



# STRATHTULCHAN

Grantown-on-Spey, Morayshire



# AN OUTSTANDING COUNTRY HOUSE AND COTTAGE SITUATED WITHIN 16 ACRES OF PRIVATE GROUNDS OVERLOOKING THE RIVER SPEY.

## Summary of accommodation

**Ground Floor:** Entrance porch | Hallway | Dining room (door out to patio) | Drawing room (with open fireplace and doors out to patio) | Dining kitchen with doors through to garden room | Breakfast room | Utility room | Wine cellar | Boiler room | Study | Drying room | Snug/sitting room | Two WC's

**First Floor:** Landing | Principal bedroom suite with dressing room and en suite bathroom (with separate shower)  
Five further double bedrooms, three with en suite facilities | Family bathroom serving the remaining bedrooms

**Second Floor:** Two large attic bedrooms | Two further store rooms

## Two-storey annexe/wing

**Ground Floor:** Entrance porch | Hall | WC | Kitchen | Larder | Sitting room (with open fireplace and doors out to patio)

**First Floor:** Two double bedrooms and family bathroom

The Garden Room with sauna and shower room | Doors out to patio with hot tub | Gun and rod room | Integrated triple car port

Gardeners Cottage with two bedrooms and bathroom | Garage and kennels

Outstanding formal gardens and woodland policies extending to over 16 acres

Two attractive lochans | Tennis court | Stables and paddock | Greenhouse | Walled garden

Woodland walk overlooking River Spey | Wood Store

**For sale as a whole – About 16.35 Acres in Total**

**Distances:** Grantown-on-Spey 9 miles, Aviemore 14 miles, Inverness Airport 41 miles, Inverness 34 miles (All road distances are approximate)

## SITUATION

Strathtulchan is situated just outside the Cairngorm National Park in the heart of Speyside, an area renowned for its natural beauty.

The nearby town of Grantown-on-Spey (9 miles), the capital of Speyside, offers a range of extensive services, including primary and secondary schooling, first-class hotels, supermarkets, banks, a health centre and restaurants. Sporting facilities include an 18-hole golf course, a leisure centre, tennis courts, a bowling green, and a recreation park. Aviemore (14 miles) has a train station with direct services to Inverness, Perth and Edinburgh as well as a sleeper service to London. The nearby A9 gives swift road links both north and south. Gordonstoun (33 miles) is the nearest private school. Inverness is about a 40-minute drive away and offers all the services of a major city.

The surrounding area of the Cairngorms National Park offers some of the finest scenery in Scotland and is ideal for outdoor enthusiasts, including skiing, hill walking, mountain biking and world-class shooting, fishing and stalking. This sandy beaches of the Moray Firth are also nearby.

Inverness Airport (41 miles) offers regular flights to London, Bristol, Manchester, Birmingham, and other UK and European destinations.

## BACKGROUND

Strathtulchan is situated in a very private position on Speyside. Formerly part of the adjacent Tulchan Estate, the house sits on an elevated site overlooking the Boat Pool of the River Spey. The predecessors bought the site in 1988 and then built the wonderful Strathtulchan Lodge. The property has been well-maintained and updated by the current owners. The beautifully proportioned house, with its Scots Baronial influences, sits comfortably within the exceptional grounds. The house has an exceptional outlook overlooking the surrounding policies and river below.





## STRATHTULCHAN

Strathtulchan is approached off the main road via an impressive, well screened entrance flanked by stone pillars and planted woodland. A sweeping tarmac driveway leads through the landscaped grounds, crossing the lochan and arriving at a gravel turning circle to the front of the house.

Benefitting from double glazing throughout, the property offers exceptionally generous accommodation, including five reception rooms. These comprise a large drawing room with open fireplace and doors opening onto the patio; an elegant, double aspect dining room with patio access and adjoining study; and a garden room and breakfast room, both accessed from the kitchen and featuring floor to ceiling windows overlooking the gardens.





The heart of the home is a charming country style kitchen, fitted with integrated appliances, a central island and a Rangemaster stove. The remainder of the ground floor includes a utility room, larder, boiler room and two WC's.

On the first floor is a substantial principal bedroom suite incorporating a dressing room and an en suite bathroom with double sinks and a separate shower. There are five further double bedrooms, three of which benefit from en suite facilities, together with a further bathroom shared between two of the bedrooms. A spiral staircase leads to the second floor, which comprises two large attic bedrooms and two additional store rooms which could provide further accommodation.



In addition, there is a self catered annexe wing, connected internally via the dining room but also providing independent external access. The annexe includes an entrance porch, a hallway, a sitting room with an open fireplace and patio doors, a kitchen, a larder and a WC. On the first floor are two double bedrooms with lovely river views and a family bathroom.

