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**CLOSING DATE Tormore, Station Road, Carrbridge, PH23 3AN**

**UNDER OFFER £235,000**

Contact us on 01479 874800 or visit [www.massoncairns.com](http://www.massoncairns.com)



UNDER OFFER - CLOSING DATE - WEDNESDAY 2 JULY 2025 AT 12 NOON - Tormore is a beautifully presented Scandinavian-style timber lodge occupying a peaceful and private woodland setting on Station Road in Carrbridge, in the Cairngorms National Park. This charming detached home offers an exceptional opportunity for those seeking a property in one of the area's most desirable villages. Set within a generous forested plot of circa 0.2 acres, the property enjoys a wonderful sense of seclusion while remaining within easy walking distance of village amenities and the railway station. Constructed in classic lodge style with natural timber finishes throughout, Tormore combines rustic charm with modern comfort. The interiors are warm and inviting, with timber-clad walls and ceilings, a vaulted living space, and excellent natural light from large picture windows that frame views of the surrounding woodland. The accommodation includes an open-plan sitting and dining area with a feature wood-burning stove, creating a central hub while the adjacent kitchen is well-appointed with a contemporary range of cabinets, integrated appliances, and stainless steel work surfaces, and offers direct access to the garden. There are three well-proportioned bedrooms, two stylish bathrooms, and a hallway providing access throughout the home. Externally, the lodge is surrounded by mature trees and natural landscaping, with a spacious lawned area and gravel drive providing parking. A large timber veranda wraps around the front of the property, offering a sheltered and sunny space for outdoor dining or simply enjoying the peaceful setting. This is a rare opportunity to acquire a distinctive home in a sought-after location, offering both immediate comfort and long-term lifestyle appeal. Tormore is ideally placed and viewing is advised. EPC D, Home Report available at [massoncairns.com](http://massoncairns.com)

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### Carrbridge

Enveloped in the heart of Scotland's majestic Cairngorms National Park, Carrbridge is an enchanting village with an unspoiled character and timeless charm. Its panoramic vistas, vibrant local community, and wealth of outdoor pursuits create a vibrant yet tranquil retreat that's simply bursting with potential for your new home. Steeped in history, Carrbridge is home to the oldest stone bridge in the Highlands. Built in 1717, this captivating landmark tells a thousand stories of a time gone by, resonating with the rich history of the Scottish highlands. A short stroll from the bridge reveals the village centre, a thriving hub of independent shops, cosy cafes, and traditional inns that perfectly reflect the warm and friendly spirit of the local community. A haven for outdoor enthusiasts, Carrbridge offers an unrivalled array of activities right on your doorstep. From invigorating hiking trails through ancient Caledonian forests to picturesque cycling paths, this quaint village allows you to immerse yourself in the heart of nature. In winter, the Cairngorms transform into a snow-dusted paradise, perfect for skiing, snowboarding, and sledging.

Carrbridge is also home to an exquisite selection of wildlife, making it a sanctuary for nature lovers. Roam the area and spot red squirrels, golden eagles, and ospreys in their natural habitats. Take a relaxing walk along the River Dulnain and watch salmon leap upstream, or quietly observe the majestic stags in the frost-touched winter mornings. For the golf enthusiast, Carrbridge boasts an enchanting 9-hole course set against the awe-inspiring backdrop of the Cairngorms. And for family fun, there's the Landmark Forest Adventure Park, an exhilarating day out for all ages. Despite its serene rural setting, Carrbridge is conveniently connected to larger towns and cities. Whether you're seeking a peaceful retirement haven, a dynamic family adventure base, or an idyllic holiday home, Carrbridge offers an exceptional quality of life. Experience the best of Highland living in this charming village, where heritage meets modern comfort, and nature is but a stone's throw away.

### Schooling & Transport

Education and Transport in Carrbridge

Education

Carrbridge's local community benefits from a vibrant educational scene. Carrbridge Primary School is a small but well-resourced facility,

offering an intimate and community-focused learning environment for children from nursery age to P7. The school's size ensures a strong teacher-student relationship and fosters a supportive learning environment.

