



Rossmor Guest House | Woodlands Terrace | Grantown-on-Spey | Highland | PH26 3JU www.cclproperty.com

Rossmor Guest House, Woodlands Terrace, Grantown-on-Spey, Highland, PH26 3JU

- Victorian Villa
- 6 Bedrooms
- Stunning Highland Views
- Immaculate Condition Throughout
- Original Victorian Features
- Private Parking
- Freehold

Summary

A rare opportunity has arisen to acquire a very impressive Victorian villa occupying a prominent and elevated position on Woodlands Terrace in Grantown-on-Spey which benefits from stunning views of the Cromdale Hills in the National Park. The property has been exceptionally well maintained by the current owners and is offered in true walk-in condition. The house sits on a substantial plot with charming mature gardens at the front and rear of the property.

Situation

Rossmor Guest House occupies an elevated position on Woodland Terrace, a prime location close to the centre of Grantown-on-Spey, with some stunning views across the Cairngorms. Grantown is the Capital of Strathspey and a leading tourist destination attracting visitors from all over the world who wish to explore the Scottish Highlands. It has a bustling High Street with an excellent range of independent shops, cafes, and restaurants along with several hotels and guest houses. Primary and Secondary schooling is available in the town. There is also a Health Centre. Sporting facilities include an 18-hole golf course, superb leisure centre with 4 court sports halls, climbing wall, fitness suite and 20m pool. There are ample outdoor pursuits including fishing, walking, bird watching cycling and visiting historical sites. There are many places of interest to visit in the area with Grantown being the gateway to the Malt Whisky Trail. Within easy reach are the Cairngorm Mountains for winter sports facilities and hill walking. The sandy beaches of the Moray Firth are also close by. Aviemore is some 15 miles and has a main line railway station and access to the main A9 road connecting the Highlands with the Central Belt. Elgin and





Property

The property is offered in true walk-in condition with all rooms immaculately furnished and decorated with great care taken to retain the original Victorian features. Entering through the front door, you are welcomed by a long reception hall with stairs leading to the upper floors. Immediately on the left is a sitting room with ornate cornicing and ceiling rose features. On the right-hand side is the spacious dining room with bay window.

The staircase to the upper floors is stunning with pitch pine banisters and a stained-glass window providing beautiful reflective light. The first-floor landing leads to four spacious ensuite bedrooms as well as a utility room. The two front rooms benefit from stunning views towards the Cromdale Hills while the rear rooms have pleasant views overlooking the garden. There are 2 further large ensuite bedrooms on the second floor.



There is additional accommodation located at the rear of the property. It consists of a private lounge, office, and double bedroom with private bathroom above the kitchen. There is also a small bedroom and WC on the ground floor. The kitchen is spacious and well equipped. It in turn leads to a large utility room and a drying room

External

Rossmor Guest House sits on a substantial plot with a mature garden that has mainly been laid to lawn with a variety of trees, shrubs, and flower beds. There is a gravel driveway that sweeps to the front of the property and around to the car parking area at the rear. There is a large gazebo in the front garden and there is a range of garden furniture for guests.



The property benefits from a double garage, shed and two green houses.









Approximate total area⁽¹⁾
359.81 m²

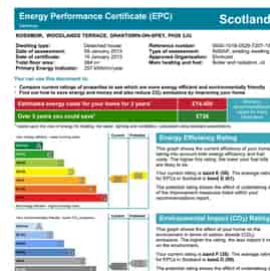
Reduced headroom
8.17 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.