



Broomhill House
Dulnain Bridge | Grantown-on-Spey | Highlands | PH26 3LX

BROOMHILL HOUSE





KEY FEATURES

- Outstanding B Listed country residence
- Painstakingly renovated, with a plethora of retained period features
- Located in the heart of the Scottish Highlands, in the largest UK National Park
- Superb views to the Cairngorm mountains
- 8 double bedrooms
- 5 reception rooms, including the impressive barrel vaulted music/living room
- 3 bedroom annexe, completed to a high specification
- Range of well maintained outbuildings
- Approx. 6 acres of mature, well established gardens
- Approx. 20 acres of ancient native woodland available by separate negotiation

History

Broomhill House is an imposing private Arts and Crafts house, constructed of solid granite with ashlar dressings under a series of large stone slabbed roofs. The house was commissioned by the architects Balfour, Paul & Partners and constructed for Sir Alfred Booth of Liverpool, best known for his role as Chairman of the Cunard Line, and completed in 1918.

In 1924, the Aspin family purchased this residence exclusively for their 6-year-old daughter Rosemary, who was suffering from pneumonia, while the rest of the family continued to live in their lavish town house in Glasgow.

In 1935, when the Second World War became imminent, Rosemary's parents exchanged their townhouse for a safe haven and took up residence at Broomhill House. They commissioned the highly acclaimed architect Sir Basil Spence to extend the house, incorporating an awe-inspiring barrel-vaulted music room. The pristine air quality worked wonders and Rosemary spent 85 years calling this fine property home.





Ground Floor

Broomhill House is around 7,500 sq ft (approx. 700m²) and has been painstakingly renovated to provide all modern conveniences whilst staying true to its historic roots. The present owners have retained the original features and charm and have worked with the original layout to create a warm and welcoming home showcasing superb craftsmanship throughout.

The house is filled with natural light. Each room offers wonderful views of the surrounding countryside or of the prepossessing building itself.

The house is accessed by the rear through a commanding wooden door under the carport. The ground floor accommodation comprises an impressive central hallway with doors off to a cloakroom, sitting room, office, drawing room, covered verandah, formal dining room, kitchen/breakfast room, butlers' pantry and storage room.

The central hallway is open plan to the welcoming sitting room with exposed timber beams, a wood burning stove providing warmth on cooler days and where the focus of the room is the large carved stone mantelpiece. There are two sets of French doors that open to the covered verandah; an ideal spot for alfresco entertaining and for enjoying the breathtaking views over the River Spey towards the Cairngorm mountains.

The generous drawing room is accessed via the sitting room and has magnificent views to the southernly mountains and an open fire. The dining room is also accessed from the sitting room; both rooms offer spacious and elegant rooms for formal entertaining, and in addition the dining room has direct access to a charming sunroom, which in turn leads out to the covered verandah.

The butler's pantry, with original wooden cabinets and working servants' bells, is located directly next to the dining room and can be used as a preparation area for larger events. The main kitchen/breakfast room incorporates a dining area and features Shaker style cabinets (DeVol), granite worksurfaces, a 4-oven AGA and a large walk-in pantry. A generous storeroom and utility/boot room beside the kitchen provide scope for expansion in the future if required.















First Floor

A fine solid wood staircase rises to a spacious first floor landing.

The principal bedroom, bathroom and a second bedroom is on the first floor and form a separate wing.

This floor comprises five other generous double bedrooms and two bathrooms. The eighth bedroom is en-suite and at ground level, making it useful for those with mobility issues.

The bedrooms are all centred off the main corridor and enjoy a southerly aspect and far-reaching views. The bedrooms are all substantial in size and each features a seating area or desk. Each bedroom has been decorated to reflect its own unique style with layered textures and a thoughtful use of natural fabrics and a muted natural palate with accent colours reflecting the historical period of the house, whilst use of Scottish designer wares, William Morris wallpapers and natural fibres bring a chic elevated country style to the property whilst still reflecting its past and emphasising the doctrine of the Arts and Crafts Movement:- the use of vernacular design, patterns inspired by nature and simplicity of design. The bathrooms have all been sympathetically upgraded with original fixtures retained where possible, and high quality fittings.

One of the bedrooms also gives access to the roof terrace overlooking the courtyard to the rear of the property. The spectacularly lavish vaulted music/living room is a later addition and is a superb reception space with a barrel-vaulted ceiling that was designed by Sir Basil Spence, a pristine Indian rosewood wood floor and a large woodburning stove. Formerly used as a room for entertainment it has also been used as a library and is now set up as a meeting room. Alternative uses are endless with scope to provide a boardroom, informal zoned family living space or as a grand reception hall for guests, if the house would become a non-domestic living space.

Overall, Broomhill House provides excellent accommodation for permanent living and remote working, with the added benefit that the house can be used as a multi-generational home, a summer house with staff accommodation or for luxury private lets.











