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Coylum House, Coylumbridge Aviemore, PH22 1RD

Offers Over £495,000

Contact us on 01479 874800 or visit www.massoncairns.com

solicitors and estate agents

Set within one of the most sought-after and rarely available locations in the Cairngorms, Coylum House presents an exceptional opportunity to acquire a characterful detached home in the heart of Coylumbridge, an enclave long regarded for its privacy, woodland setting and immediate access to some of the finest outdoor scenery in the National Park. Occupying a generous plot of approximately 0.27 acres, the property enjoys a peaceful and highly picturesque position with the River Drurie bordering the grounds, creating a wonderfully natural backdrop and an unmistakable sense of seclusion. Properties of this nature, scale and setting are seldom brought to the open market, making this a genuinely rare offering. The house itself offers well-proportioned accommodation arranged over two floors and, while now requiring a degree of modernisation, provides a superb canvas for enhancement and re-imagining. The flexibility of the accommodation, combined with the outstanding setting, allows a purchaser to add significant value while tailoring the house to their own requirements. Externally, the grounds are a particular highlight, combining areas of lawn, mature planting and direct interaction with the surrounding landscape. The proximity of the River Drurie, together with immediate access to woodland paths, walking routes and cycling trails, reinforces the strong lifestyle appeal and the sense of being immersed in the natural environment, while remaining within easy reach of Aviemore and its amenities. Coylumbridge sits within the Cairngorms National Park and is widely recognised as one of the area's most prestigious and desirable addresses, favoured for its tranquillity, scenic beauty and enduring appeal. Coylum House represents a rare chance to secure a foothold in one of the Highlands' most coveted locations and to create a home of real distinction in an outstanding natural setting. EPC F, Council Tax F, Home report online at massoncairns.com

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Aviemore

Situated in the heart of Scotland's Cairngorms National Park, Aviemore is a vibrant town known for its breathtaking landscapes and a plethora of amenities suitable for both residents and visitors.

Natural Attractions:

Cairngorm Mountains: A majestic range offering hiking, skiing, and snowboarding opportunities.

Lochs: Serene bodies of water like Loch Morlich, perfect for sailing, canoeing, and taking in the scenery.

Nature Trails: Verdant pathways and trails ideal for walking, cycling, and wildlife spotting.

Amenities and Activities:

Recreational Facilities: From the renowned Macdonald Aviemore Resort with its swimming pools and cinema, to the top-notch golf courses and spa facilities.

Adventure Sports: Including treetop adventures, quad biking, and horseback riding.

Winter Sports: The area is a hub for skiing and snowboarding enthusiasts, with Cairngorm Mountain being a prime destination.

Shopping & Dining: Aviemore boasts a range of shops – from quaint local boutiques selling handmade crafts to more familiar high-street names. Gastronomes will delight in the variety of eateries, from cosy cafes offering

traditional Scottish fare to dining restaurants.

Cultural and Community Amenities:

Strathspey Railway: A steam railway journey offering a trip back in time and panoramic views of the Highlands.

Local Events: The town hosts a series of events year-round, including music festivals, the Thunder in the Glens motorcycle gathering, and more.

Education and Health: Aviemore is home to a primary school with secondary education in Kingussie and has excellent healthcare facilities including a newly opened community hospital ensuring the well-being of its residents.

Transport Links

From Aviemore, you can conveniently access various transportation options to explore the wider UK:

Airports: Inverness Airport (INV): Approximately 36 miles away, this regional airport offers domestic flights and some international connections. Aberdeen International Airport (ABZ): Roughly 87 miles away, providing a wider range of domestic and international flights.

Train Stations: Aviemore Railway Station: Located within the town, with regular services to Inverness, Glasgow, and Edinburgh, as well as connections to the wider UK rail network.

Road Routes: A9: a major north-south route traversing Scotland, providing access to Inverness, Perth, Stirling, and Glasgow. A95: This scenic route connects Aviemore to the A96, linking Inverness to Aberdeen, offering an alternative route to eastern Scotland.

