



Cragganmore House, Ballindalloch, Moray

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Cragganmore House Ballindalloch Moray

Expansion Potential
4 Letting Rooms
Heart of Speyside
Excellent Lifestyle Opportunity
Stunning Period Property
Great Reputation & Reviews

Summary

With stunning views of the surrounding countryside Cragganmore occupies a commanding position in a secluded glen and visitors cannot fail to be impressed upon arrival. Viewing is highly recommended to truly appreciate what this wonderful property and business has to offer.

Situation

Nestled in a secluded glen, adjacent to Cragganmore Distillery, Cragganmore House is an imposing property that has glorious views towards the River Spey, Ben Rinnes and the Cairngorms National Park. The popular village of Aberlour is located about 10 miles to the north east and provides a good range of shops, restaurants, and inns as well as highly regarded primary and secondary schooling. Further amenities are also available in Grantown on Spey which also has a cottage hospital. Inverness and Aberdeen airports are about 42 and 62 miles away respectively offering a great selection of daily flights and a regular shuttle service to London Heathrow. Ballindalloch lies at the entrance to the Cairngorm National Park and is at the heart of Speyside, an activities area best known for its beautiful countryside, salmon fishing and is the home of malt whisky. There are ample outdoor activities including walking and hiking, cycling and stalking and the area has a multitude of wonderful golf courses. The Lecht Ski and Activity Centre near Tomintoul and the Cairngorm Ski Centre near Aviemore are now open all year round. Moray is renowned for its mild and sunny climate.





The Business

With stunning views of the surrounding countryside Cragganmore occupies a commanding position in a secluded glen and visitors cannot fail to be impressed upon arrival. Viewing is highly recommended to truly appreciate what this wonderful property and business has to offer. Cragganmore House has been operating as a guest house for nearly 23 years when the property was being restored by the current owners. It provides a unique guest house experience in a truly wonderful and private setting with wonderful highland views. It is a genuine lifestyle business that is run to suit the requirements of the owners.

The business trades from March to the end of October which is the peak tourist season for the Highlands. Occupancy numbers during this period are exceptionally high. New owners could easily extend the operating period as there is demand all year round for accommodation.

Rooms are let on a B&B basis and evening meals provided on request. Rooms are let from £120 per night to £160 per night.

New owners will have an excellent opportunity to dramatically increase revenues. Immediate opportunities exist to extend the opening season and introduce a licensed bar or serve evening meals. The business is run by the owners without the assistance of any staff.

The guest house benefits from a good mix of new visitors and repeat trade, with a core market of tourists exploring Scotland by car, those undertaking outdoor pursuits and the extensive Malt Whisky trail.



Property

There are parts of Cragganmore that date back to pre-Victorian times, but as the family home of John Smith it was extended and improved to create a magnificent country house. John Smith was the foremost distiller of his time and figured greatly in the newly legal licensed Speyside whisky trade of the mid-19th Century, managing and running The Macallan, The Glenlivet and Glenfarclas Distilleries before founding Cragganmore Distillery in 1869. It is an historic property.

Entrance to the property is through the front porch and into the main entrance hall where guests are greeted with all the warmth that Cragganmore has to offer.

Immediately to the left is the impressive dining room with wood panelling and ornate cornicing. To the right is the drawing room, which acts as the guest lounge, and adjoining turret which makes an excellent bar for guests. Both rooms have working fires.

The entrance hall leads to the rear of the property where there is a private dining room that could be used as an office or snug. At the rear of the property is the large traditional country style kitchen diner. It is equipped with a wide variety of base and wall mounted units, an Aga, range and everything else required to not only run a busy guest house but also of a size to run a fully operational catering business.

Accessed from the kitchen is a back entry hallway. This provides access in turn to the laundry room, food preparation room, family snug and a service stairs to the first floor and owners' bedroom.

The stairs from the front hall leads to the landing. At the front of the property there are 2 very large ensuite letting rooms with one incorporating the beautiful turret. At the rear there are 2 letting rooms that share a beautiful bathroom. All rooms are individually decorated. A rear landing leads to the owner's bedroom and back service stairs.

There are 2 further bedrooms on the second floor, currently used by the owners, which could be converted to ensuite letting rooms.

Cragganmore is a truly stunning property that has been sympathetically and tastefully upgraded and modernised throughout. All rooms are individually decorated and furnished with hand chosen antique furniture and objects d'arts throughout. There are beautiful original features throughout the property.



External

There is a large car park for residents which is accessed from the main drive to the property. There is a large lawn, with a variety of shrubs and mature trees surrounding it, which is a wonderful place to enjoy the Moray sunshine. On the slope to the main road is the abundant fruit and vegetable garden that is a great source of produce for the kitchen. There is a separate drive that provides access for kitchen deliveries and private owners parking. There are a number of outbuildings that are used for storage and garden maintenance.







Energy Performance Certificate Scotland

CRAGGANMORE HOUSE, BALLINDALLOCH AB37 5AB

Date of assessment: 18 August 2023 Reference Number: 3320-0790-0320-0108-1703
 Date of certificate: 18 August 2023 Building type: Residential space
 Total condition area: 228 sqm Assessment Software: ePCgen, v6.1.4.0
 Primary energy indicator: 223 kWh/m²/yr Approved Organisation: Emerald Energy Systems

Building Energy Performance Rating
Excellent

Net Zero Carbon or better

10-15 A
 16-20 B
 21-25 C
 26-30 D
 31-35 E
 36-40 F
 41-45 G

Current: 26.6 Potential: 25.4

Very Poor Approximate Energy Use: 192 kWh per m² per year
 Approximate Carbon Dioxide Emissions: 36.9 kgCO₂ per m² per year

EnergyMark
 A building of this type built to current building regulations at the date of issue of this certificate would have a building energy performance rating of 1.1

Recommendations for the cost-effective improvement of energy performance

1. Consider switching from oil or LPG to natural gas.
2. Replace tungsten Co-C lamps with CFLs. Payback period dependent on hours of use.
3. Improve insulation on HVAC storage.

These and other recommendations are applicable to this building. Refer to the Recommendations Report.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE BUILDING. YOU MAY BE PENALIZED FOR NON-COMPLIANCE.



Approximate total area⁽¹⁾
 416.16 m²
 Reduced headroom
 13.06 m²

(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

Tenure
Freehold
Services

The property has mains electric, bottled gas, private water, septic tank.

Trading Information
 The business trades above the VAT threshold. Accounting information will be released after formal viewing. The business is run to suit the owners lifestyle.

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.