Annexe

The well-designed annexe benefits from its own driveway, parking and entrance separate to that of the main house. The well-appointed property is currently managed as a luxury holiday home although it could be amalgamated with the main house as there is access via a secret door by the kitchen. The recently refurbished unit has a good-sized family bathroom, three bedrooms and an open plan country kitchen/diner/sitting room with exquisite views to the valley and the mountains from the lovely garden.



Gardens and Grounds

Broomhill House is approached by a sweeping private drive from the road up through a quiet wooded area with ample parking. A secondary drive spurs off from the main drive providing access to the annexe.

The mature gardens are easy to maintain and extend to approximately 6 acres, providing sunny expansive lawns, well established herbaceous borders, and magnificent views across the river Spey and its valley to the highest Cairngorm mountains. The gardens are south-facing and benefit from sun throughout the day with the verandah providing shade for alfresco entertaining. The former lawn tennis court with its thatched pavilion is a charming feature offering the perfect area for drinks or other social gatherings. The house and gardens are framed by mature trees which extend into ancient Caledonian pine forest to the rear of the property.

Outbuildings

In addition to the main house there are a range of traditional stone outbuildings with original features including a Coach House within the courtyard. There is additionally a large Siberian Larch multi-

functional building. Built in 2016 for storage of garden machinery/furniture, the storage of fire logs, patio and BBQ area. With good proportions these buildings have potential for further development in the future (subject to statutory consents).

Lot 2: Woodland (optional)

Broomhill woodland extends to just under 20 acres. This ancient Caledonian Pine woods provides some superb habitat and is home to red squirrels, cross bills, kites, but it is perhaps best known for its wildflowers. This is the most important site in the UK for the rare Twinflower. The woods are also home to Creeping Ladies Tresses, a tiny orchid. Broomhill woodland borders Curr Wood (approx. 500 acres) and offers total privacy, tranquillity and the opportunity to walk, relax and enjoy.

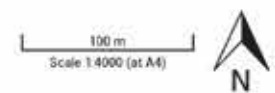
Approximately 1 acre of this woodland could be designated as a potential building plot, as marked on the southwest corner of the land plan. Please note that no pre-planning enquiries have been carried out and offers that are 'subject to planning' will not be considered. Please enquire for further information.







Produced on Land App, Mar 28, 2025
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Location

Broomhill House lies between Grantown-on-Spey and Aviemore, close to the sought-after village of Nethy Bridge, with its vibrant local and international community. The property sits in an enviable location, with its elevated site sheltered and secluded by a backdrop of mature Caledonian Pine trees and with magnificent south-facing views across the Strathspey valley to the Cairngorm Mountains. Broomhill is surrounded by some of Scotland's most beautiful and iconic scenery, yet is easily accessible, being close to excellent road and rail links to all parts of the country.

In 2003 the Cairngorm Mountains and the surrounding region were designated as a National Park to protect its stunning and unspoilt landscape. With an area of 4,500 km², it is the largest and least populated National Park in Great Britain.

This unique and beautiful region offers some of the best wildlife, rural sport and recreation available anywhere in the United Kingdom all being within easy access of the property: The Cairngorms offer year-round activities, including skiing, mountain biking, walking and climbing, whilst nearby Loch Morlich offers a range of water-based sports. There are a number of popular and challenging golf courses in the area. The river Spey offers some of the best fishing in the world and its valley is the home to more than fifty single malt whisky distilleries, including the world famous Glenlivet and Glenfiddich.

The towns and villages of the National Park have all retained their identity and are vibrant centres offering a range of independent shops, attractions, excellent hotels and restaurants.

Nearby, Boat of Garten benefits from the local steam railway as a tourist attraction. The last stop on the line is the small railway station at Broomhill (aka Glenbogle in the tv series "Monarch of the Glen"), which is a small and quaint Victorian station for the Strathspey Steam Railway.

The area is well catered for in terms of schooling with both state and private schooling available close by. Notably the private school of Gordonstoun is less than an hour away. There is a railway station in Aviemore and Inverness Airport is only a 50-minute drive away. It caters for commercial domestic and international flights along with private charters.

What3words location:

///truly.facelift.unique

- Nearest pub & supermarket, Nethy Bridge: 2 miles
- Nursery and Primary school, Nethy Bridge: 2 miles
- Grammar school, Grantown on Spey: 5 miles
- Direct railway links to Edinburgh, Glasgow and London: 10 miles
- Medical Practice, Aviemore: 10 miles
- Hospital, Inverness: 31 miles
- Airport, Inverness: 38 miles. International Airport, Aberdeen: 77 miles
- Edinburgh city: 160 miles
- Gordonstoun (Leading UK Boarding School): 40 miles

Services

Mains water and electricity. Oil fired heating with additional woodburners. Oil fired Aga. Private drainage to septic tank (registered with SEPA). Partial secondary glazing and/or double glazing.