With these options, Aviemore serves as a convenient base for exploring the UK's diverse destinations, whether traveling by air, rail, or road.

Home Report

To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download.

EPC Rating F

Accommodation

Approached via a quiet private road in the heart of Coylumbridge, Coylum House immediately feels set apart. Mature woodland surrounds the property, and the gentle presence of the nearby River Drurie lends a rare sense of calm and connection to the landscape that defines this sought-after enclave within the Cairngorms National Park.

The house is entered via a welcoming entrance vestibule which opens into a central hall, setting the tone for a home that balances character, space and flexibility. To the front, the principal sitting room is a generous and inviting space, centred around a traditional fireplace and enjoying views out to the surrounding gardens and woodland beyond. It is easy to imagine this as a cosy retreat after a day on the hills, or a relaxed social space for family and guests.



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Adjoining the hall, a versatile ground-floor dining room which offers excellent flexibility. Equally suited as a home working space, occasional ground-floor bedroom or secondary reception room, it provides valuable adaptability for modern living or holiday use.

The kitchen and breakfast room forms the everyday heart of the home. Well proportioned and filled with natural light, it offers ample space for informal dining and gathering, with direct access through to a utility room and onward practical areas including a shower room. While the kitchen would benefit from modernisation, the scale and layout offer excellent potential to create a contemporary open yet functional family space.

Ascending to the first floor, the accommodation continues to feel well balanced and adaptable. The principal bedroom is a comfortable and private room, complemented by three further bedrooms which lend themselves equally well to family living or guest accommodation. A centrally positioned family bathroom serves this level, completing the upper floor.

Externally, the grounds extend to approximately 0.27 acres and are a defining feature of Coylum House. The gardens enjoy a high degree of privacy and blend seamlessly into the surrounding woodland environment, while the proximity of the River Drue enhances both the setting and the lifestyle appeal. This is a place where mornings begin with woodland walks from the doorstep,

afternoons are spent cycling or exploring nearby trails, and evenings are enjoyed in peaceful seclusion.

Coylum House offers a rare opportunity to acquire a home of genuine character in one of the most prestigious and tightly held locations in the Aviemore area. With scope for upgrading and enhancement, it represents not only a superb private residence but also a compelling lifestyle or holiday home proposition in an outstanding natural setting.

Services

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

Entry

By mutual agreement.

