



Cragganmore | Ballindalloch | Moray | AB37 9AB



# Cragganmore, Ballindalloch, Moray, AB37 9AB

- Excellent Lifestyle Opportunity
- Stunning Period Property
- 4 Letting Rooms
- Great Reputation & Reviews
- Expansion Potential

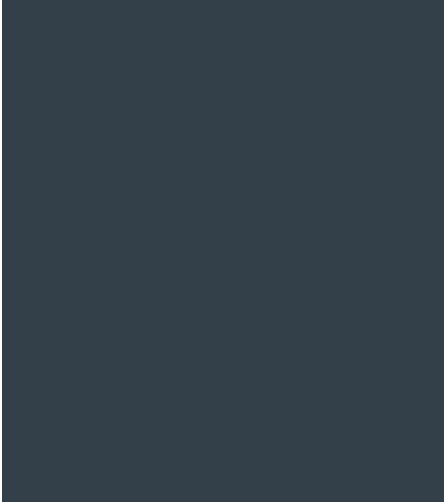
## Summary

Cragganmore House is a truly stunning period property with a wealth of original features that has been carefully restored and maintained by the current owners who have run it as an intimate guest house for over 23 years.

## Situation

Nestled in a secluded glen, adjacent to Cragganmore Distillery, Cragganmore House is an imposing property that has glorious views towards the River Spey, Ben Rinnes and the Cairngorms National Park. Cragganmore is in Ballindalloch in the heart of Speyside. The popular village of Aberlour is located about 10 miles to the north east and provides a good range of shops, restaurants, and inns as well as highly regarded primary and secondary schooling. Further amenities are also available in Grantown on Spey (about 14 miles) which also has a cottage hospital. Inverness and Aberdeen airports are about 42 and 62 miles away respectively offering a great selection of daily national and international flights and a regular shuttle service to London Heathrow. Ballindalloch lies at the entrance to the Cairngorm National Park and is at the heart of Speyside, an area best known for its beautiful countryside, salmon fishing and is the home of malt whisky. There are ample outdoor activities that





## The Business

Cragganmore House has been operating as a guest house for nearly 23 years when the property was being restored by the current owners. It provides a unique guest house experience in a truly wonderful and private setting with wonderful highland views. It is a genuine lifestyle business that is run to suit the requirements of the owners.

The business trades from March to the end of October which is the peak tourist season for the Highlands. Occupancy numbers during this period are exceptionally high. New owners could easily extend the operating period as there is demand all year round for accommodation.

Rooms are let on a B&B basis and evening meals provided on request. Rooms are let from £120 per night to £160 per night.

New owners will have an excellent opportunity to dramatically increase revenues. Immediate opportunities exist to extend the opening season and introduce a licensed bar or serve evening meals. The business is run by the owners without the assistance of any staff.

The guest house benefits from a good mix of new visitors and repeat trade, with a core market of tourists exploring Scotland by car, those undertaking outdoor pursuits and the extensive Malt Whisky trail.

## Property

There are parts of Cragganmore that date back to pre-Victorian times, but as the family home of John Smith it was extended and improved to create a magnificent country house. John Smith was the foremost distiller of his time and figured greatly in the newly legal licensed Speyside whisky trade of the mid-19th Century, managing and running The Macallan, The Glenlivet and Glenfarclas Distilleries before founding Cragganmore Distillery in 1869. It is an historic property.

Entrance to the property is through the front porch and into the main entrance hall where guests are greeted with all the warmth that Cragganmore has to offer. Immediately to the left is the impressive dining room with wood panelling and ornate cornicing. To the right is the drawing room, which acts as the guest lounge, and adjoining turret which makes an excellent bar for guests. Both rooms have working fires.

The entrance hall leads to the rear of the property where there is a private dining room that could be used as an office or snug. At the rear of the property is the large traditional country style kitchen diner. It is equipped with a wide variety of base and wall mounted units, an Aga, range and everything else required to not only run a busy guest house but also of a size to run a fully operational catering business.

