Greystone Lodge

Region: Highlands **Sleeps:** 12

Overview

Within the Cairngorm national park in amongst the Scots Pines and close to the river, Spey can be found this traditional stone-clad house. Set within its own 2.5 acres of grounds, this is a house that started life back in 1793, which has been added to over the years making it a large holiday house today, perfect for a group of activity minded friends or for a family holiday.

With plenty of space inside as well, with a sitting room, dining room, TV room and a games room with a pool table, allowing for plenty of space for the group to spread out. The kitchen also has a breakfast room for more casual suppers or staggered breakfasts. The seven bedrooms are all on the two floors above and include double rooms, twin rooms and a single bedroom. This is a great base for a holiday in the Aviemore and Strathspey area which has proved popular for many years for so many people.

In the traditional manor, the sitting room is to be found at the front of the house, which has an open fire, comfortable seating and a TV, with DVD and SKY. Beyond the entrance hall, there is a smaller secondary sitting room, which is ideal for children, which has a TV and DVD player.

To the side of the building, off the kitchen, is a sunroom where boots can be stored, and dogs kept. Located on the first floor are two further rooms for entertainment purposes. There is a room with a pool table (with two fold-out beds available) and another smaller room with a ¾ size table tennis table.

The dining room is located off the entrance hall opposite the sitting room and is a bright room to the front of the house with a bay window, seating up to 12 people in comfort and style. To the rear of the house is the large kitchen and with a professional range-master cooker and









two fridge freezers, it is set-up nicely to cater for larger groups. There is space for a breakfast table which can seat 6/8 people. Additionally, there is a utility room off the kitchen, with a washing machine and tumble dryer. A side door from the sunroom allows easy access to the kitchen, without having to traipse through the rest of the house.

Facilities

Golf Nearby • Working Fireplace/Woodburner • Great Value • Ideal for Kids • Historical Sites • Walking/Hiking Paths • Pets on Request • Special Offer • Has Offer • Has Discount • Cots (Cribs) • Ideal for Teens • Cottage • Wi-Fi/Internet • Lakes and Mountains • Rural Location • Outstanding Landscapes • Outdoor Pursuit & Activities • Pool/Snooker • Table Tennis • Games Room • Indoor Games • DVD • Satellite TV • Heating • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds

Within the Cairngorm national park in amongst the Scots Pines and close to the river Spey can be found this traditional stone-clad house. Set within its own 2.5 acres of grounds, this is a house that started life back in 1793, which has been added to over the years making it a large holiday house today, perfect for a group of activity minded friends or for a family holiday.

Ground Floor
- Ample entrance hall
- Sitting room with comfortable seatings, TV, DVD, SKY and open fire
- Secondary sitting room with TV and DVD player
- Sun room to be use for storage or dogs kept
- Separated dining room for 12 people
- Well equipped kitchen with a professional range-master cooker and two fridge freezers
- Utility room with washing machine and tumble dryer
- Bathroom, with bath with shower over, w.c and wash hand basin

First Floor
- Games room with pool table
- Smaller games room with table tennis and two fold-out beds
- Bedroom with with king size double bed and bay window
- Bedroom with king size double bed and bay window; bathroom, with bath, separate shower cabinet, w.c and wash hand basin
- Bedroom with king size double bed; bathroom, with roll top bath with shower over, w.c and wash hand basin

Second Floor
- Bedroom with king size double bed
- Bedroom with two single beds (please note limited ceiling height and combed ceilings in this section of the house)
- Bedroom with two single beds
- Bedroom with single bed

Exterior Grounds
- 2.5 acres of private grounds
- Lawn and meadow
- Garden furniture
- Private drive
- Private parking
- Barbecue

Additional Facilities
- Wi-Fi connection
- Central heating
- DVD player
- CD player
- Cot and high chair
- Coffee machine
- Selection of games
- Logs (initial supply)
- PlayStation 3
- Sky TV









Location & Local Information

Accessed off a quiet road, the drive takes you up to the house which is set in 2.5 acres of private grounds. Mainly set out in the grass, with a combination of lawn and meadow, surrounded by woodlands. A BBQ and garden furniture are available in the summer months. You'll see lots of wildlife around depending on the time of year you visit from Roe deer to highlands cows and pine martin, as well as all sorts of birds including geese on the pond 100 metres from the house.

Located in a country setting a short distance from the river Spey and the bustling town of Grantown-upon-Spey and only 15 miles from Aviemore. The Creggan activity centre is a few miles away, with the Landmark Forest Adventure Park located at Carrbridge. Golf courses in the area include Grantown, Nethy Bridge and Boat of Garten.

Fishing on the Spey for salmon is a popular pastime. The Cairngorms and many walks including The Speyside Way, are in the vicinity. Ospreys can be seen in the summer at the RSPB hide locally. The Castle and Whisky Trials are in the area. This is a great area for families and an activity-based holiday.

Local Amenities

Nearest Airport	**Inverness Airport (49 km)**
Nearest Airport 2	**Aberdeen Airport (118 km)**
Nearest Village	**Cromdale (5 km)**
Nearest Town/City	**Grantown-on-Spey (2 km)**
Nearest Restaurant	**The Wee Puffin (2 km)**
Nearest Bar/Pub	**The Craig Bar (2 km)**









Nearest Supermarket	**Co-op** **(2 km)**
Nearest Beach	**Nairn Beach** **(40 km)**
Nearest Golf	**Craggan Golf Course** **(2 km)**

What we love

- With an activity centre, the river Spey and a number of golf courses nearby, this holiday home is so near to a host of activities you will need more than a weeks break
- Greystone is a brilliant base to explore Aviemore and Strathspey area
- The welcoming and cosy atmosphere makes the house ideal for family holidays

What you should know...

- Stag and Hen bookings may not book this property, unless discussed in advance for approval. Neither the Owner nor the Agent will accept any liability should a booking be confirmed as a consequence of non-disclosure of the above which may later result in a booking cancellation by the Owner. For more information on this matter please speak to a member of our staff.
- Due to negative experiences in the past the owner does not wish to accept booking requests from groups celebrating their end of school proms.

Terms & Conditions

- **Security deposit:** £500 charged to the client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to a full inspection

- **Arrival time:** 4 pm

- **Departure time:** 10 am

- **Energy costs included?:** Yes, included in rental price. Please see the below information regarding electric vehicles.

- **Linen & towels included?:** Yes, Bed linen, and towels are included in the rental price.

- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a pet supplement of £20 per pet per week will apply (paid locally, max of 2 pets welcome).

- **Other Ts and Cs:** Stag and Hen bookings may not book this property, unless discussed in advance for approval. Due to negative experiences in the past the owner does not wish to accept booking requests from groups celebrating their end of school proms.

- **Changeover day:** Saturday

- **End of stay cleaning:** Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.

- **Smoking Allowed?:** Not permitted.

- **Other 2:** Please note that charging electric vehicles from the mains at the home is not classed as normal usage. Please request in advance of your stay so that an appropriate additional fee can be discussed with the property owner.

- **Minimum stay:** 3 nights in low season and 7 nights in high season

- **Heating costs included?:** Yes, included in rental price.

- **Tax:** Included in the rental price.

- **Internet access?:** Yes, Wi-Fi internet access included in rental price (please remember that it is a rural connection and so it may not be as strong as it is at home!)