Spey Valley House

Region: Highlands **Sleeps:** 16

Overview

Tucked away in the untamed majesty of the Scottish Highlands, Spey Valley House is a former shooting lodge reborn as a remarkable private retreat. Set amidst the Cairngorms National Park, this expansive and characterful home is steeped in tradition yet designed for modern Highland living, perfect for adventurous families, milestone celebrations, or long, fire-lit evenings among friends.

Inside, the seven elegant double bedrooms, six bathrooms, and separate bothy sleep up to sixteen guests in comfort and style. Roaring log fires, wood-panelled rooms, and period details offer a nod to the estate's storied past, while a sleek, modern kitchen, fast Wi-Fi throughout, and a bubbling outdoor hot tub offer every contemporary comfort. A whimsical shepherd's hut is tucked away in the grounds for extra charm, and extra guests.

Outside, the house opens onto a private nine-hole golf course framed by towering pines and snow-capped peaks. Whether it's clay pigeon shooting, trout fishing, a friendly match of tennis, or simply soaking in the fresh Highland air, Spey Valley House is a sanctuary for active escapes and laid-back luxury alike.









Facilities

Golf Nearby • Watersports • Horse Riding • Canoeing/Kayaking • Ideal for Kids • Historical Sites • Working Fireplace/Woodburner • Tennis Court • <1hr to Airport • Walking/Hiking Paths • Weddings • Fishing • Sailing • Cycling • Catering Available • Tennis Nearby • Ideal for Teens • Pets on Request • Cots (Cribs) • Marquee Hire Permitted • Chef/Cook Available • Manor • Has Discount • Has Offer • Special Offer • Outdoor Ceremony • Ground Floor Bed & Bath • Flexible Catering Options • Parking Space • Heritage Collection • Wi-Fi/Internet • Waterfront • Allow External Caterers • Lakes and Mountains • Allow Fireworks • No Corkage • Rural Location • Decorated for Christmas • No Curfew • Indoor Reception Available • Washing Machine • Coffee Machine • Nearby Church/Chapel • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Games Room • Indoor Games • Gym/Fitness Room • Hot Tub • Dishwasher • Microwave • AGA • Smart TV • Outdoor Games • Animal farm • Fire Pit • Heating • Caretaker/Owner on Site • Zoo • Ruins • Climbing • Rafting • Amusement park • Yoga Classes Available • Theme park • Wine-Tasting Available • Transfers Available • Forest park/High-rope course • Board games • Children's videos/DVDs • Butler Available • Trampoline • Mountain bikes • Croquet • Ideal for Babies & Toddlers • Tennis rackets • Footballs • Food blender • High Chair(s)

Interior & Grounds









Main House

Ground Floor

- State of the art kitchen
- Formal drawing room with roaring fireplace
- Dining room, can seat 20-guests
- Cosy morning room with breakfast table
- WC
- Boot room
- Drying room
- Bedroom 1: Zip-link King-size/twin bed with ensuite bathroom with shower

First Floor

- Bedroom 2: Zip-link King-size/twin bed
- Bedroom 3: Zip-link King-size/twin bed
- Bathroom with hand-held shower over bath
- Bedroom 4: Zip-link King-size/twin bed with ensuite bathroom
- Bedroom 5: Zip-link King-size/twin bed with ensuite bathroom
- Bedroom 6: Zip-link King-size/twin bed with ensuite bathroom
- Master Bedroom 7: King-size bed with ensuite bathroom

Self-contained Bothy

- Bedroom 8: Double bed

Shepherd's Hut (No running water)

- Bedroom 9: Double bed

Outside Grounds

- Private nine-hole golf course
- Tennis court
- Pond stocked with trout
- Croquet lawn
- Hot tub

Additional Facilities

- Wi-Fi
- Fishing access to the Spey
- Clay pigeon shooting

Location & Local Information

Set on the western edge of the Cairngorm Mountains and just above the glinting waters of the River Spey, Spey Valley House enjoys one of Scotland's most breath-taking settings. Though blissfully remote in feeling, the property is well-connected: only forty-five minutes from Inverness Airport and just two hours from Edinburgh, making arrival both scenic and simple.

The nearby town of Kingussie, just ten minutes away, provides essentials, local charm, and Highland hospitality, while Aviemore, Scotland's hub for winter sports and outdoor pursuits, is a short drive further. This is an area shaped by nature, where days might start with a hike through the forest, continue with salmon fishing on the Spey, and end with a dram of whisky by the fire.

From wildlife watching and mountain biking to whisky trails and historic castles, the Cairngorms region is rich in outdoor adventure and cultural intrigue, all easily accessible from your front door.

Local Amenities

Nearest Airport	**Inverness Airport (78.5 km)**
Nearest Bar/Pub	**Several in Kingussie (4 km)**
Nearest Beach	**Elgin (104.5 km)**
Nearest City	**Inverness (71 km)**
Nearest Ferry Port	**Edinburgh Ferry (191.5 km)**
Nearest Golf	**Private 9 Hole Course (On site)**
Nearest Restaurant	**Cafe Bistro, Kingussie (4 km)**
Nearest Shop	**Co-Op, Kingussie (4 km)**
Nearest Supermarket	**Tesco Superstore, Aviemore (23.5 km)**
Nearest Tennis	**Private Court (On site)**







Nearest Town	**Aviemore (28 km)**
Nearest Train Station	**Kingussie Train Station (3.5 km)**
Nearest Village	**Kingussie (4 km)**

What we love

- The property's very own nine-hole golf course with views over the Monadhliath Mountains and Cairngorms.
- A beautifully restored Highlands lodge with roaring fireplaces, stylish interiors, and a hot tub under the stars.
- Onsite activities including trout fishing, clay pigeon shooting, tennis, croquet and even a shepherd's hut hideaway.
- Just a short drive to Aviemore's ski slopes, hiking trails, and outdoor experiences in every season.

What you should know...

- This property is in quite an isolated location.
- The Shepherd's Hut has no running water or toilet; you will have to use the main house.

Terms & Conditions

- **Security deposit:** £1500 charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 4:00 pm

- **Departure time:** 10:00 am

- **Energy costs included?:** Yes, included in the rental price

- **Linen & towels included?:** Yes, included in the rental price

- **Pets welcome?:** Dogs are welcome at no extra cost, but must remain on the hard surfaced rooms on the ground floor. They are not allowed in bedrooms.

- **Changeover day:** Check in available on all days throughout most of the year. In July and August check-ins are on Sundays only.

- **End of stay cleaning:** Standard changeover clean included in the price. 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?:** Smoking and vaping are permitted outside only

- **Minimum stay:** 2 nights

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

- **Stag & Hen Do Allowed? :** Stag parties are not permitted.