For secondary education, students typically attend Grantown Grammar School in nearby Grantown on Spey, approximately a 15-minute drive away. This well-regarded school offers a comprehensive curriculum from S1 to S6 and has strong links with the local community.

### Transport

Carrbridge enjoys excellent transport links, making it easy to connect with the rest of Scotland and the UK.

**By Road:** The A9, Scotland's main arterial route, is only a few minutes from Carrbridge, providing direct connections to Inverness in the north (around 25 miles away) and Aviemore in the south (about 7 miles away). The village is approximately a three-hour drive from both Edinburgh and Glasgow.

**By Rail:** Carrbridge has its own railway station, providing regular services to Inverness, Edinburgh, and Glasgow. The famous Caledonian Sleeper also stops at Carrbridge, offering overnight service to London.

**By Air:** Inverness Airport, only around 30 miles away, provides regular flights to many UK destinations including London, Manchester, Bristol, and Birmingham, as well as international flights.

Despite its tranquil and secluded feel, Carrbridge's exceptional transport links ensure residents and visitors can enjoy the best of both worlds: the serenity of highland living combined with the convenience of excellent connectivity.

### Home Report

To obtain a copy of the home report, please visit our website [massoncairns.com](http://massoncairns.com) where an online copy is available to download.

EPC Rating D

### Open Plan Sitting Room, Dining Area & Kitchen

6.22m x 3.41m & 1.70m x 3.99m (20'4" x 11'2" & 5'6" x 13'1")  
This is the heart of the home and a spacious and light space with an abundance of glazing to the front of the property allowing in a blanket of natural light centred around a homely wood burning stove with tiled hearth & surround. A solid door to the front opens out onto the veranda and garden area and the vaulted ceiling creates a further sense of space. The dining area offers ample space for a 4-6 person dining table enabling the room to become a multifunctional space, ideal for entertaining or open plan family living. The kitchen features a good range of base, wall and drawer units providing plenty of storage, with complementary stainless steel worktops that provide plenty of space for food preparation. Integral appliances, include a dishwasher, a microwave, an oven with grill and electric hob and extractor over, all helping to make cooking a breeze. There is space for a freestanding fridge freezer. A door leads to the exterior of the property. There is ceiling and wall lighting and solid timber flooring.

### Bedroom One

2.59m x 3.94m (8'5" x 12'11")

The largest of the bedrooms, this space features enough room for a large double bed and freestanding storage furniture. The vaulted ceiling adds to the airy feel and the window to the rear helps fill the room with an abundance of natural light. There is solid timber flooring, ceiling and wall mounted lighting.

### Bedroom Two

2.60m x 3.37m (8'6" x 11'0")

Bedroom two offers a cosy and warm space, currently featuring twin single beds, this room could equally be configured as a double. A window to the front brings natural light into the room, enhancing its inviting ambiance. There is solid timber flooring and ceiling lighting.

### Hallway

The rear hall provides access to the third bedroom and second shower room / utility area. There are some wall mounted clothing hooks for storing outerwear. There is ceiling lighting and solid timber flooring.

### Bedroom Three

2.61m x 2.67m (8'6" x 8'9")

The third bedroom, currently arranged as a twin bunk room, offers a spacious and airy feel thanks to its vaulted ceiling and window to the rear, which allow natural light to fill the room. There is ceiling lighting and solid timber flooring.



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### Bathroom

1.73m x 2.53m (5'8" x 8'3")

The bathroom features a three piece suite comprising a full-sized bath with splash back wet wall surround, hidden cistern wc and wall mounted wash hand basin with twin taps, mirror, shaver light and display shelf. A opaque window to the rear provides a source of natural light, in addition to ventilation. There is tile flooring and a chrome towel radiator.

