



masson
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CLOSING DATE Milton Cottage, Steading & Land, Boat Of Garten, PH24 3BG

UNDER OFFER £350,000

Contact us on 01479 874800 or visit www.massoncairns.com

solicitors and estate agents

UNDER OFFER - CLOSING DATE - FRIDAY 2 MAY 2025 AT 12 NOON - Milton Cottage and Steading present a rare and exciting opportunity to acquire a traditional Highland property with significant potential, situated in a truly exceptional setting. Located on the outskirts of the popular Osprey village of Boat of Garten, within the heart of the Cairngorms National Park, the property enjoys a peaceful and picturesque position beside the tranquil waters of Milton Loch, extending to approximately three acres. The property consists of a now-uninhabitable detached cottage and an attractive U-shaped traditional steading. The cottage, while currently not fit for occupation, offers a clear footprint for restoration or redevelopment, subject to the necessary consents. The existing layout, as shown in the floorplan, demonstrates the potential for generous family accommodation. On the ground floor, multiple reception rooms and versatile spaces offer scope to reconfigure to suit modern living. Upstairs, a series of well-proportioned rooms enjoy open views across the surrounding landscape, making it easy to imagine a stunning family home emerging from the current structure. Adjacent to the cottage, the traditional steading forms a sheltered courtyard offers a wealth of opportunities, whether for residential conversion, workshops, creative studios or ancillary accommodation, again subject to the necessary planning permissions. The location is truly outstanding. It is highly unusual for land of this size and setting to come to the market in this area, particularly with such development potential and proximity to Boat of Garten. Please note that internal access to the buildings is not currently possible due to safety considerations. Prospective purchasers should satisfy themselves with the potential on offer and seek appropriate professional advice regarding planning and redevelopment possibilities.

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Boat of Garten

Boat of Garten, known as the Osprey Village, is a peaceful Highland community of friendly folk set amongst heather clad hills and native woodland in the Cairngorms National Park. Abundant wildlife, magnificent scenery, many sporting and leisure activities and a traditional Highland welcome await you. Play at the superb 18-hole golf course or fish the Spey. Unique bird watching opportunities abound, especially at nearby Loch Garten; tranquil woods and dramatic hillsides are yours to walk, climb or ski. Cycle on excellent tracks and quiet roads or travel on a scenic steam railway - it's all here for your Highland living. Ideally located and lying adjacent to the mighty River Spey in the Cairngorms National Park, Boat of Garten lies in an area of outstanding natural beauty, centrally located but easily accessible in the Highlands of Scotland. Within the village are a shop, post office, gallery, Strathspey steam railway, very active community hall and highly rated primary school with education to secondary standard at Grantown on Spey.

Transport Links

From Boat of Garten, you can conveniently access various transportation options to explore the wider UK:

Airports: Inverness Airport (INV): Approximately 31 miles away, this regional airport offers domestic

flights and some international connections. Aberdeen International Airport (ABZ): Roughly 83 miles away, providing a wider range of domestic and international flights.

Train Stations: Boat of Garten Railway Station: Located within the village, it is part of the Strathspey Steam Railway, which connects to Aviemore.

Aviemore Railway Station: Approximately 6 miles away, with regular services to Inverness, Glasgow, and Edinburgh, as well as connections to the wider UK rail network.

Road Routes: A95: This arterial road connects Boat of Garten to the A9, a major north-south route traversing Scotland, providing access to Inverness, Perth, Stirling, and Glasgow. A939: This scenic route connects Boat of Garten to the A96, linking Inverness to Aberdeen, offering an alternative route to eastern Scotland.

With these options, Boat of Garten serves as a convenient base for exploring the UK's diverse destinations, whether traveling by air, rail, or road.

Home Report

A home report is not required for this property due to its uninhabitable status

Opportunity

As the largest National Park in the UK many

emblematic species of flora and fauna can be found in the area including capercaillie, red squirrel, osprey, wild cat, twin flower and freshwater pearl mussels and the effective custodianship of this land will help to maintain the very highest value to the national scenery, wildlife and cultural heritage. In a world where uniqueness is becoming increasingly rare, this offering represents an exceptional intersection of nature, beauty, and tranquillity. It is a window to unparalleled panoramic views, the stunning beauty of the Highlands. Whether you're an avid nature lover, outdoor enthusiast, or simply value the tranquillity and inspiration that only untouched nature can provide, this opportunity is truly like no other. It's a chance to invest in your dreams, in a future defined by serenity and steeped in natural splendour. Given its exclusivity and the scarcity of such openings, this opportunity is not likely to be available again.

