

Aultmore House, Nethy Bridge, Inverness-shire



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An elegant fully **refurbished Highland country house** with private grounds and cottages with dramatic views towards the Cairngorms.

Summary of accommodation

Principal A-listed Edwardian mansion house including four south-facing reception rooms | Function room | Principal bedroom suite
Seven further bedroom suites | Eight further bedrooms

Formal gardens including terraced, large walled gardens with greenhouse, raised beds and orchard | Croquet lawn

Gate Lodge with three bedrooms and two bathrooms

Three fully refurbished holiday cottages (two bedrooms, two bedrooms and three bedrooms)

Land including 3.46 acres of pasture with four paddocks | 15.49 acres mixed woodland

Range of estate buildings including garaging and stabling

For sale as a whole

About 23.96 Acres in Total

Distances

Grantown on Spey 6 miles, Aviemore 13 miles, Inverness 35 miles, Inverness Airport 41 miles

(All distances are approximate)



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Situation

Aultmore is centrally located within the Cairngorm National Park, an area renowned for its natural beauty. The site of Aultmore House was specially selected because of its outstanding southerly views across Abernethy Forest to the Cairngorm mountains. The Highland village of Nethy Bridge is just 1.5 miles away with a butcher's shop, primary school and 9-hole golf course. The nearby towns of Grantown-on-Spey (6 miles) and Aviemore (13 miles) provide more extensive services including secondary schooling, supermarkets, a bank and restaurants. Aviemore 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 (41 miles) is the nearest private school. Inverness is about a forty-minute drive and provides all the services of a major city.

The surrounding area of the Cairngorms National Park enjoys some of the finest scenery in Scotland and offers everything for the outdoor enthusiast including skiing, hill walking, mountain biking and world class shooting, fishing and stalking. Local attractions include bird watching on the Abernethy and Insh Marshes RSPB reserves and excellent walking trails within the surrounding Abernethy Forest. There is excellent salmon fishing on the River Spey.

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

Background

Aultmore House was commissioned by Aberdonian Industrialist, Archibald Merrilees and was built to the designs of the well-known Edwardian architect C H B Quennell. Aultmore House was built between 1911 and 1915 as the Merrilees family summer residence. Sadly, Mr Merrilees spent only one summer at Aultmore, dying in 1917. The house was then sold in 1922 and extended by the Nivinson family who added the nursery wing on the north side of the house. The Nivinson family owned Aultmore for over 50 years and although it was commandeered as a convalescent home during the Second World War, it remained in the family until 1978. Since then, it has been a finishing school for foreign students and a B&B, but sadly it fell into disrepair until it was bought in November 2000 and fully restored.

It was then purchased by the current owners in 2006 and they have carried out further improvements to the main house and a programme of refurbishment works to the cottages. Both the house and cottages have been let in recent years through their own website: www.aultmoreestate.com

Aultmore House

The property is approached via a private tree-lined driveway with a turning circle and parking area to the front. The A-listed property has retained many of the features and designs from the original owner with the main elevation having a delightful symmetrical appearance with large astragal windows, and an elegant columned central block flanked by two stone gazebos. The internal features are superb with Adam style marble fireplaces in most reception rooms, beautifully detailed plasterwork on ceilings and archways, superb timber floors and facings throughout. The wiring, heating and hot water systems were updated substantially in 2007/08 and most recently interconnecting smoke alarms and emergency lighting were installed.



The full accommodation is laid out over three storeys as follows:

Ground floor: entrance hall, cloakroom with WC, function room, billiard room (with open fireplace), drawing room (with open fireplace), sitting room (with open fireplace), garden room, dining room (with open fireplace), kitchen, secondary kitchen, butlers pantry, office, small sitting room, WC

First floor: landing, bedroom 1 (Grant) with en suite bathroom, bedroom 2 (Macbeth) with en suite bathroom, bedroom 3 (Drummond) with en suite shower room, bedroom 4 (Fraser) with en suite bathroom, bedroom 5 (Stewart) with en suite shower room, bedroom 6 (Mackay) with en suite bathroom, bedroom 7 (Mackenzie) with en suite shower room, bedroom 8 (MacDuff) with en suite shower room

Beyond the east gallery there are 5 further bedrooms and shower room

Second floor: landing, 7 additional attic bedrooms, large bathroom and kitchen area.

Guest/staff wing with 3 further bedrooms, shower room and box room.

There is a basement including store rooms, a workshop and coal cellar.