### Shower Room & Utility

1.75m x 3.88m (5'8" x 12'8")

The shower room at Tormore is neatly finished with a modern white suite comprising a WC, pedestal wash hand basin with mirror and shelf above, and a large shower enclosure with tiled surround and glazed screen. Practical ceramic floor tiles and a chrome towel radiator complete the room, and natural light is provided by an opaque window to the side. Integrated into this space is a utility area with a fitted countertop and space and plumbing for both a washing machine and tumble dryer, offering an efficient and space-saving layout for everyday needs. There is an extractor fan.

### Outside

Tormore enjoys a private and peaceful setting on Station Road in Carrbridge, nestled within its own generous plot of circa 0.2 acres and backing directly onto Glencharnoch Woods. Surrounded by mature native woodland, the property offers a fantastic sense of seclusion while remaining easily accessible. A gated entrance opens to a gravel driveway with ample parking, leading to the front of the lodge. The gardens are predominantly laid to lawn and framed by established trees including pine and birch, offering natural shelter and a wonderfully tranquil atmosphere. A timber deck wraps around the front of the property, providing the perfect spot for outdoor dining or simply enjoying the forest setting. A timber storage shed is located to the rear, and the grounds are ideal for relaxing or exploring, with direct access into the scenic Glencharnoch woodland beyond.

### Services

It is understood that there is mains water, drainage and electricity. There is electric central heating.

### Holiday Let Licence

Tormore is available for holiday lets in terms of STL licence (number

HI-70631-F) and is registered for Non-Domestic Rates.

'The 2024 Licensing Order introduced a facility to transfer an existing short-term let licence via a "transfer application." These applications are determined in broadly the same manner as licence applications. The Chief Constable and other statutory consultees are informed, and an opportunity is given for them to object to the transfer should concerns exist about the transferee.' reference 'The Association of Scotland's Self-Caterers'

### Entry

By mutual agreement.

### Price

UNDER OFFER

We understand the property is not suitable for mortgage purposes

All furniture available by separate negotiation.

CLOSING DATE - WEDNESDAY 2 JULY 2025 AT 12 NOON

### Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:- Masson Cairns  
Strathspey House  
Grantown on Spey  
Moray  
PH26 3EQ  
Tel: (01479) 874800  
Fax: (01479) 874806  
Email: [property@lawscot.com](mailto:property@lawscot.com)  
[www.massoncairns.com](http://www.massoncairns.com)



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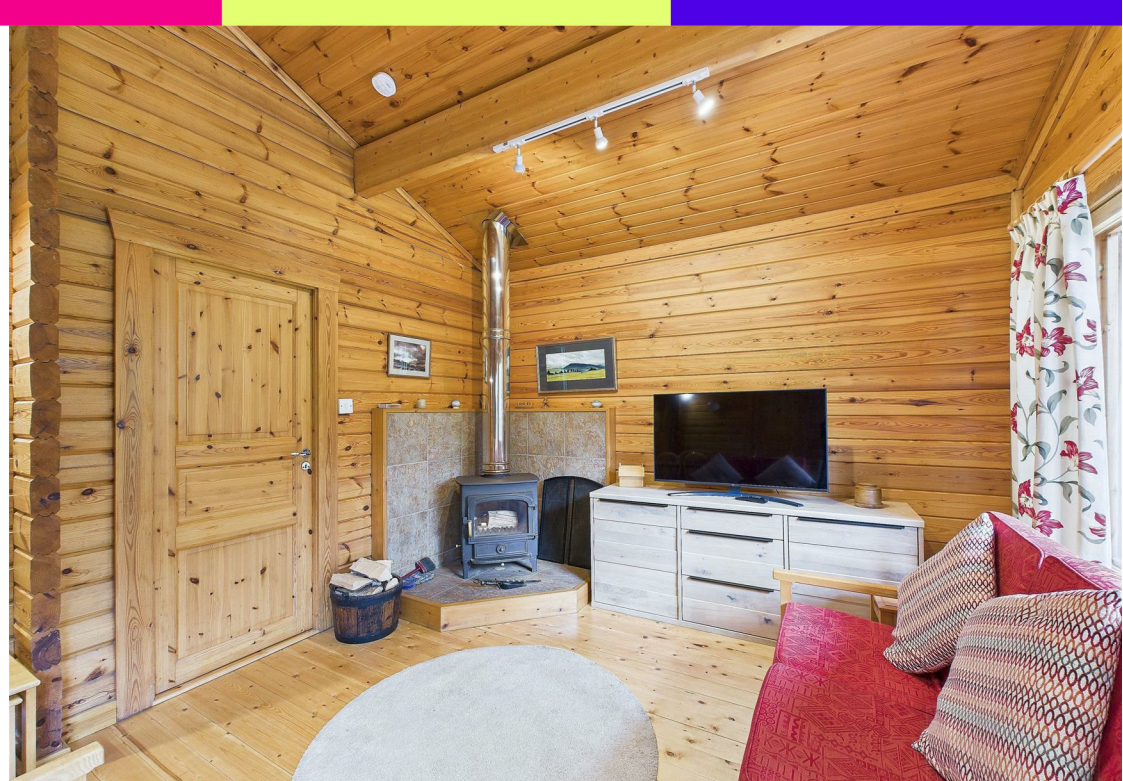








