

# Spey Valley House

**Region:** Highlands   **Sleeps:** 16

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## 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

Lakes and Mountains • Tennis Court • Golf Nearby • Wi-Fi/Internet • Ground Floor Bed & Bath • Fishing • Washing Machine • Decorated for Christmas • Weddings • Coffee Machine • Hairdryer • Walking/Hiking Paths • Waterfront • Sailing • Horse Riding • Watersports • Canoeing/Kayaking • Historical Sites • Tennis Nearby • Cycling • Rural Location • Games Room • Indoor Games • Cots (Cribs) • Marquee Hire Permitted • Gym/Fitness Room • Chef/Cook Available • New Villas 2025 • Manor • Food blender • Outdoor Ceremony • Flexible Catering Options • Heritage Collection • Allow External Caterers • Allow Fireworks • No Corkage • No Curfew • Indoor Reception Available • Nearby Church/Chapel • Animal farm • Zoo • Ruins • Climbing • Rafting • Amusement park • Yoga Classes Available • Theme park • Wine-Tasting Available • Transfers Available • Forest park/High-rope course • Catering Available • Board games • Children's videos/DVDs • Butler Available • Trampoline • Mountain bikes • Croquet • Ideal for Babies & Toddlers • Ideal for Kids • Tennis rackets • Footballs • Ideal for Teens • Pets on Request • Hot Tub • <1hr to Airport • Dishwasher • Microwave • AGA • Smart TV • Outdoor Games • Working Fireplace/Woodburner • Fire Pit • Heating • Caretaker/Owner on Site • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# 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.
- **Smoking Allowed?:** Smoking and vaping are permitted outside only
- **Minimum stay:** 2 nights
- **Heating costs included?:** Yes, included in the rental price