



**Spey Bay Lodges , Spey Bay, IV32 7PJ**  
**Offers Over £750,000**







# Spey Bay Lodges

## Spey Bay, IV32 7PJ

Offers Over £750,000

Tremendously exciting investment opportunity for the discerning investor comprising 3 buildings within a double gated half acre plot immediately adjacent to Spey Golf Club and only a few minutes walk to the beautiful beach.

### BUNNYHOPS

2 bedroom semi detached split level Bungalow with generous garden and a beautiful outlook over the open countryside. Double glazed and calor gas CH.  
Ample parking and 1 x Zappi EV charging point.

### BEACH BREEZE

2 bedroom (double and family room) House with rear garden (semi detached with Bunnyhops) with upper floor Lounge and Dining Kitchen affording wonderful views over the Golf Course and beyond to the Bin Hill. Double glazed and calor gas CH.  
Ample parking and 1 x Zappi EV charging point.

### COMMERCIAL OFFICE SUITE

Office Suite - (semi detached to Curlew View) comprising Workshop, 4 person office, kitchen and wc facility. Double glazed and calor gas CH.  
Givenergy Solar System panels and battery.  
Ample parking 2 x Zappi EV charging points.

### CURLEW VIEW

2 bedroom semi detached Bungalow with accessible shower room and generous garden with substantial shed and raised vegetable beds. Double glazed and calor gas CH.  
Ample parking and 2 x EV charging points

### DOUBLE GARAGE

38 square meter standalone high specification double garage with full height inside space suitable for conversion to accommodation.

Of crucial importance is the versatility that Spey Bay Lodges offer in that Curlew View along with the Commercial Office premises could easily become converted to a 4 Bedroom home with large garden with 2 superb AirBnB/holiday let properties on site. Alternatively, the Office could become another separate holiday let.

Spey Bay Lodges have operated as Airbnb for several years with regular increasing income.

Season 2024 income from Airbnb for £46,000

Season 2024 income from office rental £8,400



## Bunnyhops

Split level 2 bedroom bungalow with large garden and beautiful open outlook views over the surrounding countryside. Parking and EV charging point..

**BH Entrance Hall** 7'8" x 3'6" (2.35 x 1.08)  
Door to hall, bedroom 1 and four steps up to the :-

**BH Kitchen** 12'9" x 15'9" (3.89 x 4.82)  
Generous and well appointed fitted dining Kitchen.

**BH Lounge** 16'1" x 15'7" (4.91 x 4.77)  
4 steps up to the lovely generous lounge with floor to ceiling glazed windows and door opening into the garden.

**BH Bedroom 1** 9'11" x 11'5" (3.03 x 3.49)  
Double bedroom with window.

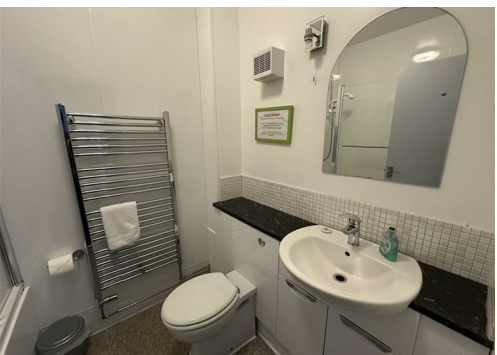
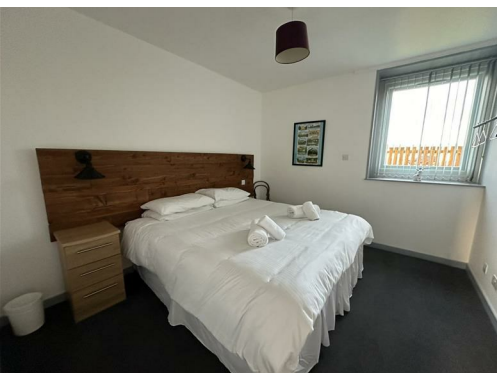
**BH Passage** 2'8" x 5'6" (0.83 x 1.69)  
Passageway giving access to :-