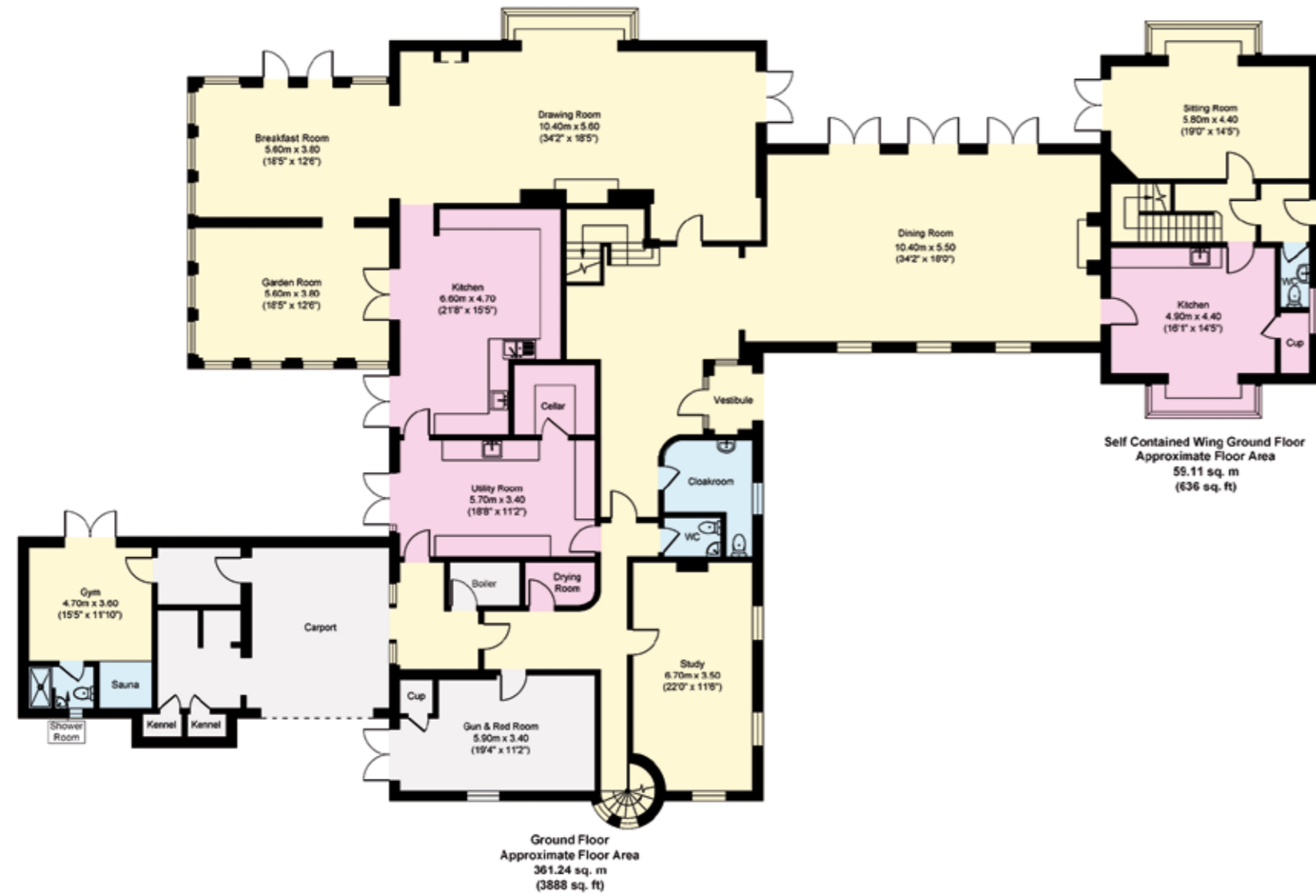
Adjoining the main house is a triple-car port, as well as a leisure suite comprising a garden room with sauna, shower room and gym, with doors opening onto a patio with hot tub. There is also a dedicated gun and rod room.