Price

Offers over £495,000 are invited

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

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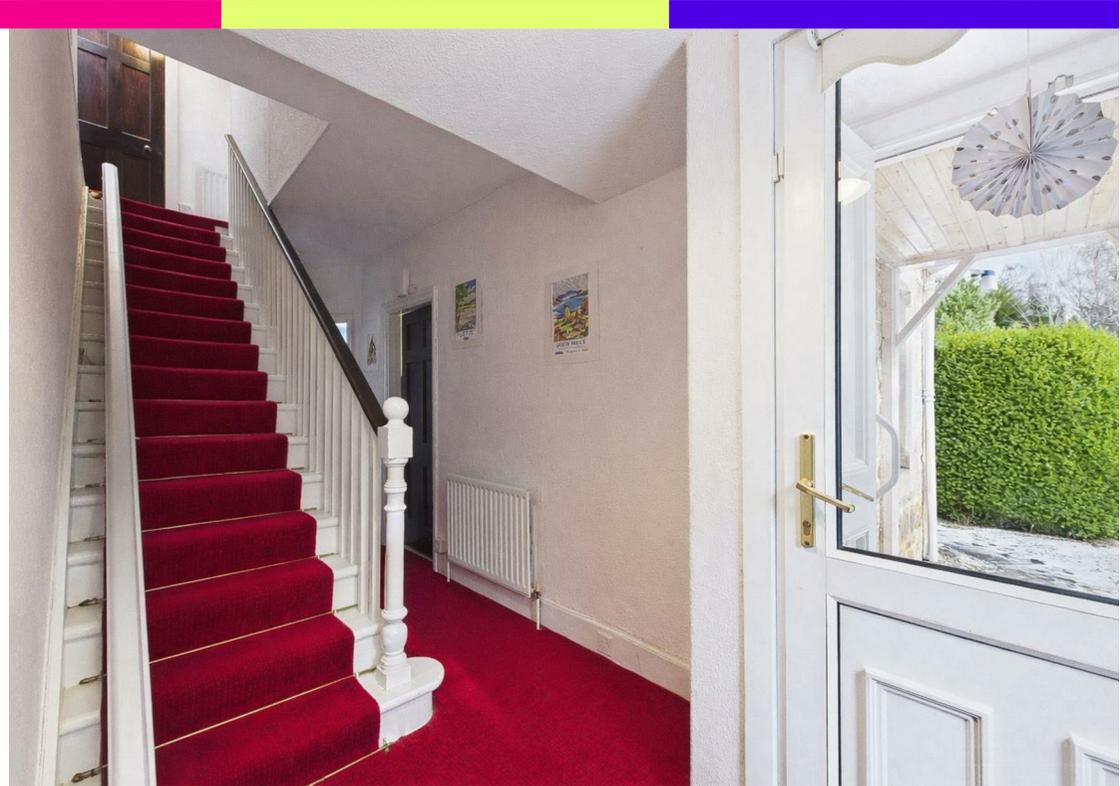
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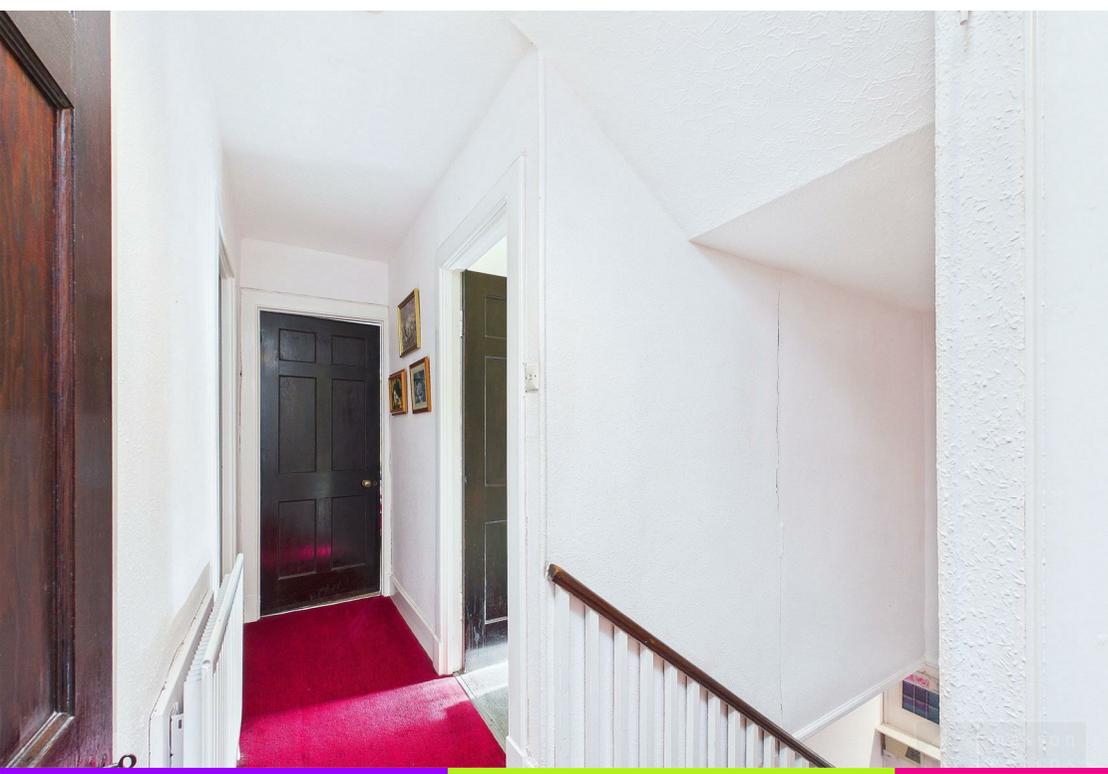
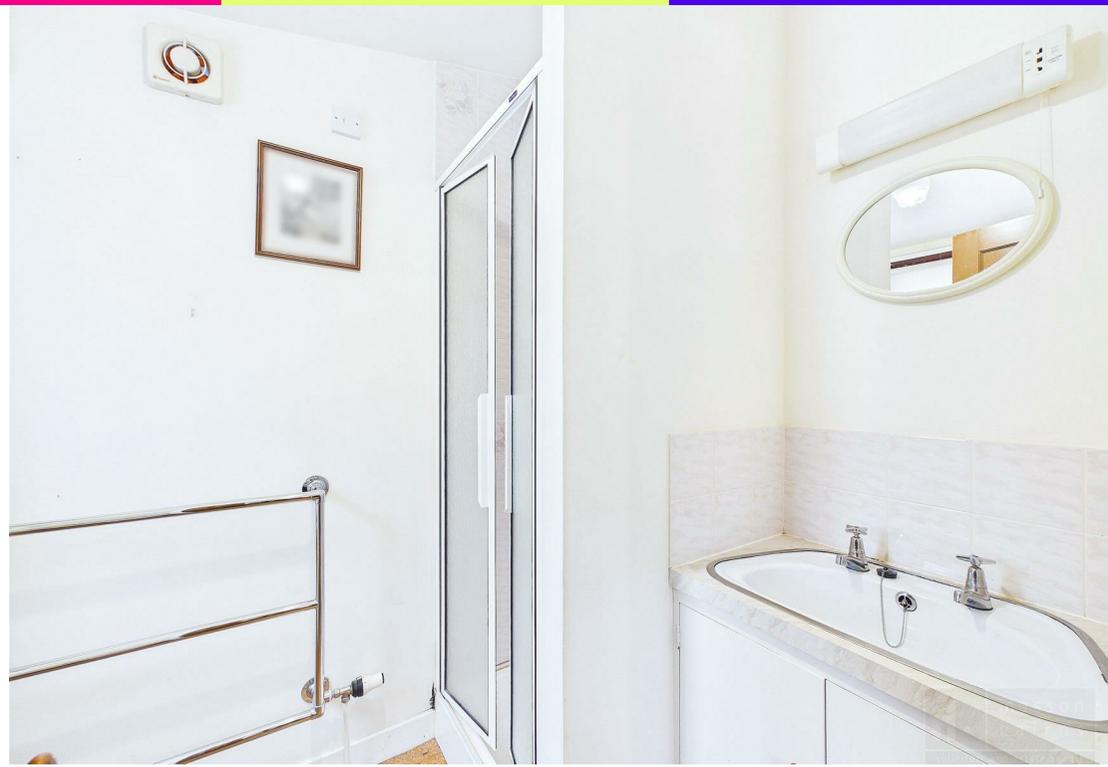