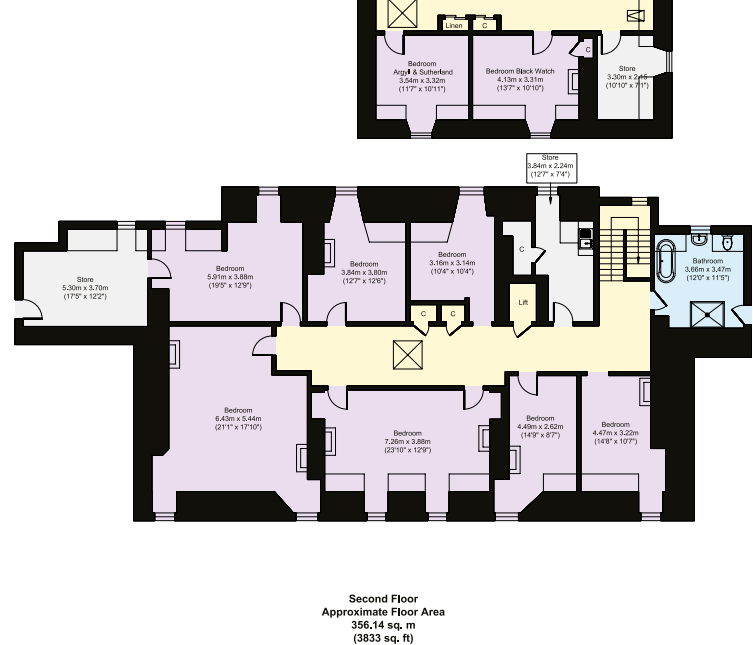
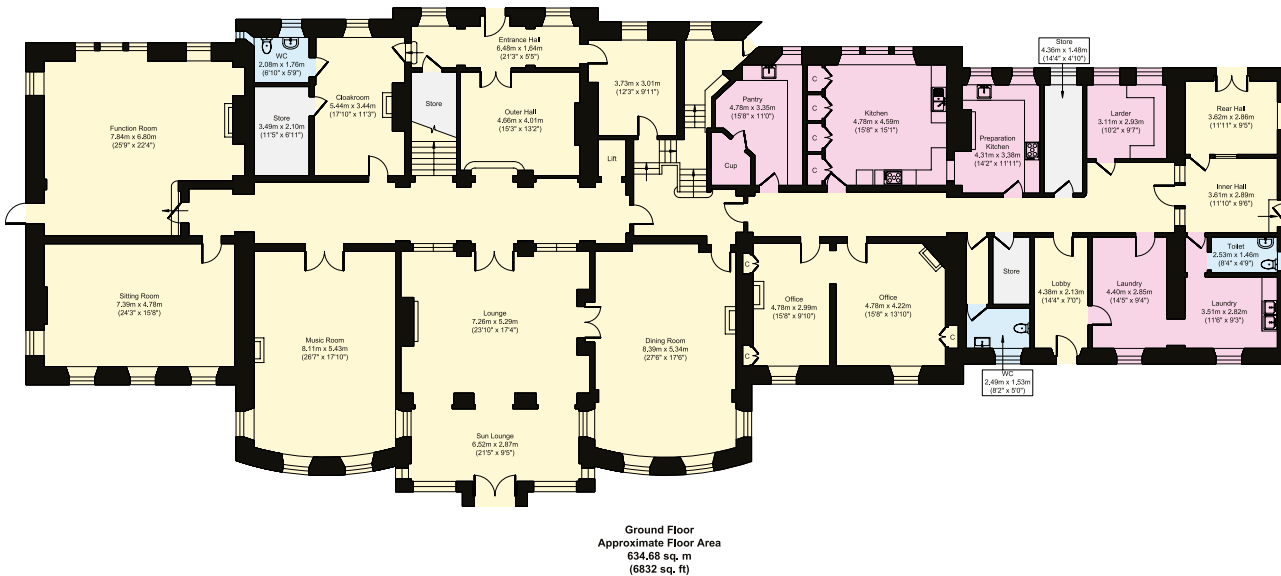
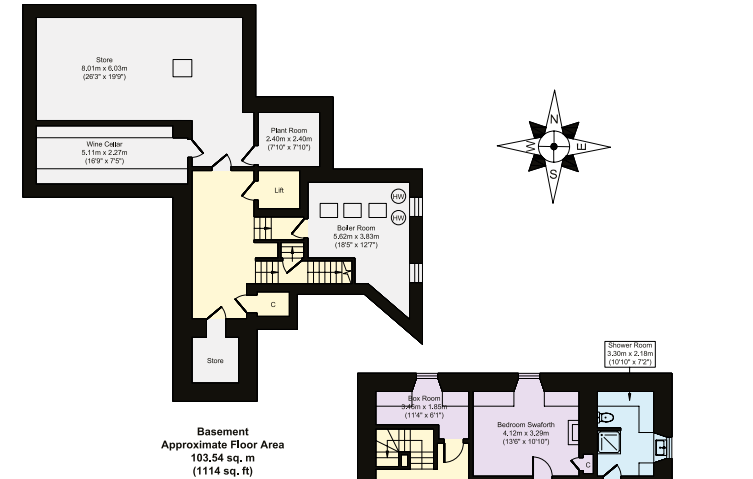
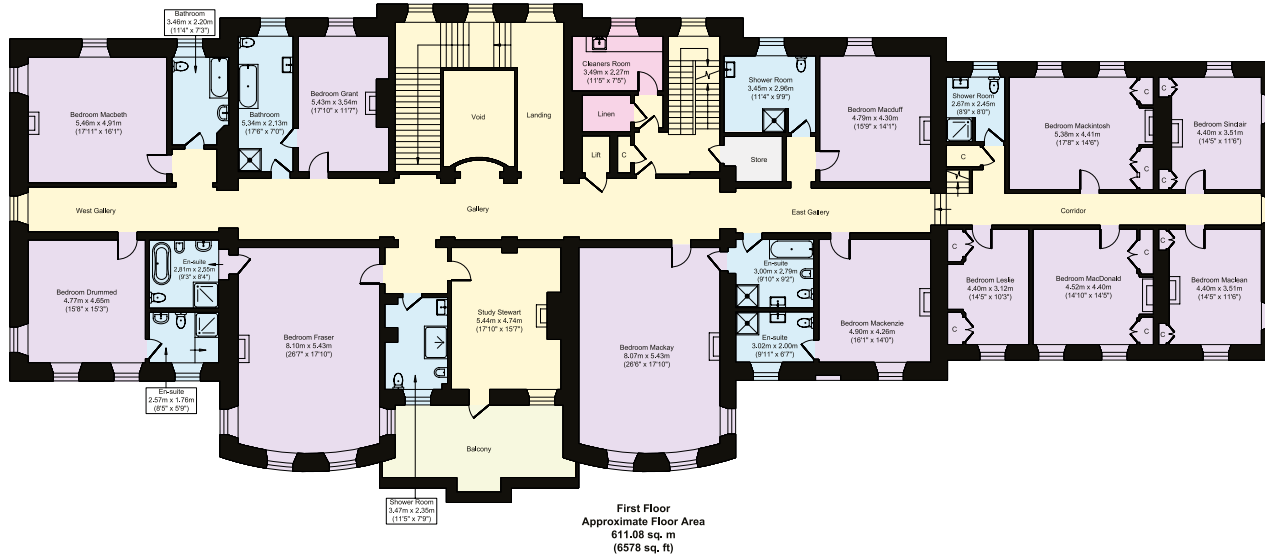