# Strathtulchan, Grantown-on-Spey, Inverness-shire, PH26 3LP

Approximate Gross Internal Area  
863.98 sq. m / 9300 sq. ft

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



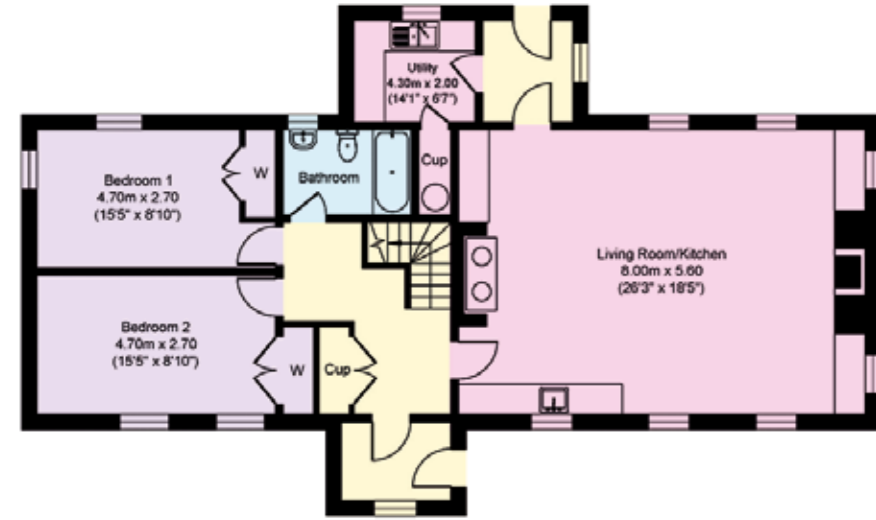
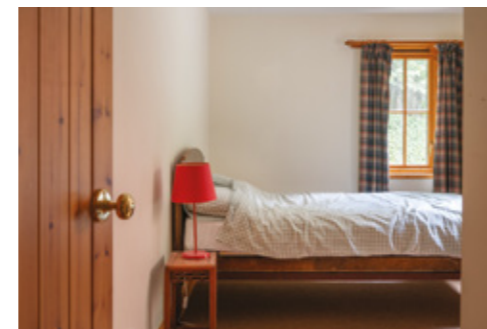
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

# GARDENERS COTTAGE

Situated in a private position overlooking the surrounding parkland, Gardeners Cottage was built in 2005. A fork off the main drive leads to the property with a gravelled parking area to the rear. Benefitting from double glazing and night storage heating, the accommodation includes:

Entrance hall, large dining kitchen (triple aspect views), utility room, two double bedrooms and family bathroom.

There is a double garage with log store to the side and a set of kennels.



Gardeners Cottage Ground Floor  
Approximate Floor Area  
104.16 sq. m  
(1121 sq. ft)

Approximate Gross Internal Area  
104.16 sq. m / 1121 sq. ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



## GARDENS, POLICIES AND OUTBUILDINGS

The grounds at Strathtulchan extend to just over 16 acres in total. From the stone pillared entrance, the sweeping driveway passes through idyllic parkland bordered by mixed mature woodland.

As the house is approached, immaculate lawns flank the drive, and two particularly attractive lochans come into view. These are fed by a gently flowing burn that meanders through the grounds, with the lochan banks fringed by mature trees, shrubs and perennials, underplanted with a profusion of spring bulbs and areas of attractive wildflowers.

To the south of the house are a tennis court, stables and a greenhouse, along with a pony paddock and a beautifully sheltered kitchen garden. The former railway line provides a charming woodland walk, offering elevated views over the river. There is a useful 5-bay wood store.





# GENERAL INFORMATION

## Residential Schedule

Property	Occupancy	Services	Council Tax	EPC Rating
Strathtulchan	Vacant	Mains electricity, oil-fired central heating, Private (filtered) water supply and private drainage	H	E
Garden Cottage	Let	Mains electricity, oil-fired central heating, Private (filtered) water supply and private drainage	E	D

**Directions:** From Grantown, take the A95 signposted to Aberlour and Craigellachie. Pass through Cromdale and then shortly before the left hand fork to Advie, turn left in the trees across a cattle grid and between stone pillars.

**What3words:** ///guests.cork.owes

**Solicitors:** Brodies Solicitors LLP, 58 Morrison Street, Edinburgh, EH3 8BP  
Tel: 0131 228 3777 Email: graeme.leith@brodies.com

**Local Authority:** Cairngorms National Park, 14 The Square, Grantown-on-Spey, PH26 3HG. Tel: 01479 873535

**Entry:** Entry is available by arrangement with the seller.

**Household Contents and Estate Equipment:** All curtains and fitted carpets within the main house are included in the sale. Additional items of furniture and estate equipment may be available by separate negotiation.

**Health and Safety:** Given the hazards of a rural property we ask you to be

as vigilant as possible when making your inspections, for your own personal safety.

**Rights of Access and Title Conditions:** The property is sold with the benefit of and subject to all existing rights and burdens contained within the Title Deeds.

**Viewing:** Strictly by appointment with the Selling Agents Knight Frank (tel: 0131 222 9600).

**Offers:** Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following inspection.

**Anti-Money Laundering:** All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/ her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

**Overseas Purchaser(s):** Any offer(s) by a purchaser who is resident outwith the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

**Closing date:** A closing date for offers may be fixed and prospective purchasers are urged to note their interest formally to the selling agents. The seller reserves the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer for any part of the subjects of sale.



## Conditions of Sale

### 1. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

### 2. Deposit

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.



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