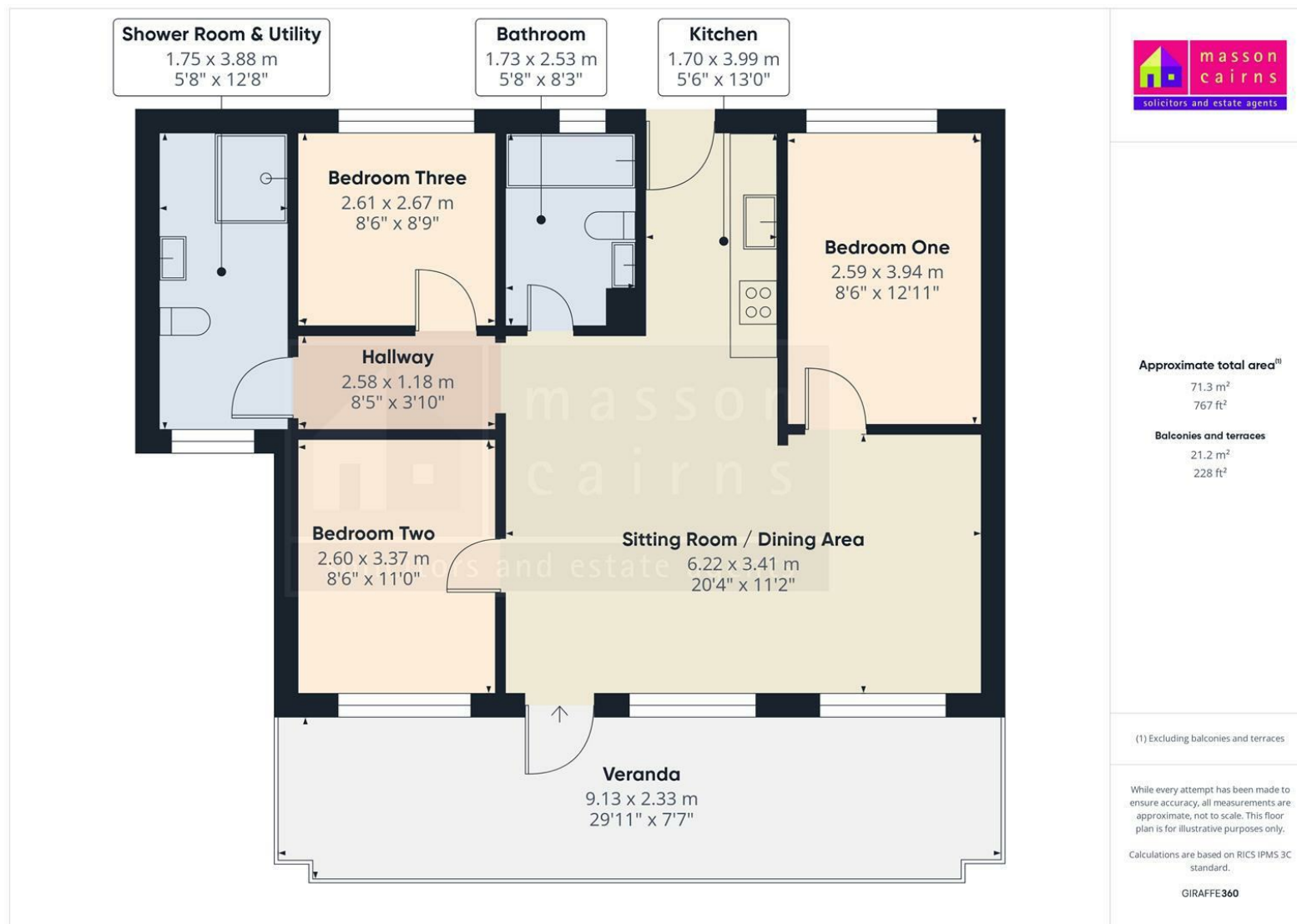












**Approximate total area<sup>(1)</sup>**  
71.3 m<sup>2</sup>  
767 ft<sup>2</sup>

**Balconies and terraces**  
21.2 m<sup>2</sup>  
228 ft<sup>2</sup>

(1) Excluding balconies and terraces.

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.