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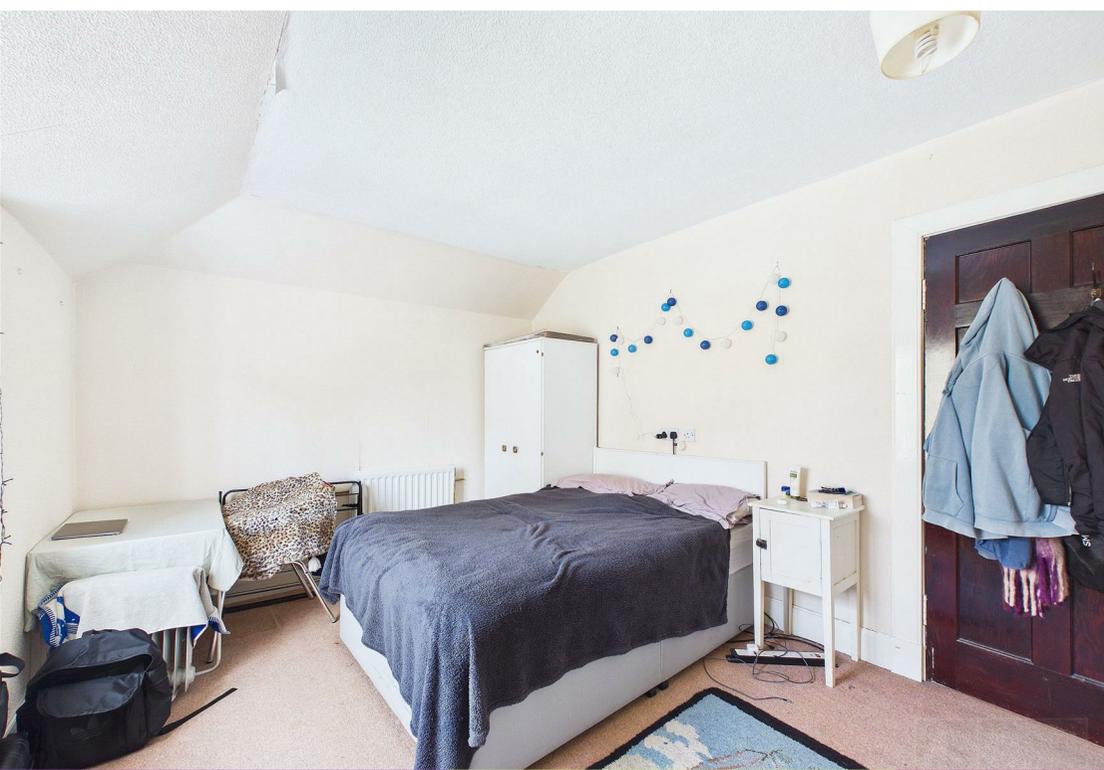
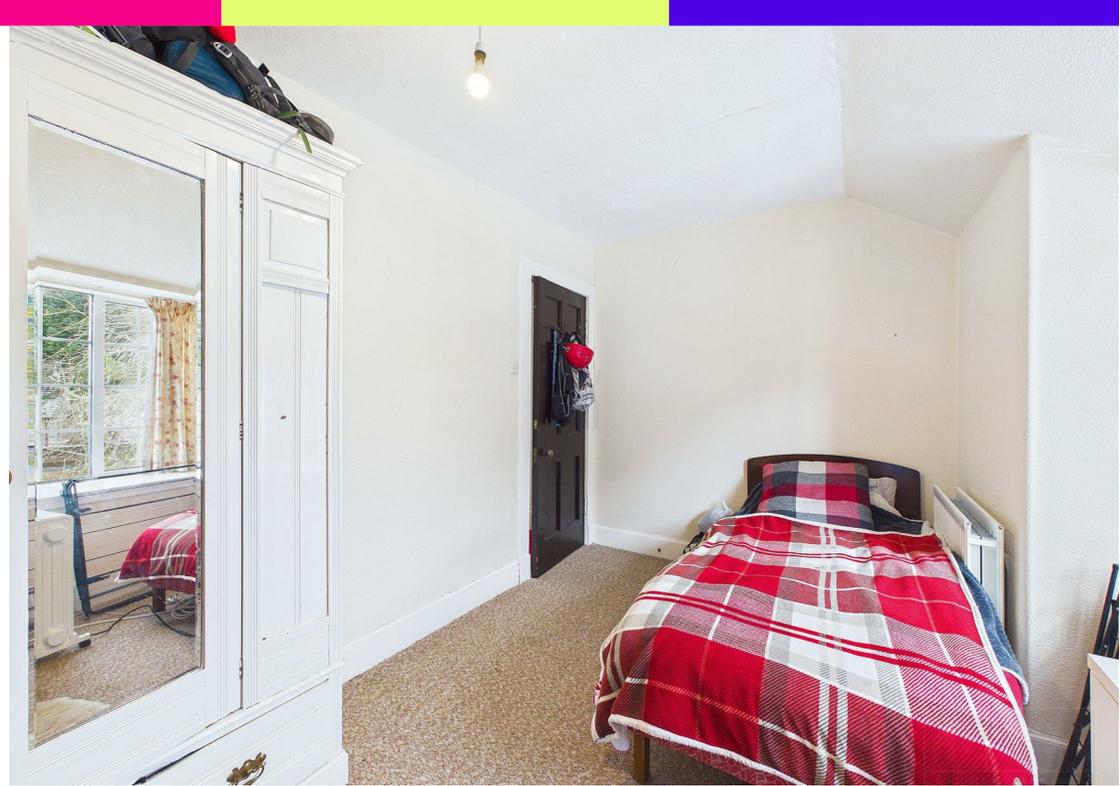




