AN ELUSIVE AND RARE HARMONY BETWEEN HUMAN OCCUPATION AND THE ANIMAL KINGDOM.

The farm is offered fully stocked and equipped, complete with letting business, ready for seamless uptake of an entire sustainable rural lifestyle.

Offers Over £750,000
THE FARM IS LOCATED TOWARDS THE WEST END OF CAIRNGORMS NATIONAL PARK IN AN EXCEPTIONALLY BEAUTIFUL PORTION OF THE SCOTTISH HIGHLANDS COMBINING MANY OUTDOOR RECREATIONAL OPPORTUNITIES WITH EASY ACCESS BY ROAD AND RAIL.

The land is raised above the floodplain of the river Spey with a sunlit southerly aspect and open views to east and west along the famous strath. The wilderness of the little known Monadhliath range is a short hike from the farm gate, while the lone crest of Creag Dhu, celebrated by Clan Macpherson, dominates and shelters the farm immediately to the north. The river Spey meanders within 50m of the farm, offering wild swimming and boating opportunities.

SERVICES
- Shops, pubs and Post Office are available 5 miles from the farm gate
- The arterial route north (A9) serves the village: the East/West trunk road (A86) passes the farm gate
- Rail services to Inverness, Edinburgh, Glasgow all stop here, as does the Caledonian Sleeper to London
- Inverness/Perth are one hour by car. Edinburgh 2 hours. Glasgow 3 hours
THE SPECTACULAR OPEN-PLAN LIVING AREA OF THE ROUNDHOUSE IS ZONED FOR FUNCTIONAL AND SEASONAL USE.

CLICK HERE TO TAKE A VIRTUAL TOUR OF THE ROUNDHOUSE
SOLAR GAIN IS ACHIEVED VIA THE TALL SELF-CLEANING WINDOWS OF THE SOUTHCLEANING SUNROOM. THE LIVING ROOF IS BASED ON ALPINE SEDUM, ENGINEERED ON THE RECIPROCAL FRAME SYSTEM WITH NINE LAMINATED BEAMS SHIELDED IN COPPER ON THE UPPER SURFACE, REVEALED INTERNALLY.

The upper chamber has a copper cupola roof rising in the shape of a spire. All rooms benefit from huge views to the hills, and across the river Spey. Construction materials, siting, and services are all environmentally appropriate. The Roundhouse is clad with woodfibre coated with lime render, tinted with warm earth pigments such as ochre and burnt umber. The upper chamber enjoys an impressive circular roof space.
THE CROFTHOUSE

THE CROFTHOUSE HAS VERTICAL TIMBER CLADDING AND A DRAMATIC ROOF OF GALVANISED STEEL WITH A CUSTOM-ROLLED RADIUSED APEX.

The building is heated with a ground-sourced heat pump. Power consumption is supported by a 5kw photovoltaic array. The Crofthouse features a master bedroom, twin bedrooms nestling into the woodlined roof apex, and an office/bedroom annex - spaces of warmth with grand views across the strath.

Both buildings have open sunny decks with breathtaking views to the south and west. The Crofthouse includes a cavernous garage/activity space.

CLICK HERE TO TAKE A VIRTUAL TOUR OF THE CROFTHOUSE
**FEATURES**

- 44 acres (16.70 ha) grass, water, woodland + roads, fences, gates, troughs, wells
- The Roundhouse - 14m dia. living green and copper roof, panoramic upper chamber
- The Crofthouse - 15m x 5m informal friendly woodlined quarters for 10
- The Hairy Cow Studio - 5m x 4m snug for two
- Two timber and steel farm buildings total 150m²
- Interpretation centre and cattle stalls in oak and larch with brazier for gatherings
- Woodworking machinery (details on request)
- Farm machinery—including Honda quad bike & trailers (details on request)
- Construction equipment—including JCB 3cx (details on request)
- Toolshed - 6m x 3m
- All fixed domestic equipment
- 5kw photovoltaic array
- Pedigree Highland cattle & handling equipment (details on request)

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**VIEWING**

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