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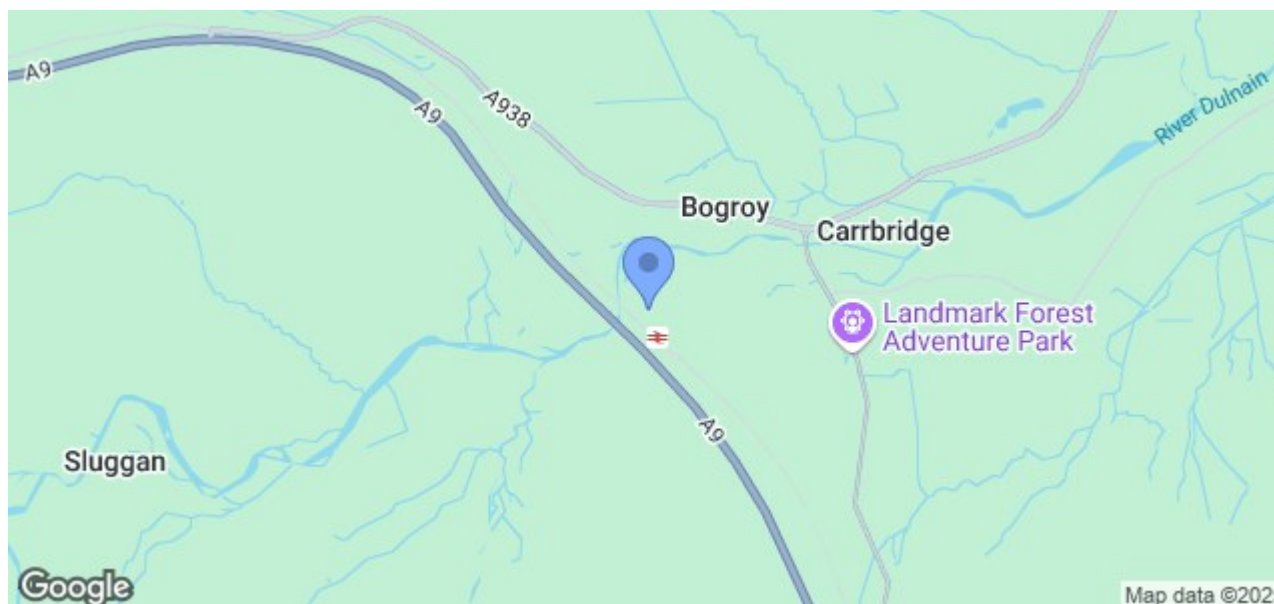
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	



While the above particulars are believed to be correct  
they are not guaranteed and all offerers must satisfy  
themselves on all matters



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