



Parkmore Cottages & Dufftown Campsite | Dufftown | Keith | Moray | AB55 4DN

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Parkmore Cottages & Dufftown Campsite, Dufftown, Keith, Moray, AB55 4DN

- 8 Holiday Cottages
- 20 Caravan & Motor Home Pitches
- 20 Tent Pitches
- Immaculate Toilet Block
- Idyllic Rural Location
- Stunning Holiday Cottage & Campsite Business

Situation

Parkmore Cottages and Campsite is ideally situated just 1.5 miles outside the charming town of Dufftown, in the heart of Speyside, Scotland's renowned whisky country. This picturesque location offers visitors easy access to a wealth of attractions and activities. Dufftown, known as the "Malt Whisky Capital of the World," boasts several famous distilleries, including Glenfiddich and Balvenie, perfect for whisky enthusiasts. The area is rich in natural beauty, with opportunities for hiking, cycling, and golfing nearby. History buffs will appreciate the local castles and the Dufftown Clock Tower. The Keith Dufftown Railway, just 2km away, offers a scenic journey through the countryside. Parkmore is well-connected, with the city of Elgin only 16 miles away, providing additional amenities and shopping options. For those looking to explore further afield, Inverness is approximately 56 miles north, while Aberdeen is about 62 miles east, both offering international airports and excellent onward travel connections. The region's stunning landscapes, from the nearby Cairngorms National Park to the beautiful Moray coast, make Parkmore an ideal base for exploring the best of Scotland's natural wonders and cultural heritage.





The Business

Parkmore Cottages and Campsite is a thriving family-run business located in the heart of Speyside, Scotland. The establishment offers a diverse range of accommodation options, including 8 unique holiday cottages converted from original farm buildings and a newly developed campsite. The cottages, which can accommodate 2 to 10 people, are perfect for various occasions from short breaks to weddings and celebrations. Open year-round, the business operates with a hands-on partnership approach, supported by part-time staff as needed. The cottages are priced between £80 to £230 per night, catering to different budgets and group sizes. In addition to the cottages, Parkmore has recently expanded its offerings with a new campsite featuring 20 hard-standing pitches for caravans and motorhomes, as well as 20 camping pitches, complete with modern infrastructure. This diverse range of accommodations, coupled with the breathtaking Speyside scenery and proximity to world-renowned attractions, positions Parkmore as a versatile and appealing destination for tourists seeking to experience the beauty of the Scottish countryside.

Property

Nestled in the heart of Speyside, Scotland, Parkmore Cottages offers a collection of 8 charming holiday homes in Dufftown. These beautifully converted cottages, originally part of Parkmore Farm, provide accommodation for 2 to 10 people, making them ideal for long or short breaks, weddings, celebrations, and gatherings. Surrounded by breath-taking scenery and world-renowned attractions, each cottage boasts its own unique history, features, and charm.

The Farmhouse, a large traditional Scottish dwelling dating back several hundred years, accommodates up to 10 people in 5 bedrooms. This spacious property features a private walled garden, outdoor gas barbecue, and ample parking. The master bedroom includes a super-king size bed and en-suite facilities. With its log fires, spacious kitchen, and multiple gathering areas, The Farmhouse is perfect for family reunions or large group getaways.

Sheaf End sleeps up to 8 people and boasts a large lounge and dining area with stunning views over Parkmore and the surrounding Scottish countryside. This cottage features one double bedroom with en-suite toilet, two twin bedrooms, and one twin bunk bedroom. With two shower rooms and a well-equipped kitchen, Sheaf End provides comfortable accommodation for families or groups.

Affectionately known as "the upside-down house," The Corn Loft offers wonderful views and sleeps 6 people. The unique layout places the lounge and kitchen/dining area on the first floor, while two bedrooms and the bathroom are on the ground floor. This cottage includes one double bedroom with en-suite toilet, two twin bedrooms, and a fully fitted kitchen with dishwasher.

The Neep Shed, the newest addition to Parkmore, sleeps five people in three bedrooms. Its spacious, open-plan living area features a cozy wood-burning stove. Two double bedrooms have en-suite facilities, while a single bedroom is adjacent to a separate bathroom. The fully equipped kitchen includes a dishwasher and freezer. It has disabled access.

The Stable accommodates up to 5 guests in 3 bedrooms. This beautifully restored cottage retains the character of its original stable structure. It features a large lounge and kitchen/dining area, along with a shared outdoor gravelled area close to a grassy space.

Straw End offers superb views over Speyside and sleeps 4 people in a double and a twin bedroom. This cottage features an open-plan lounge, dining, and kitchen area, along with a shower room. It provides a wonderful space for a family or friends getaway.

Isla Lodge accommodates up to 4 guests in 2 double bedrooms and includes its own separate barbecue house. This character-filled cottage offers a fully equipped kitchen, a shower room, and a cozy wood-burning stove in the lounge. The top balcony provides exquisite views, making it perfect for relaxation.

The Bothy is a romantic cottage for two, created by extending and converting a traditional single-room farm cottage. This detached property features its own extensive garden, wood paneling, underfloor heating, and a log-burning stove. With one double bedroom, a well-equipped kitchen, and private parking, The Bothy offers a cozy retreat for couples.

Dufftown Campsite offers 20 beautiful pitches for tents, including 4 with electric hookup. The site features new bathroom facilities with underfloor heating, an accessible toilet, and a spacious family bathroom with a baby changing area.

The site provides 20 fully serviced caravan and motorhome pitches of various sizes, accommodating all types of vehicles. Guests can choose pitches with or without awning or grass overhang spaces, ensuring a comfortable stay for all types of campers.

External

Parkmore Cottages and Campsite boasts an idyllic rural setting, nestled within 8 acres of picturesque Scottish countryside. Guests are welcomed by a charming tree-lined drive that leads to the main car park and reception area at the rear of the property. This central hub provides convenient access to essential amenities, including the reception, laundry facilities, and toilet block. To the south, the well-positioned camping and hardstanding area offers excellent rural views, providing a perfect spot for campers and caravan enthusiasts. The northern part of the site features the main farmhouse and converted farm buildings, each with its own vehicle access from the main drive. A large barn on the property holds potential for future conversion, adding to the site's development possibilities. Families with children can enjoy the dedicated play area, while the ample space and manicured lawns contribute to the overall tranquil atmosphere. The layout and generous acreage of Parkmore create an enchanting environment that seamlessly blends natural beauty with thoughtful amenities, ensuring a memorable stay for all guests.









Rateable Value












According to the Scottish Assessors Association the Rateable Value is £31,500.

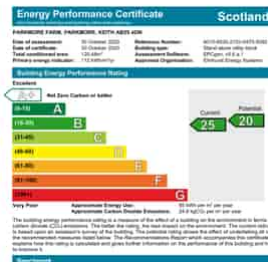
Financial Information

Trading information will be released as formal viewing has taken place.

Tenure

Scottish equivalent of Freehold.

 Floor 0 Building 1	 Floor 1 Building 1	 Floor 0 Building 2	 Floor 1 Building 2	 Approximate total area¹⁾ 608.93 m ² Reduced headroom 50.7 m ²
 Floor 0 Building 3	 Floor 1 Building 3	 Floor 0 Building 4	 Floor 1 Building 4	
 Floor 0 Building 5	 Floor 1 Building 5	 Floor 0 Building 6	 Floor 1 Building 6	
 Floor 0 Building 7	 Floor 1 Building 7			
				(1) Excluding balconies and terraces
				Reduced headroom Below 1.5 m
				While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard. GIRAFFE360



All appointments to view this or any of our other properties must be made through the vendors sole agents:

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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.