Fixtures and Fittings

Most contents may be made available by separate negotiation, as will the machinery and equipment.

Historic Scotland

Broomhill House is category B Listed by Historic Scotland

Local Authority

Highlands Council. Council Tax Band H

Home Report

A copy of the Home Report is available on request from Fine & Country Scotland.

Viewings

Strictly by appointment with the sole selling agents, Fine & Country Scotland.

Offers

All offers should be made in Scottish Legal Form to the offices of the sole selling agents, Fine & Country Scotland by email to scotland@fineandcountry.com

Matters of Title

The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such matters.

Boundary Plan and Schedule

The boundary plan was produced in good faith however all plans are for guidance purposes only. Purchaser(s) must satisfy themselves with the Title Deeds and the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Tenure and Possession

The Freehold title is offered for sale with vacant possession upon completion.

Money Laundering Obligations

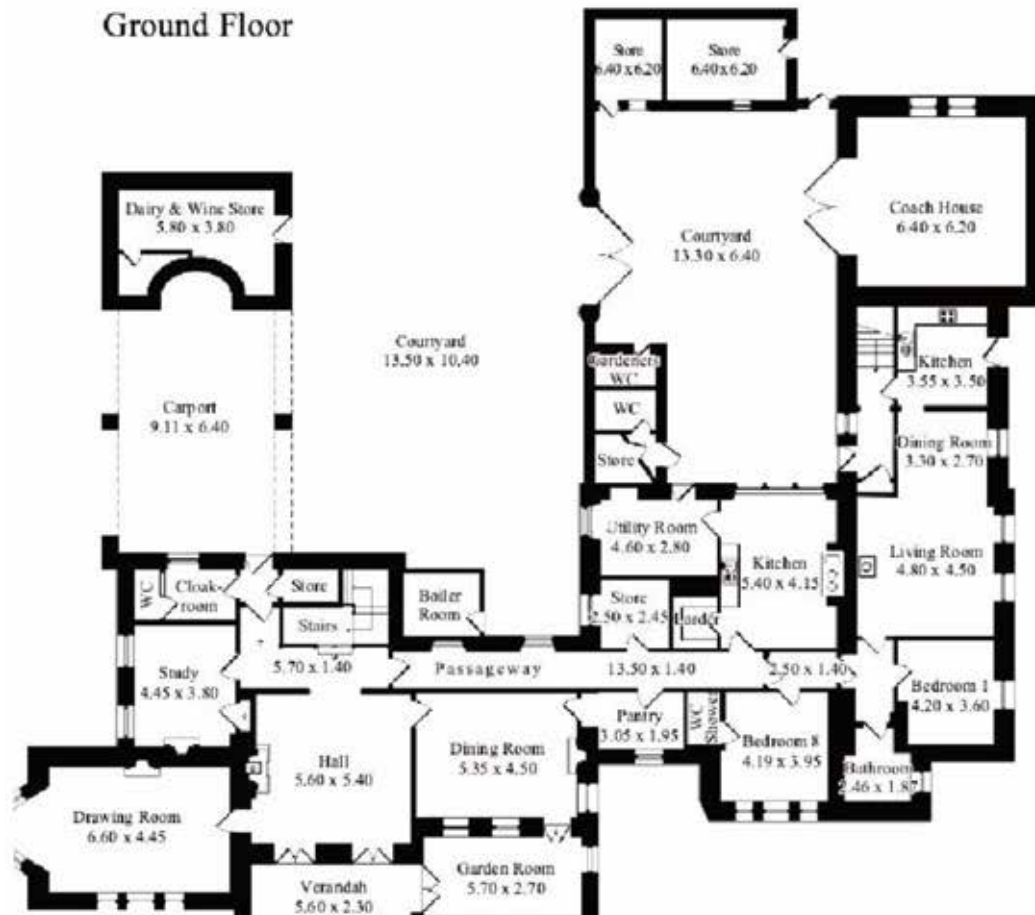
In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.

Website and Social Media

Further details of this property as well as all others offered by Fine & Country are available to view on our website www.fineandcountry.co.uk. For updates and the latest properties like us on [facebook.com/fineandcountrysouthscotland](https://www.facebook.com/fineandcountrysouthscotland) and Instagram on [@fineandcountrysouthscotland](https://www.instagram.com/fineandcountrysouthscotland)

<https://www.instagram.com/broomhillhouse.scotland>

Ground Floor



First Floor



Very energy efficient - lower running costs		Current	Potential
A	(92 plus)		
B	(81-91)		
C	(69-80)		
D	(55-68)		71
E	(39-54)		
F	(21-38)	37	
G	(1-20)		
Not energy efficient - higher running costs			



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