Current Properties & Land

The current property consists of a charming traditional Highland-style one-and-a-half storey stone and slate cottage with dormers, married with a further extension which extends to circa 164.3sqm or 1768.53sqft in total. At present, the house is uninhabitable due to the need for significant restoration works. The traditional U-shaped stone steading is a substantial and characterful agricultural building, constructed from stone with slate and corrugated roofing extending to circa 283.8sqm or



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3055sqft. Set in a sheltered courtyard configuration, the steading retains many original features, including barn doors and former byres, and offers significant potential for redevelopment. With generous proportions and a solid structure, it lends itself to a variety of future uses, such as conversion to residential or commercial purposes, subject to the appropriate planning consents. The building enjoys a private and scenic position within the wider site, with open views and direct access to surrounding countryside. Located in a site that extends to circa 3 acres, the outside space is characterised by open areas of amenity ground ready to be landscaped into garden and amenity areas as required with some amazing views over the surrounding countryside and Strathspey Heritage Railway.

With the necessary planning consents, this expansive plot with buildings provides a unique chance to own a one-of-a-kind opportunity that can take full advantage of the picturesque setting. Such a project, or restoration of the existing stone cottage, could potentially transform this property into a truly spectacular residential mini estate that blends traditional Highland charm with a unique contemporary flair.

Services

It is understood that there is mains water and

electricity with drainage will be to a septic tank. Potential purchasers should satisfy themselves on provision costs.

Entry

By mutual agreement.

Price

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Please Note: VAT is payable on the steading and land portion of the sale, but not on the cottage itself.