**BH Bedroom 2** 8'7" max x 8'0" max (2.63 max x 2.46 max)  
Bedroom with bunk beds and window.

**BH Bathroom** 5'4" x 6'9" (1.63 x 2.07)  
Bath with shower fitted over, vanity with basin, wc and storage.

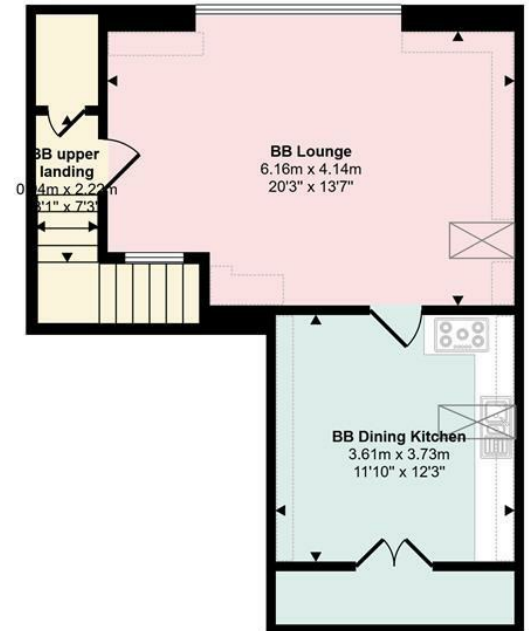
## Garden and Outside

Good sized garden laid to lawn.





Approx Gross Internal Area  
177 sq m / 1910 sq ft



## Bunnyhops Ground Floor Plan

## Beach Breeze Ground and Upper Floor Plan

Ground Floor  
Approx 127 sq m / 1367 sq ft

Denotes head height below 1.5m

First Floor  
Approx 50 sq m / 543 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





### Beach Breeze

2 Bedroom two storey house with bedrooms and bathroom on the ground floor and lounge and dining kitchen on the upper floor taking advantage of the outstanding views  
Parking and EV charging point.

**BB Entrance Hall** 11'1" max x 6'7" (3.39 max x 2.01 )  
"L" shaped hall with cupboard. Accessing both bedrooms and bathroom. Staircase to the upper floor.

**BB Bedroom 2** 14'3" x 12'11" (4.35 x 3.95)  
Double aspect double bedroom.

**BB Family Room** 18'3" x 16'5" (5.58 x 5.02)  
Large bedroom sleeping up to 5 people with double bed, single and bunk beds.

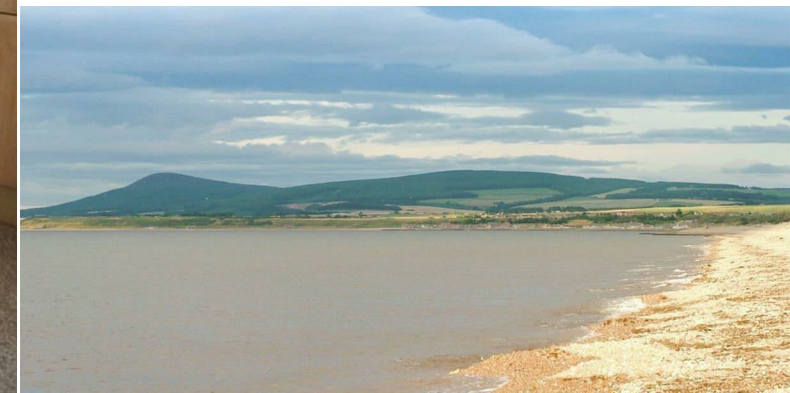
**BB Bathroom** 6'2" x 8'5" (1.88 x 2.59)  
Bath with shower fitted over, vanity with basin, wc and storage.

