



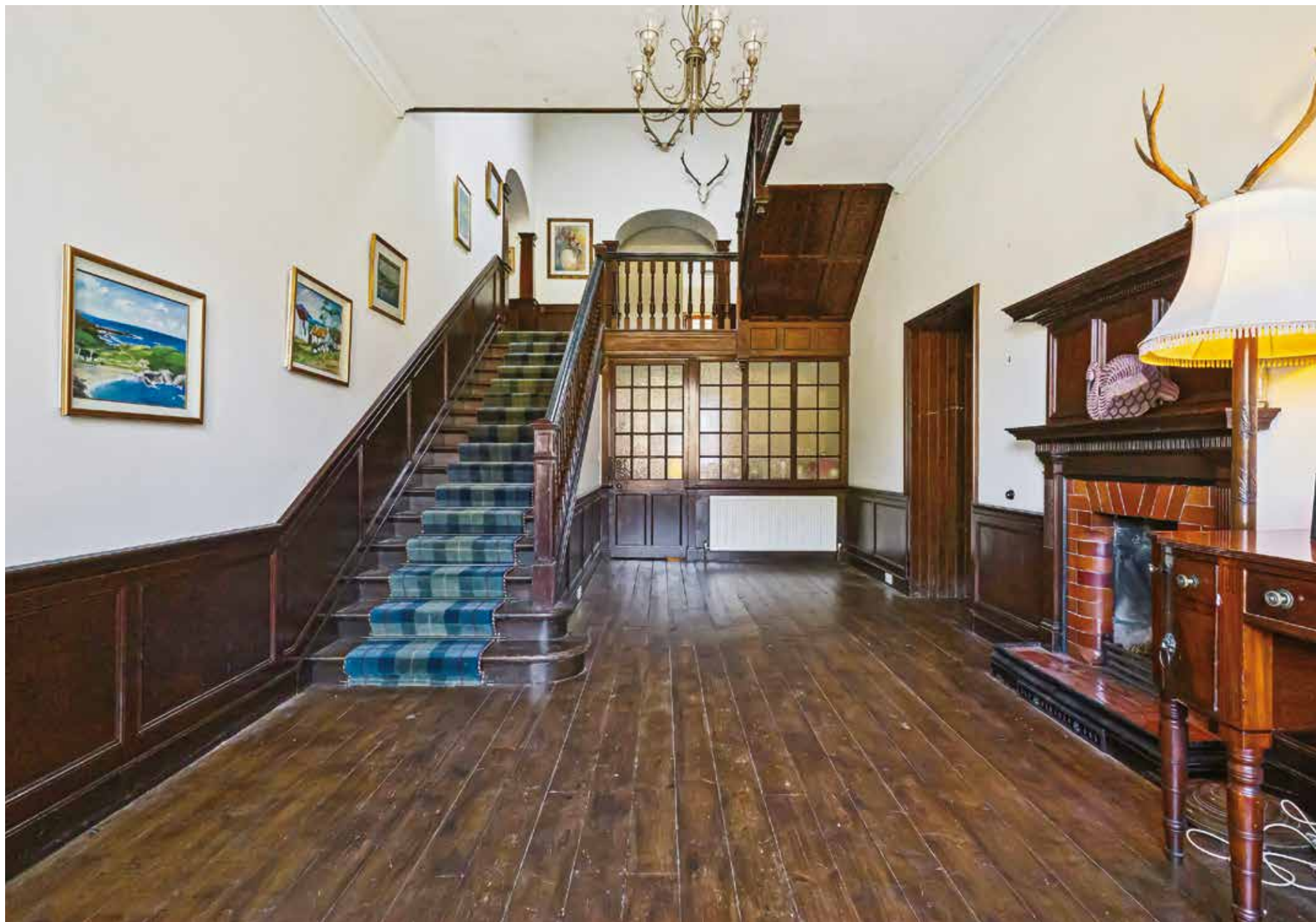
Strathmashie House
Newtonmore | Highland | PH20 1BU

 FINE & COUNTRY

STRATHMASHIE HOUSE

Strathmashie is an exceptional Highland property set within a private and unspoilt glen, combining a historic Victorian sporting lodge, extensive guest accommodation and a successful artisan distillery business opportunity. Surrounded by river, woodland and mountain views, this unique property offers an extraordinary blend of private residence, lifestyle retreat and income-generating potential right in the heart of the Cairngorms.