CLOSING DATE - FRIDAY 2 MAY 2025 AT 12 NOON -

Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-Masson Cairns

Strathspey House
Grantown on Spey

Moray

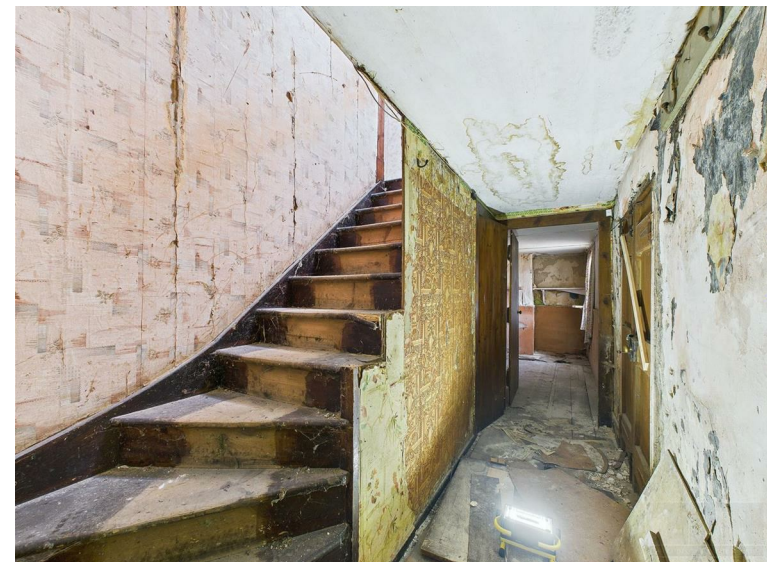
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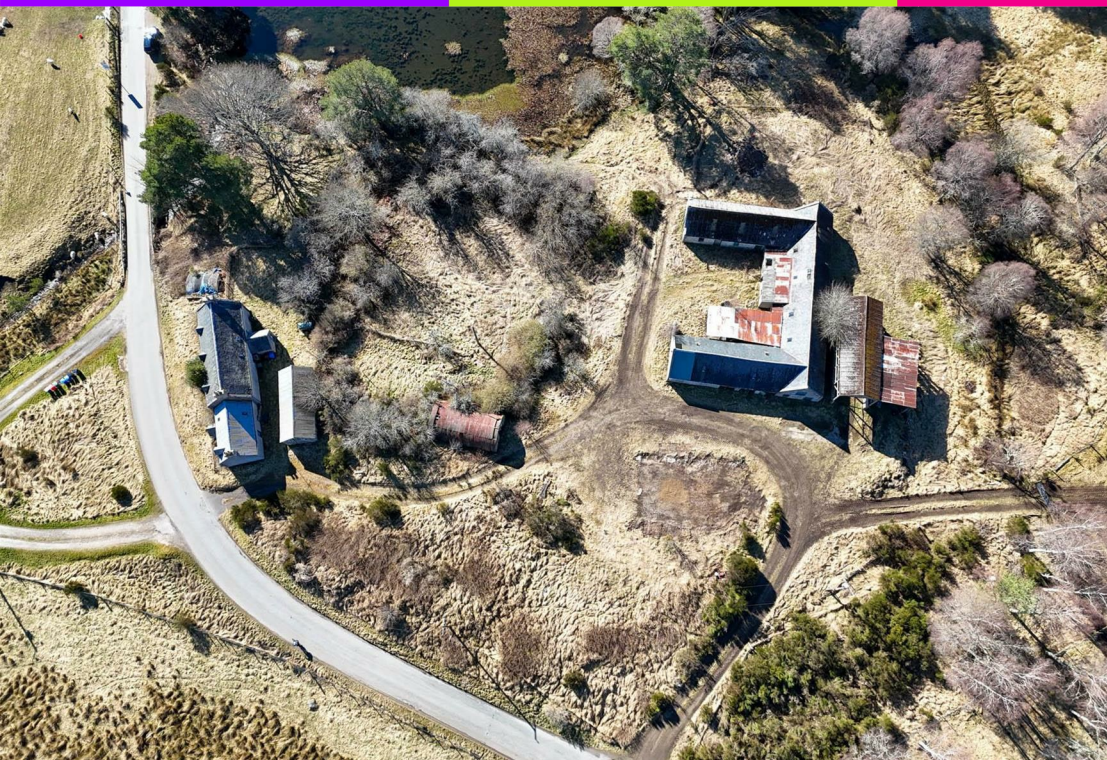
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Approximate total area⁽¹⁾

800.94 ft²

74.41 m²

Reduced headroom

65.05 ft²

6.04 m²

(1) Excluding balconies and terraces.

Reduced headroom

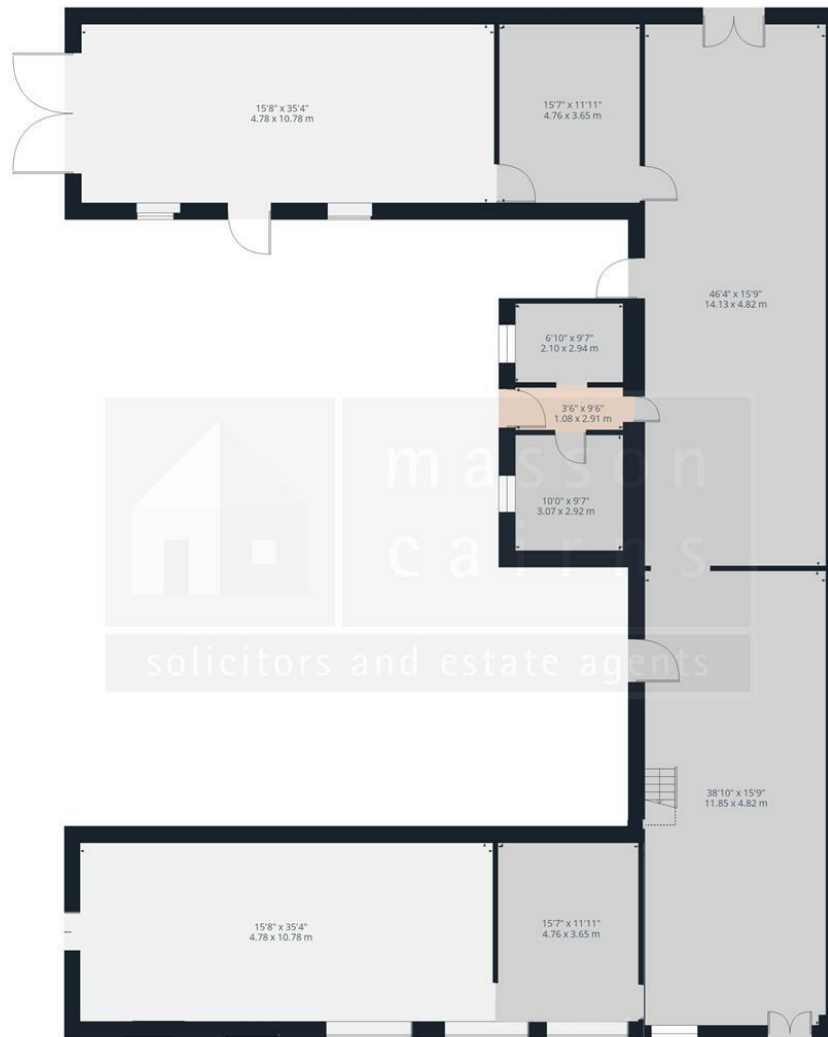
..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