**BB Upper Landing**  
Landing with cupboard. Door to :-

**BB Lounge** 20'2" x 13'6" (6.16 x 4.14)  
Generous double aspect lounge with dormer picture window enjoying a superb outlook over the golf course towards the Binn Hill. Further Velux window in coombed ceiling. Door to :-

**Dining Kitchen** 11'10" x 12'2" (3.61 x 3.73)  
Dining kitchen with coombed ceiling and Velux window. Full range of fitted units. Ample room for dining table and chairs. Large cupboard with wall mounted boiler.

**Garden and Outside**  
Own separate fenced off garden laid to lawn.





### Office Suite

Office Suite comprising hall, workshop, 3 person office, kitchen/office/store and wc. Has solar panels and an income of £8,400 in 2024. Parking and 2 EV charging points.

Attached to Curlew View and could easily be converted to a 4th residential property (2 bedroom bungalow) or joined with Curlew View to become a 4 bed/2 bath property.

**Office Hall** 15'5" max x 6'0" max (4.72 max x 1.83 max)

**Workshop** 11'5" x 14'9" (3.48 x 4.51)

Generous workshop

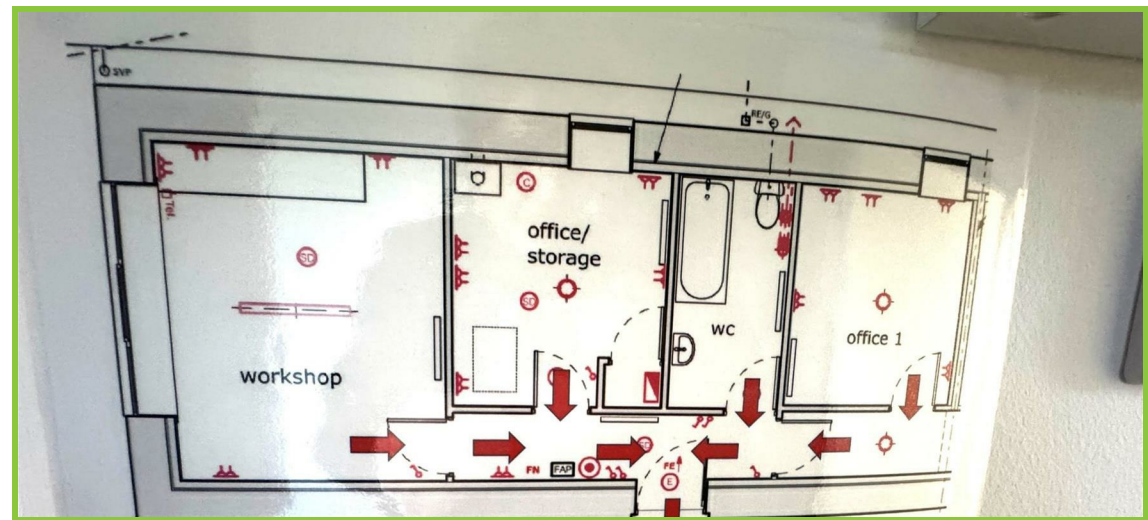
**Office/Kitchen/Store** 9'8" x 10'7" (2.95 x 3.23)

**WC** 5'5" x 8'0" (1.66 x 2.45)

Was previously a bathroom which could be re-instated.

**Office** 10'2" x 10'6" (3.12 x 3.21)

Good sized office accommodating 3 people.