HISTORY

Originally built in the mid 19th century as a Victorian Highland shooting lodge, Strathmashie House is a lifestyle property that has welcomed guests for centuries. Notably Queen Victoria and Prince Albert visited the estate in 1847 to indulge in grouse shooting on the moor behind the house. Strathmashie House began life as part of a wider sporting estate on the wooded slopes above the River Mashie and, over the years, has attracted generations of visitors drawn by its classic gabled architecture, river bend setting and easy access to the hills and lochs of Badenoch. Evolving from a private lodge to a much loved self catering retreat and, more recently, the home of an award winning artisan gin distillery, it now retains the feel of a traditional Highland lodge while offering the new owners the chance to write the next chapter in its story – whether as a private family home, a lifestyle and income estate or a distinctive Highland hospitality venture.

DESCRIPTION

Set within a breathtaking glen of unspoiled natural beauty, this remarkable estate centres around an impressive period home offering seven bedrooms and four bathrooms. Enriched by an elegant Victorian addition, with period features and panelling,

It introduces a grand hallway, refined reception rooms and further spacious bedrooms. Complementing the main residence are a collection of outbuildings, including two successful holiday lets—one sleeping five across two bedrooms, the other accommodating eight with three bedrooms—each thoughtfully designed for comfort and privacy. A charming, fully renovated former cricket pavilion provides an additional three bedrooms and sleeps seven, while a generous two bedroom annexe with a large sitting area offers superb flexibility for multi generational living or guest accommodation.

Outdoors, the estate unfolds across idyllic grounds that celebrate the surrounding landscape, with sweeping lawns, mature trees and tranquil vantage points that capture the glen's dramatic scenery. Numerous outbuildings provide excellent storage and operational space, while a well proportioned paddock offers opportunities for equestrian use or hobby farming. Two further staff accommodations enhance the estate's practicality, supporting seamless management of both the main residence and its thriving holiday let elements. The result is a rare and versatile estate that blends natural beauty, historic charm and exceptional lifestyle potential.

ACCOMMODATION

The grand hallway, with its impressive double height ceiling, beautiful staircase and welcoming fireplace, immediately sets the tone for this Highland retreat. From here, the accommodation unfolds into a series of generous and beautifully proportioned living spaces, including an elegant living room with its own fireplace, a large formal dining room and a spacious family kitchen complete with ESSE oven. A dedicated snooker room, practical boot room and even a charming bar area create a home perfectly suited to both relaxed family life and memorable gatherings.

Upstairs, the property offers seven spacious bedrooms served by four bathrooms, providing flexibility for family and guests alike.

THE BUTLER'S FLAT

Charming two bedroom flat which sleeps five

THE DISTILLERY COTTAGE

Three bedroom accommodation which sleeps eight, has it's own sauna.

CRICKET PAVILION

A beautiful three bedroom fully renovated pavilion which sleeps seven. The pavilion captures the imagination with a whimsical "Narnia cupboard," leading through to a secret bedroom, and enjoys enchanting views over the hills and river below.

ANNEXE

Private two bedroom property that easily sleeps four with large kitchen and living room area.























GARDEN AND GROUNDS

Set within approximately seven acres of scenic Highland countryside, the grounds of Strathmashie House offer a sense of space, privacy, and connection to nature. The landscape is informal and full of character — open natural lawns and a paddock bordered by the Mashie River, with splendid views stretching across the surrounding Monadhliath and Cairngorm mountains and a beautiful lawn on which to play croquet. It's a setting that embraces outdoor living, creativity, and has a genuine sense of retreat.