Aultmore House, Nethy Bridge, Inverness-shire, PH25 3ED

Approximate Gross Internal Floor Area
1,705.45 sq m (18,357 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

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







Gate Lodge

By the entrance gates and overlooking the Allt Mor Burn is a lodge cottage built in a similar style to the main house. Benefitting from oil-fired central heating, the accommodation is over two storeys as follows:

Ground floor: hallway, sitting room, dining kitchen, utility room, family bathroom and double bedroom.

First floor: landing, two double bedrooms and shower room.

There is a large area of garden ground to the side with views over the burn. The lodge is let until the end of September 2023.

Holiday cottages

The three cottages are located in a private position to the northeast of the main house. All have been refurbished to a high standard.





Heron and Osprey Cottages are a pair of semi-detached traditional cottages with views over the grounds, each with accommodation as follows:

Osprey

Ground floor: hall, sitting room, dining kitchen and WC

First floor: two double bedrooms and family bathroom (with separate shower)

Heron

Ground floor: hall, sitting room, dining kitchen and WC

First floor: two double bedrooms and family bathroom (with separate shower)

Curlew

Curlew is a detached cottage overlooking a large garden with accommodation as follows:

Ground floor: hall, sitting room, dining kitchen, double bedroom and family bathroom (jacuzzi bath).

First floor: two double bedrooms and shower room.





Gardens, policies and outbuildings

The gardens and grounds at Aultmore are spectacular with most of the principal rooms having dramatic views towards the Cairngorms.