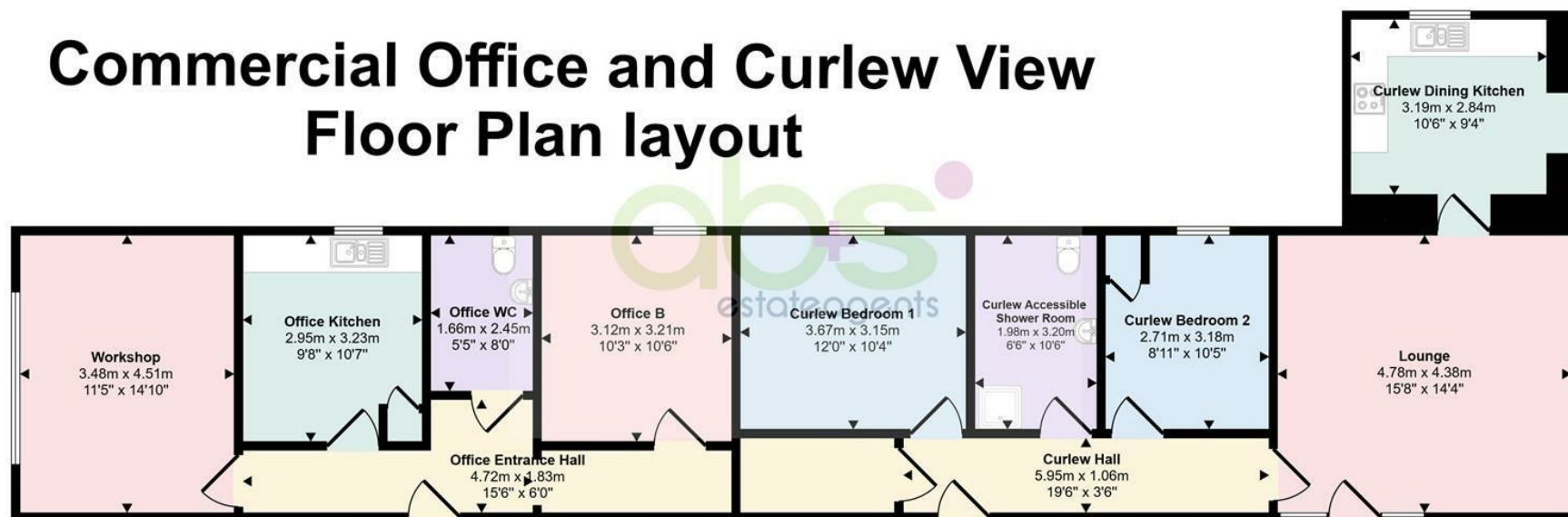




Approx Gross Internal Area  
126 sq m / 1354 sq ft



# Commercial Office and Curlew View Floor Plan layout



Floorplan

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### **Curlew View**

2 Bedroom bungalow with accessible shower room, lounge, dining kitchen and large garden.  
Parking and 2 EV charging point.

**CC Entrance Hall** 19'6" x 3'5" (5.95 x 1.06)

**CC Lounge** 15'8" x 14'4" (4.78 x 4.38)  
Lounge with 3 floor to ceiling windows. Door to :-

**CC Dining Kitchen** 10'5" x 9'3" (3.19 x 2.84)  
Double aspect fitted kitchen with full range of units.

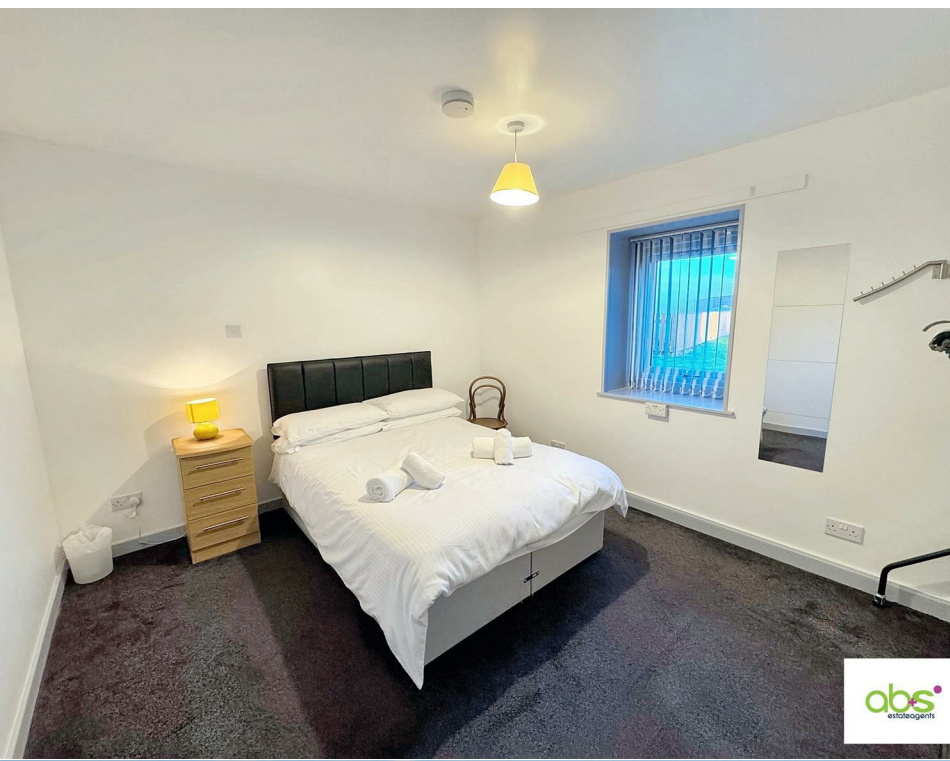
**CC Bedroom 1** 12'0" x 10'4" (3.67 x 3.15)  
Double bedroom.

