



Rossmor Guest House | Woodlands Terrace | Grantown-on-Spey | Highland | PH26 3JU [www.cclproperty.com](http://www.cclproperty.com)



# Rossmor Guest House, Woodlands Terrace, Granttown-on-Spey, Highland, PH26 3JU

- Victorian Villa
- 6 En-Suite Letting Rooms
- Substantial Owner's Accommodation
- Stunning Highland Views
- Immaculate Condition Throughout
- Original Victorian Features
- Private Parking
- Highly Profitable
- Freehold

## Summary

A rare opportunity has arisen to acquire a very impressive Victorian villa occupying a prominent and elevated position on Woodlands Terrace in Granttown-on-Spey which benefits from stunning views of the Cromdale Hills in the National Park. The property has been exceptionally well maintained by the current owners and is offered in true walk-in condition. There are 6 individually decorated and furnished ensuite letting rooms along with substantial private owners' accommodation. Rossmor Guest House benefits from a wealth of original features. The house sits on a substantial plot with charming mature gardens at the front and rear of the property.

## Situation

Rossmor Guest House, located conveniently near Granttown-on-Spey's center, is a popular choice for tourists exploring the Scottish Highlands. The area offers a vibrant High Street, diverse dining options, and various accommodations. Sporting enthusiasts can enjoy amenities such as an 18-hole golf course and a comprehensive leisure center. Outdoor activities like fishing, walking, and cycling are abundant. Granttown serves as a gateway to the Malt Whisky Trail, boasting attractions like the Granttown Heritage Centre and Highland Games. Nearby Cairngorm Mountains provide opportunities for winter sports and hill walking. Aviemore, with its transportation links, is 15 miles away, while Elgin, Inverness, Aberdeen, and Perth are within easy reach.







## The Business

Rossmor Guest House is an excellent boutique guest house offering high end luxurious accommodation in a truly wonderful and private setting with wonderful highland views. It rates 9.7/10 on Booking.com and 4.9/5 on TripAdvisor and Kayak has included Rossmor in its best hotel category. The business has been run by the current owners for 5 years as a genuine lifestyle business that is run to suit the requirements of the owners.

There is excellent potential for dramatically increasing revenues. The current owners deliberately keep occupancy levels at 60% and only operate for 7 months of the year.

The business trades from Late March to the end of October, which is the peak tourist season for the Highlands. In addition, the guesthouse has offered full board in line with Hogmanay celebrations in the town. Occupancy numbers over the past 10 years have been exceptionally high, though of course restrictions during covid have necessarily reduced the numbers. New owners could easily extend the operating period as there is demand all year round for accommodation.

Rossmor is owner operated. Contractual cleaners are employed as and when required. Rooms are let on a B&B basis. Rooms are let from £92 per night to £167 per night depending on occupancy. All letting rooms are en-suite with the majority benefitting from stunning views towards the Cairngorms. There is a mix of rooms ranging from twin and family rooms to double and luxury king size rooms. A couple of rooms have four poster beds, very popular with guests.

New owners will have an excellent opportunity to increase revenues. Immediate opportunities exist to extend the opening season and introduce a licensed bar or serve evening meals.

The guest house benefits from a good mix of new visitors, mostly from overseas and from repeat trade, with a core market of tourists exploring Scotland by car. The town serves as a great base for exploring the Highlands.



## Property

The property is offered in true walk-in condition with all rooms immaculately furnished and decorated with great care taken to retain the original Victorian features. Entering through the front door, visitors are welcomed by a long reception hall with stairs leading to the upper floors. Immediately on the left is the guest sitting room with ornate cornicing and ceiling rose features. On the right-hand side is the spacious dining room with bay window.

The staircase to the upper floors is stunning with pitch pine banisters and a stained glass window providing beautiful reflective light. The first-floor landing leads to four spacious ensuite letting rooms as well as a utility room. The two front rooms benefit from stunning views towards the Cromdale Hills while the rear rooms have pleasant views overlooking the garden. There are 2 further large ensuite letting rooms on the second floor.

The owner's accommodation is located at the rear of the property. It consists of a private lounge, office, and double bedroom with private bathroom above the kitchen. There is also a small bedroom and WC on the ground floor. The kitchen is spacious and well equipped. It in turn leads to a large utility room and a drying room.



## External

Rossmor Guest House sits on a substantial plot with a mature garden that has mainly been laid to lawn with a variety of trees, shrubs, and flower beds. There is a gravel driveway that sweeps to the front of the property and around to the car parking area at the rear. There is a large gazebo in the front garden and there is a range of garden furniture for guests.

The property benefits from a double garage, shed and two green houses.













### Price

Offers over £675,000.

### Tenure

Scottish equivalent of freehold.

**Floor 0**

**Floor 1**

**Approximate total area<sup>(1)</sup>**  
359.51 m<sup>2</sup>

**Reduced headroom**  
8.17 m<sup>2</sup>

**Floor 2**

(1) Excluding balconies and terraces

(2) Reduced headroom (below 1.5 x 0.4 m<sup>2</sup>)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFHE360**

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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.