The main garden to the west of the House has a wonderful terrace above the croquet lawn. The terraces are broad and divided by wide paths and herbaceous borders and set off by stone walls and balustrades. There are also a number of attractive stone features including two gazebos which flank the main entrance, a grotto and ha-ha and numerous delightfully built walls and follies. There is a range of estate building including a triple garage and stabling.

To the south of the house are lawns with a central fountain and pond. To the east is an attractive walled garden complete with Victorian greenhouse, raised beds and orchard. Beyond there is a small, sheltered paddock. There are three additional paddocks to the east of the driveway close to the Gate Lodge. The pasture extends to about 3.46 acres. The gardens and the house are surrounded by mixed mature woodland extending to about 15.49 acres.









Residential schedule

Property	Occupancy	Services	Council Tax/Rates	EPC Rating
Aultmore House	Vacant	Mains electricity, oil-fired central heating, Private (filtered) water supply and private drainage	£7,700	D
Gate Lodge	Let	Mains electricity, oil-fired central heating, Private (filtered) water supply and private drainage	E	F
Osprey	Holiday let	Mains electricity, electric heating, Private (filtered) water supply and private drainage	-	E
Heron	Holiday let	Mains electricity, oil-fired central heating, Private (filtered) water supply and private drainage	-	E
Curlew	Holiday let	Mains electricity, oil-fired central heating, Private (filtered) water supply and private drainage	-	F



Directions

From Aviemore, turn on to the A95 heading east towards Granttown-on-Spey. Leave the A95 sign-posted to Boat of Garten B970, go through Boat of Garten village. Turn left towards Nethy Bridge, continue through the village, over the bridge, and turn right through the golf course, signposted to Tomintoul and the Abernethy Trust. Continue along this road for 70 metres and turn left. Continue for about 200 metres to the Abernethy Trust and immediately adjacent to their entrance you come upon the private road which leads onto the main drive to Aultmore House.

Water supply

A private water supply serves all of the houses at Aultmore. The supply comes from a borehole within the grounds and also a backup source from a spring on the neighbouring hill. Each of the houses has UV filters.

What3words

///spindles.flooding.stolen



Solicitors

Anderson Strathern LLP, 1 Rutland Court, Edinburgh, EH3 8EY
Tel: 07855 173 955 Email: linsey.barclay-smith@andersonstrathern.co.uk

Entry

Entry is available by arrangement with the seller.

Designations

Aultmore House, bridge, walled garden, pavilion terraced walls and walled garden are category A-listed by Historic Environment Scotland. Osprey, Heron and Curlew cottages and workshop are category B-listed. Aultmore falls with the Cairngorms National Park.

Employees

There are three full time employees who act as handyman, gardener and house manager, all of whom live locally.

The purchasers would be required to take on the current employees under the Transfer of Undertakings (Protection of Employment) (TUPE) Regulations.

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 benefits from the rights of access and the rights to use the water supply as specified in 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 missives 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.