**CC Accessible Shower Room** 6'5" x 10'5" (1.98 x 3.20)  
Accessible shower room complying with building regulations.

**CC Bedroom 2** 8'10" x 10'5" (2.71 x 3.18)  
Bunk bed bedroom with window.

### **Garden and Outside**

Large garden, enclosed and laid to lawn with substantial timber shed and raised vegetable beds. Parking and 2 EV charging points.







### Garage

20'7" x 19'9" (6.28 x 6.04)

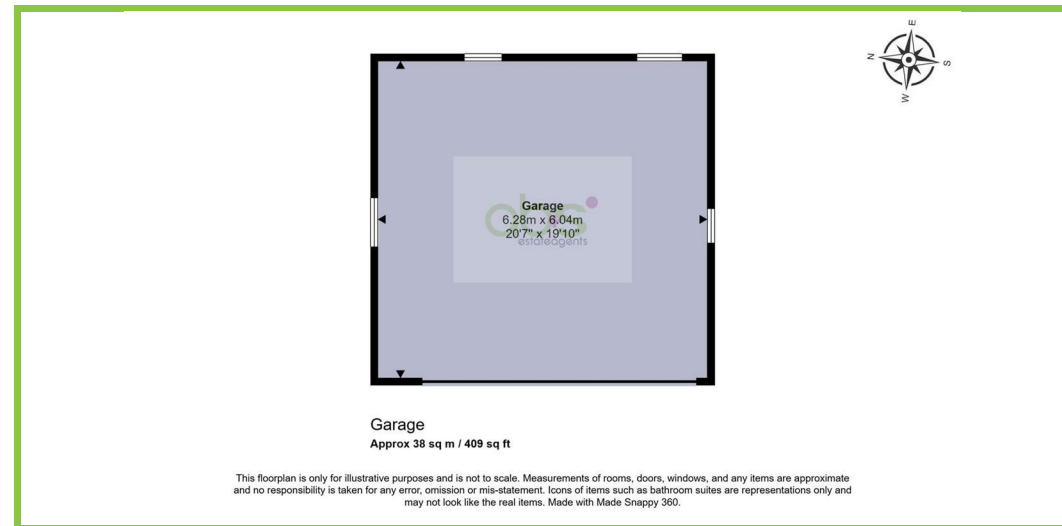
Extending to 38 square meters, large double height garage with an upstairs along with extension and conversion potential.

### Fixtures and Fittings

The properties are being sold as seen with the contents insitu (excepting the Office Suite and Garage, of course - the office hardwear and equipment plus the cars will be removed).

### Home Report

Exempt from Home Report as it is a port folio of properties.







## Viewing

if you wish to arrange a viewing on this property or require further information please contact a member of our team on 01343 564123

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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