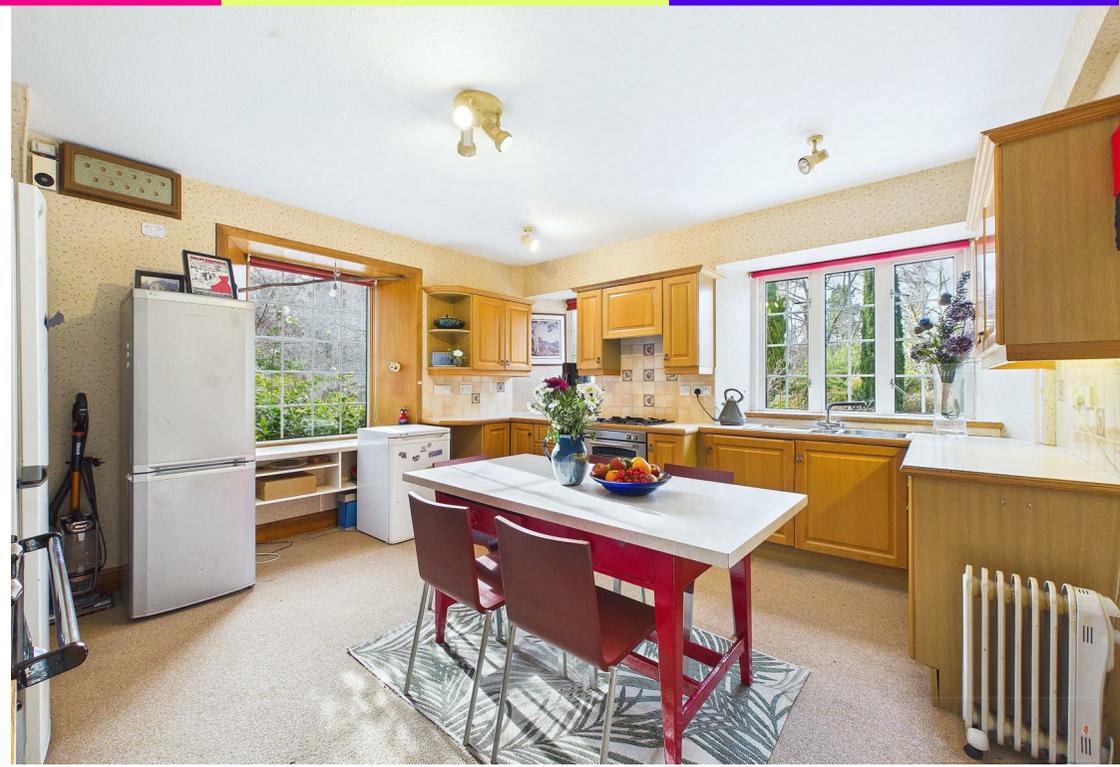




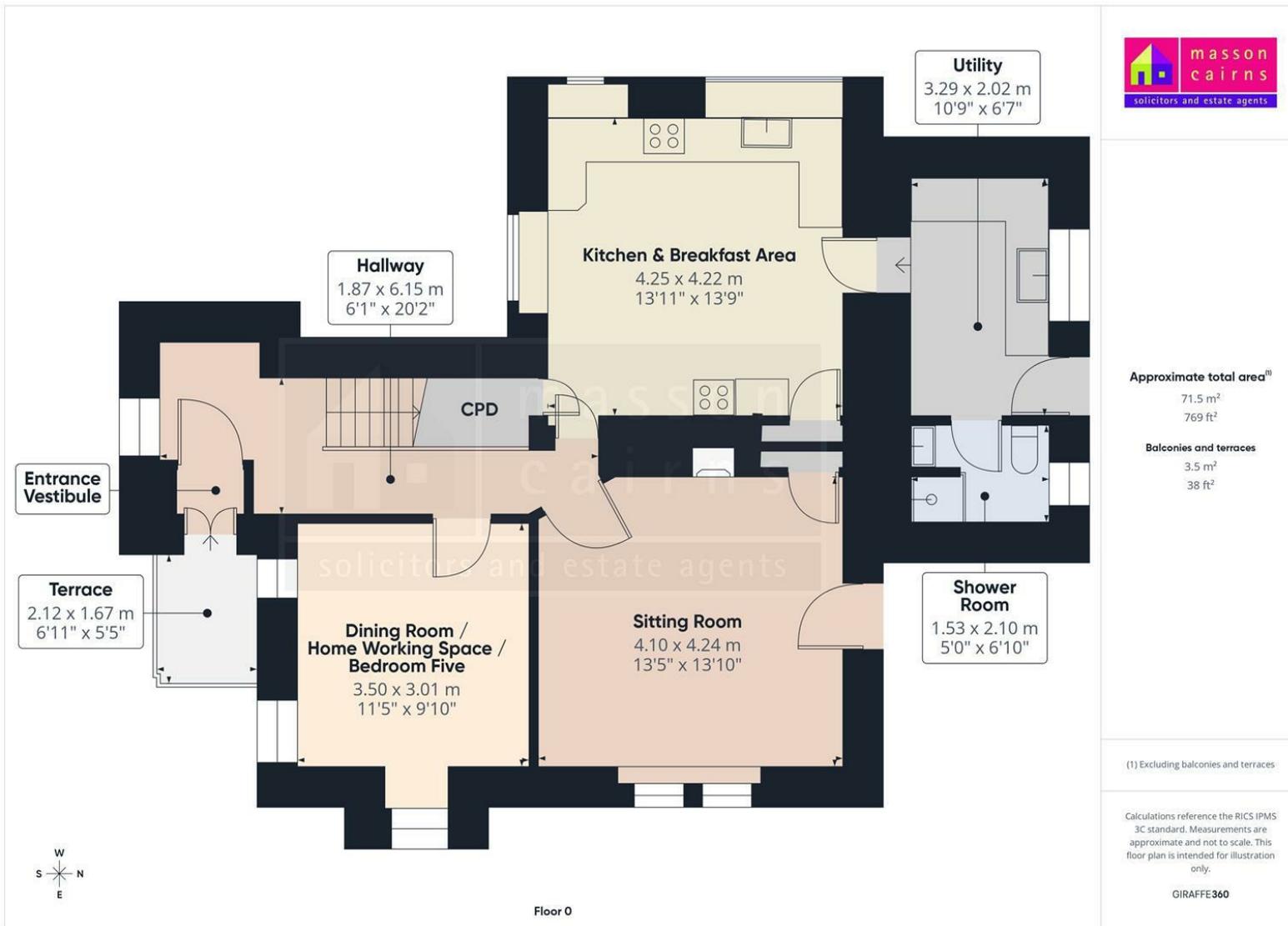












Approximate total area⁽¹⁾
71.5 m²
769 ft²

Balconies and terraces
3.5 m²