3055.01 ft²
283.82 m²

Reduced headroom

10.23 ft²
0.95 m²

(1) Excluding balconies and terraces

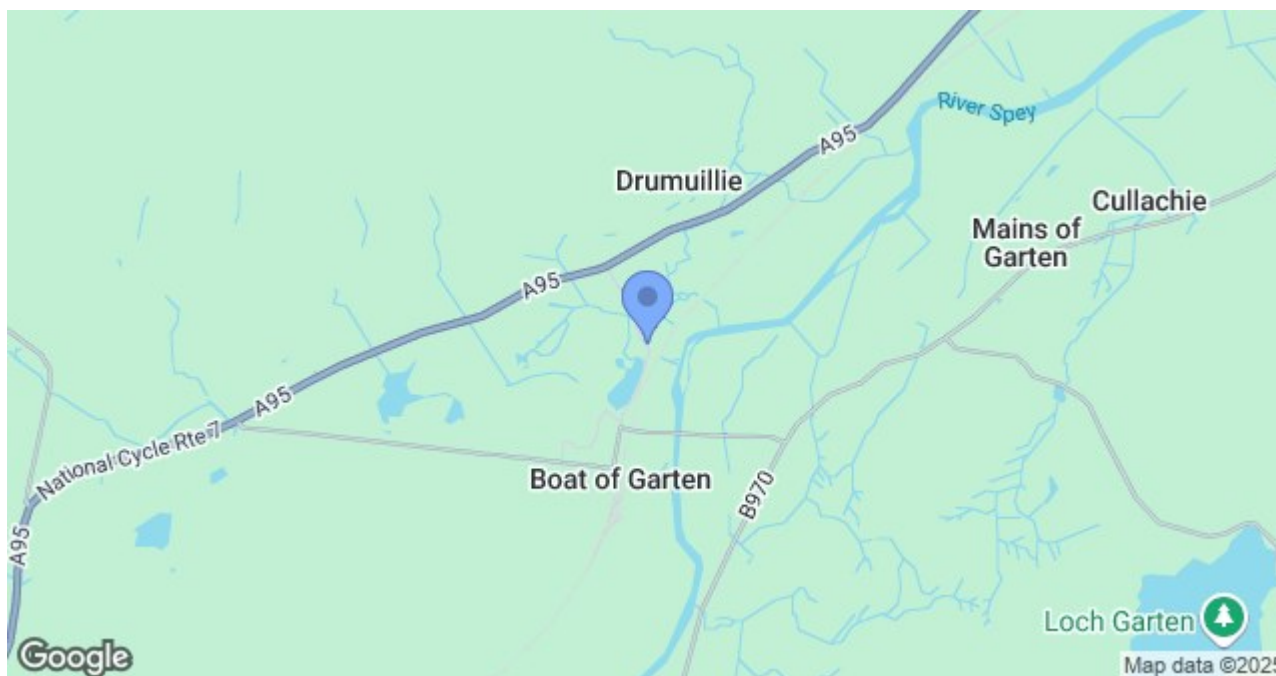
Reduced headroom

..... Below 5 ft/1.5 m

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While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
themselves on all matters



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