Strathmashie House is a place with soul — a relaxed country home where nature, craft, and comfort come together seamlessly. Its grounds invite exploration, creativity, and a slower way of life in one of Scotland's most beautiful rural settings.

OUTBUILDINGS

A number of versatile outbuildings add depth and interest to the estate. There is a large stone barn as well as a new modern shed. Also a dedicated outdoor office space — ideal for creative or remote working — and two staff accommodations offering practical flexibility. There is also a spacious game locker, chicken coop and a forge.

LOCATION

Strathmashie House combines a genuinely private Highland setting with reassuringly easy access. Around 45–50 miles from Inverness, it sits within comfortable driving distance of the city for flights, shopping and services, while still feeling immersed in open countryside and big skies.

Newtonmore railway station, a short drive from the house, lies on the Highland Main Line with direct services north to Inverness and south towards Glasgow and Edinburgh, and is also served by the Caledonian Sleeper, allowing you to step on in the evening and wake up in London or the Highlands. This rare blend of seclusion, scenery and straightforward transport links make Strathmashie House an ideal base for both frequent escapes and extended stays, with an easy flow between city life and Highland wilderness.

Just 15–16 miles away, Aviemore offers a vibrant outdoor hub with supermarkets, independent shops, restaurants and cafés, as well as an abundance of year round activities including skiing in the Cairngorms, mountain biking, walking and watersports. From Strathmashie, owners can enjoy the peace of their own private estate while having one of Scotland's best known adventure destinations comfortably within their reach.

LIFESTYLE

Nestled in the heart of the Highlands, Strathmashie House offers an exceptional lifestyle immersed in nature and outdoor adventure.

Owners enjoy fishing rights on nearby Lochs, both renowned for their tranquil beauty and excellent fishing.

The renowned Wolftrax Mountain Bike Trails sit close by, offering miles of routes for every level, along with a cosy café to refuel after exploring.

The surrounding landscape is rich with scenic walks, breathtaking hikes, and opportunities for running, cycling, or simply soaking in the peace of the Highlands.

With an estate next door offering shooting and field sport experiences, and Aviemore within easy reach for skiing, clay pigeon shooting, and more, Strathmashie House promises an enviable blend of natural splendour, adventure, and exclusivity.

INFORMATION

Viewings: Strictly by appointment through the sole selling agents, Fine & Country Scotland.

Offers: Offers should be submitted in Scottish Legal Form to the selling agents by email scotland@fineandcountry.com. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

EPC Rating: Strathmashie House EPC G | Distillery Cottage EPC E | Butler's Flat EPC F

Services: Strathmashie House is served by private water supply, mains electricity, private drainage to septic tank. Central heating comes from LPG gas combi boilers, wood burning stoves. Hot water is from the combi boiler also.

Local Authority: Highland Council, Council Tax Band G.

Access: The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, 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 himself as to the nature of all such servitude rights and others.

Deposit: A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

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. We use an external agency to conduct these checks. Once an offer has been agreed, Smart Compliance will contact the purchaser to complete the checks electronically. A fee of £60 inc VAT per property will apply and will be processed by Smart Compliance. If you have any queries please contact the office.

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).

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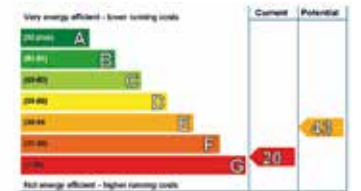
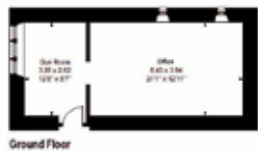
Strathmashie, Laggan, Newtonmore



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Strathmaslie House,
Strathmaslie,
Laggan,
Newtonmore,
Highland, PH20 1BU
 Gross internal area (approx)
 782.40 sq.m (8422 sq.ft)
Keeper's Cottage
 Gross internal area (approx)
 196.11 sq.m (2111 sq.ft)
Out Buildings
 Gross internal area (approx)
 126.44 sq.m (1361 sq.ft)
For Identification Only. Not To Scale.
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FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

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FOUNDATION

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