:

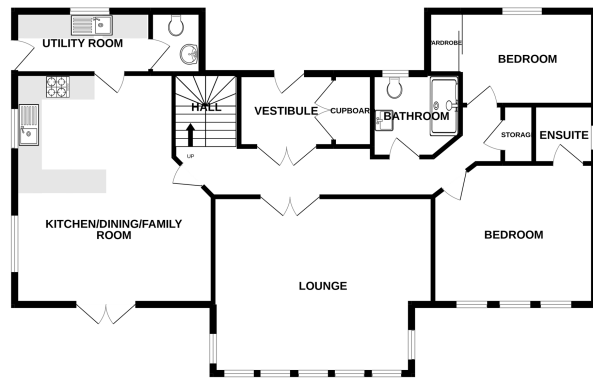
Hillside Havens have been designed to create four luxurious secluded glamping pods with each providing accommodation for up to 2 adults and 2 children. Each chalet has been equipped and furnished to an exceptionally high standard. Prices start from £100 per night with a minimum stay of 2 nights. Each property has access to the enclosed private garden as well as having their own barbeque/firepit area and 3 of the pods have private hot tubs. The accommodation benefits from excellent reviews on major platforms such as booking.com. The business operates all year round and is easily managed and run by the owners with the assistance of 3 cleaners. There is potential to expand the business with further glamping pods especially given the increase in popularity of the Malt Whisky Trail and North Coast 250, which the business is increasingly benefiting from.

## External

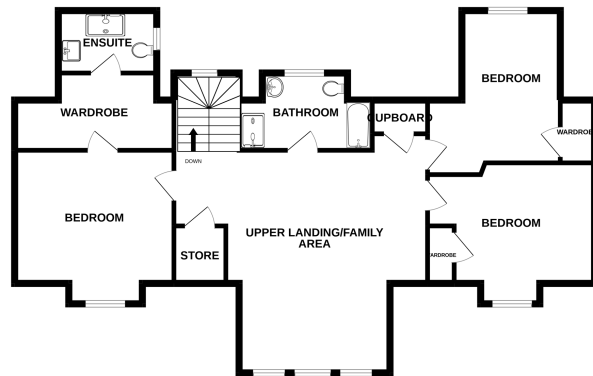
The property sits on a large plot surrounded by a large area of lawn. A gravel driveway leads to the property and provides ample parking for several cars. A large, fully floored detached garage fitted with light and power, has attic trusses and door lintel so would be easily converted. Wooden shed to the side provides excellent storage space. A fully enclosed area to the side and rear of the property creates a smaller private garden area.



# GROUND FLOOR

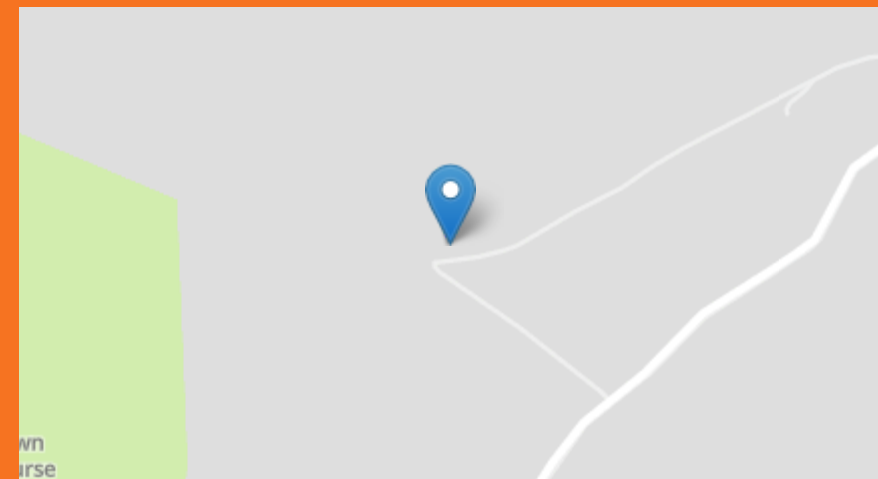
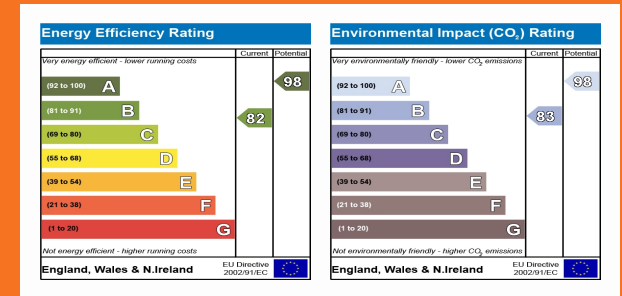


# 1ST FLOOR



HILLSIDE HAVENS, DUFFTOWN

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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