Accessed from the kitchen is a back entry hallway. This provides access in turn to the laundry room, food preparation room, family snug and a service stairs to the first floor and owners' bedroom.

The stairs from the front hall leads to the landing. At the front of the property there are 2 very large ensuite letting rooms with one incorporating the beautiful turret. At the rear there are 2 letting rooms that share a beautiful bathroom. All rooms are individually decorated. A rear landing leads to the owner's bedroom and back service stairs.

There are 2 further bedrooms on the second floor, currently used by the owners, which could be converted to ensuite letting rooms.

Cragganmore is a truly stunning property that has been sympathetically and tastefully upgraded and modernised throughout. All rooms are individually decorated and furnished with hand chosen antique furniture and objects d'arts throughout. There are beautiful original features throughout the property.

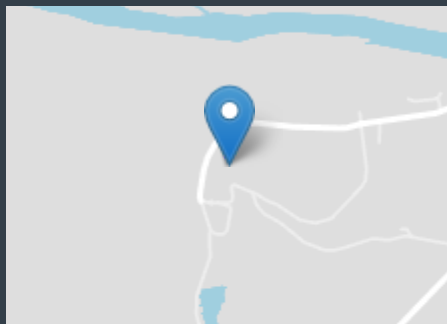












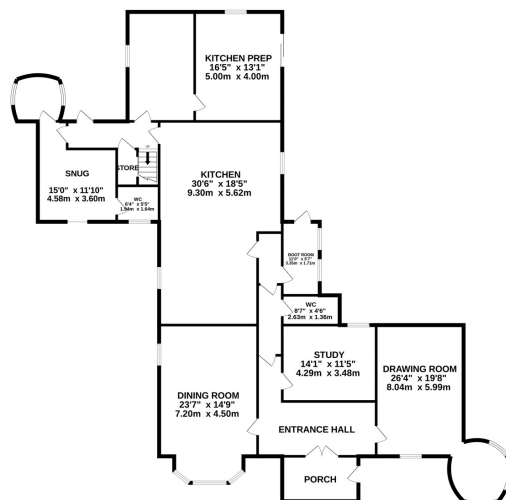
£895,000 are invited, including fixtures and fittings.

Much of the antique furniture which has been individually chosen is not included in the sale and may be available to purchase by separate negotiation.

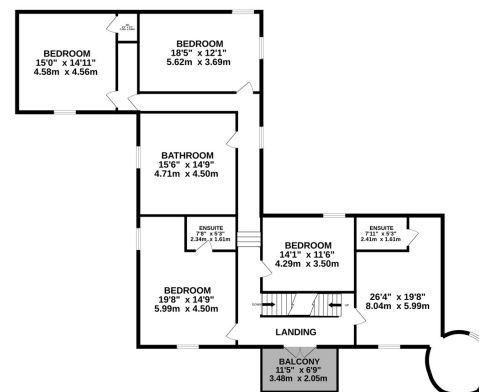
The property has private water, septic tank and electricity. Bottle gas for cooker and tumble dryer. Fibre broadband.

The business trades below the VAT threshold. Accounting information will be released after formal viewing has taken place. The business is run to suit the owners' lifestyle and is closed for approximately 4 months.

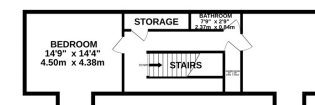
GROUND FLOOR  
2451 sq.ft. (227.7 sq.m.) approx.



1ST FLOOR  
1803 sq.ft. (167.5 sq.m.) approx.



2ND FLOOR  
579 sq.ft. (53.8 sq.m.) approx.



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TOTAL FLOOR AREA : 4833 sq.ft. (449.0 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		55	56
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

**England, Scotland & Wales**

EU Directive 2002/91/EC

Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.

All appointments to view this or any of our other properties must be made through the vendors sole agents:



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