# Rosebrae House

**Region:** Highlands **Sleeps:** 38

## Overview

Past the rustling oaks and along a winding drive, Rosebrae House emerges like a story half-remembered, part stately home, part castle, entirely captivating. With roots stretching back to 1640, this grand Scottish residence blends elegance with ease, where antiques mingle with plush armchairs, and the warmth of open fires welcomes you like an old friend.

Inside, a warren of beautifully adorned rooms unfurls: drawing rooms filled with light, a grand ballroom for lively dinners, and a Whisky Room that invites you to linger a while longer. Across three floors, twenty bedrooms are dressed in soft florals and deep comfort, sleeping up to thirty-eight guests in an atmosphere of refined calm.

Step outside and you'll find yourself in the heart of a vast Highland estate. The walled garden, lined with towering yews and secret corners, is a quiet delight, while beyond lies a world of paddocks, woodland and rolling parkland. Whether you're reading by the fountain, playing croquet on the lawn or preparing for your own Highland Games, the grounds offer space, seclusion and endless charm.

Set between Speyside's whisky trails, the Cairngorms and the Moray Firth, this is the Scotland you dream of, timeless, generous and entirely yours.



## Facilities

Historical Sites • Working Fireplace/Woodburner • Ideal for Parties • Golf Nearby • Ideal for Kids • Romantic • Walking/Hiking Paths • Tennis Nearby • Weddings • Catering Available • Marquee Hire Permitted • Chef/Cook Available • Ideal for Teens • Licensed for Marriage • Has Discount • Cots (Cribs) • Has Offer • Special Offer • Maid Service Available • Pets on Request • Outdoor Ceremony • Beach Nearby • Instagrammable • Flexible Catering Options • Parking Space • Heritage Collection • Country Estate • Wi-Fi/Internet • Allow External Caterers • BBQ • Rural Location • Decorated for Christmas • Bath mat • No Corkage • Washing Machine • Indoor Reception Available • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV • Pool/Snooker • Lift • Conference Venue • DVD • Tumble Dryer • Dishwasher • Microwave • AGA • Fire Pit • Heating • Conference Facilities • Caretaker/Owner on Site • Yoga Classes Available • Wine-Tasting Available • Board games • Butler Available • Swings • Ideal for Babies & Toddlers • Plastic crockery • Changing mat • High Chair(s)







# Interior & Grounds

**Accommodation**

*Ground Floor*

- Front hall
- Cloakroom
- Fully equipped kitchen
- Dining room
- Ballroom
- Toilets

*East Wing - First Floor*

- Red Ballroom
- Arches Room: Twin/Superking
- Roman Room: Single
- Yellow Room: Twin/Superking
- Dutch Room: Superking
- Tulip Room: Twin/Superking (Connected via bathroom to a living area)

*East Wing - Second Floor*

- Bird Room: Twin
- Pink Room: Twin/Superking

*South Wing – First Floor*

- Drawing room
- Library

*South Wing – Second Floor*

- Oak Room: Twin/Superking
- Larch Room: Twin/Superking
- Dressing Room: 1 double & 1 single (Dressing room forms part of a family/shared suite with the Larch Room)
- Bow Fronted Room: King

*South Wing – Third Floor*

- Rose Room: Superking
- Red Room: Twin/Superking
- Summer Room: Twin/Superking
- Topiary Room: Twin/Superking
- Green Room: Twin/Superking

*West Wing – First Floor*

- Blue Room: Superking (Four Poster with living area connected)
- Henriettas Room: Single (Adjacent to a family bathroom that is shared between Henriettas and Arabellas)
- Arabellas Room: Single

*West Wing – Second Floor*

- Butterfly Room: King









*Exterior*

- An acre of walled garden
- Outdoor patio
- Private estate paths leading to the beach

**Additional Facilities**

- 15 ensuites and shared bathrooms, some roll top baths
- Open fires in library and drawing room
- Plenty of parking

# Location & Local Information

Rosebrae House lies within an Estate in the heart of Moray, where gently undulating countryside meets historic charm and the promise of adventure. Here, you're perfectly positioned for both coastal rambles and mountain trails, just a short drive from the Cairngorm National Park and the golden sands of the Moray Firth. Local villages offer artisan food shops, farm-fresh produce and traditional pubs, while the nearby town of Elgin provides practical amenities and a chance to explore its grand cathedral ruins.

Whisky lovers are in good company, with the renowned distilleries of Glenfiddich, Aberlour and Balvenie all within easy reach. Golfers will find excellent courses nearby, and history enthusiasts can visit Brodie Castle, Duffus Castle or the Pictish stones that dot the region. With Inverness airport under an hour away and Aberdeen just over, Rosebrae House remains wonderfully accessible while feeling worlds apart.

## Local Amenities

| | |
|---|---|
| Nearest Airport | **Inverness Airport (64 km)** |
| Nearest Beach | **Spey Bay Beach (5 km)** |
| Nearest City | **Inverness (73 km)** |
| Nearest Golf | **Maverston Golf Course (4.5 km)** |
| Nearest Restaurant | **Orrin, Elgin (12.5 km)** |
| Nearest Shop | **Co-Op, Lhanbryde (7 km)** |
| Nearest Supermarket | **Asda Superstore, Elgin (11.5 km)** |
| Nearest Tennis | **Cooper Park (12 km)** |
| Nearest Town/City | **Elgin (12 km)** |
| Nearest Train Station | **Elgin Train Station (11.5 km)** |
| Nearest Village | **Lhanbryde (6.5 km)** |










# What we love

- The Whisky Room's original RAF 'McGinty's Tavern' sign and custom whisky cabinet!
- A walled garden that feels like stepping into a forgotten novel, perfect for croquet or quiet strolls.
- Sleeping up to 38 guests with elegant reception rooms ideal for special celebrations.
- Access to Speyside's most celebrated distilleries and the wild beauty of the Cairngorms.

# What you should know...

- While most bedrooms are ensuite, a few share access to bathrooms.
- Due to the historic nature of the property, some areas may not be fully accessible for those with reduced mobility.
- The estate's grounds include open spaces, wooded areas and water features, so children should be supervised outdoors.

# Terms & Conditions

- **Security deposit:** £1000 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:** 3:00 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?:** On request only and with prior agreement with the owner.

- **Changeover day:** Flexible

- **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?:** No smoking or vaping

- **Minimum stay:** 2 nights. 3 nights over Christmas and New Years.

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