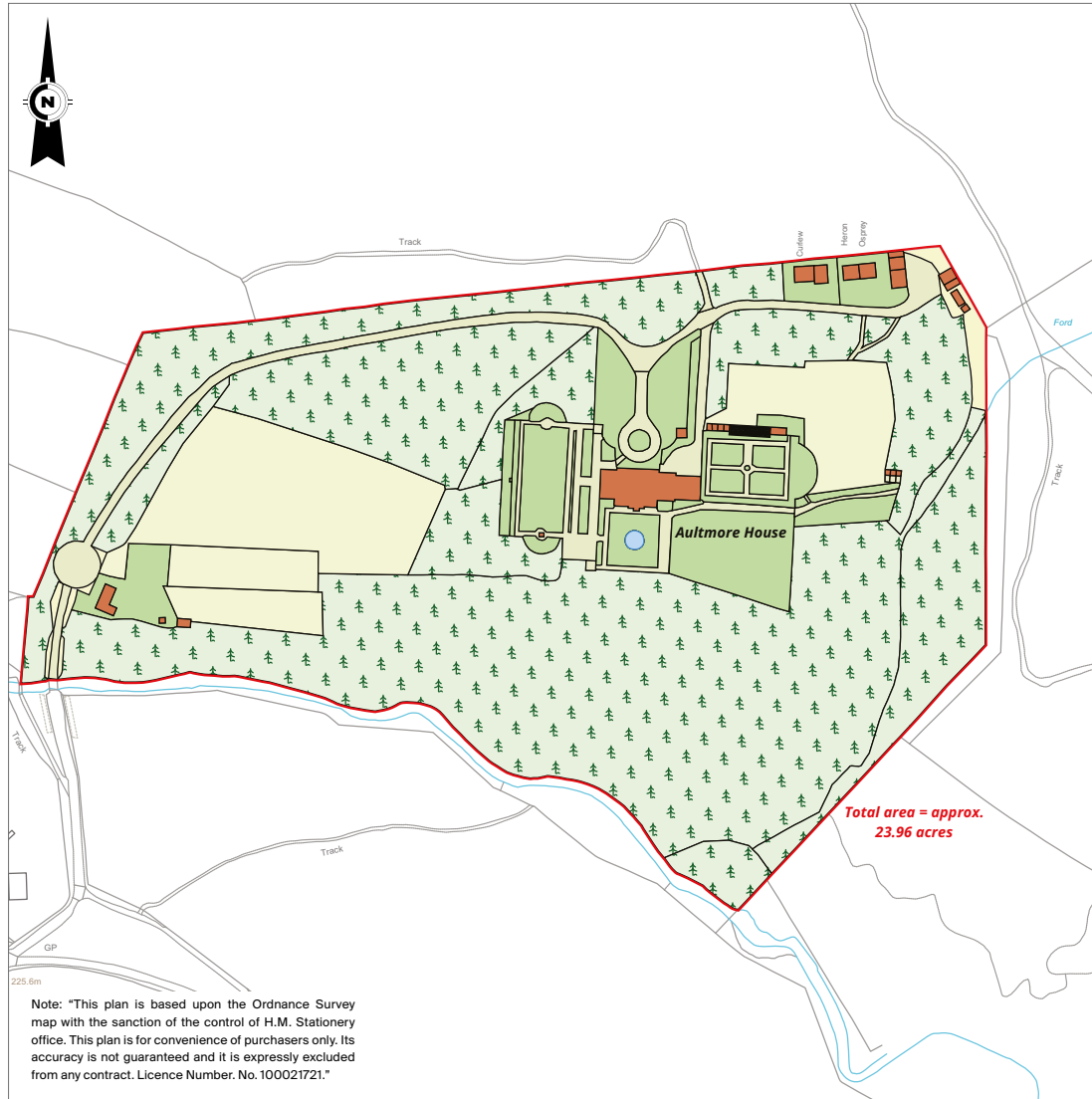
Conditions of sale

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.



Property information

Tenure: Freehold

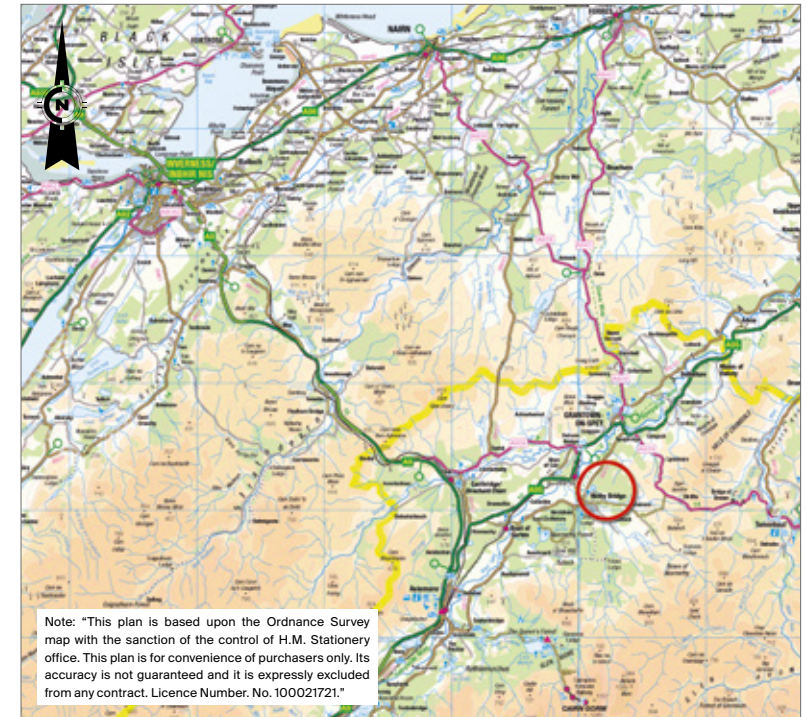
Local Authority: Cairngorms National Park, 14 The Square, Granttown-on-Spey, PH26 3HG Tel: 01479 873535

Council Tax: The Lodge – Band E

EPC Ratings: Aultmore House – D, Gate Lodge – F, Osprey – E

Heron – E, Curlew – F

Offers over: £3,000,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated July 2023. Photographs and videos dated June 2023.

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