38 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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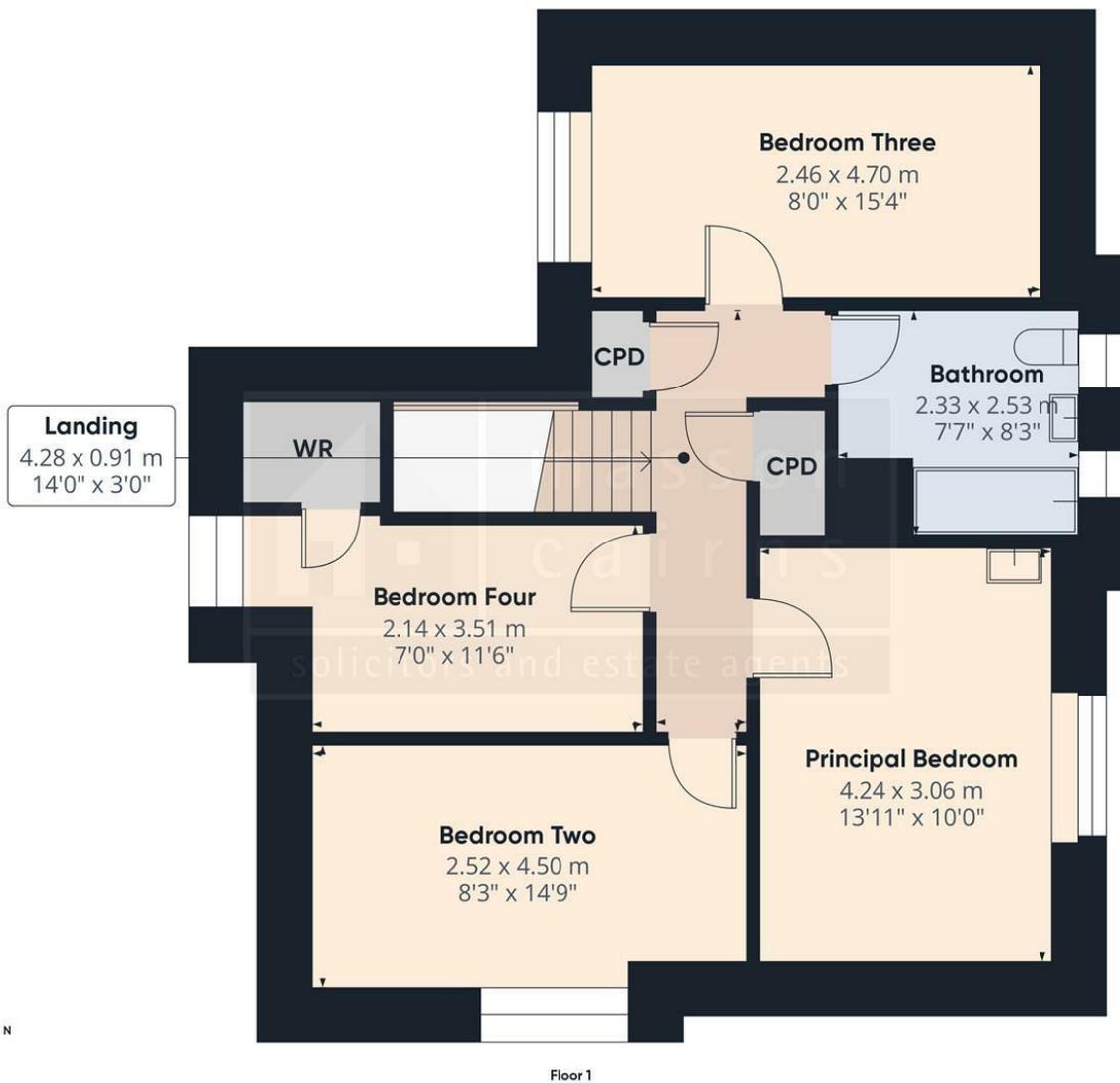
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Approximate total area⁽¹⁾
58.3 m²
626 ft²

(1) Excluding balconies and terraces

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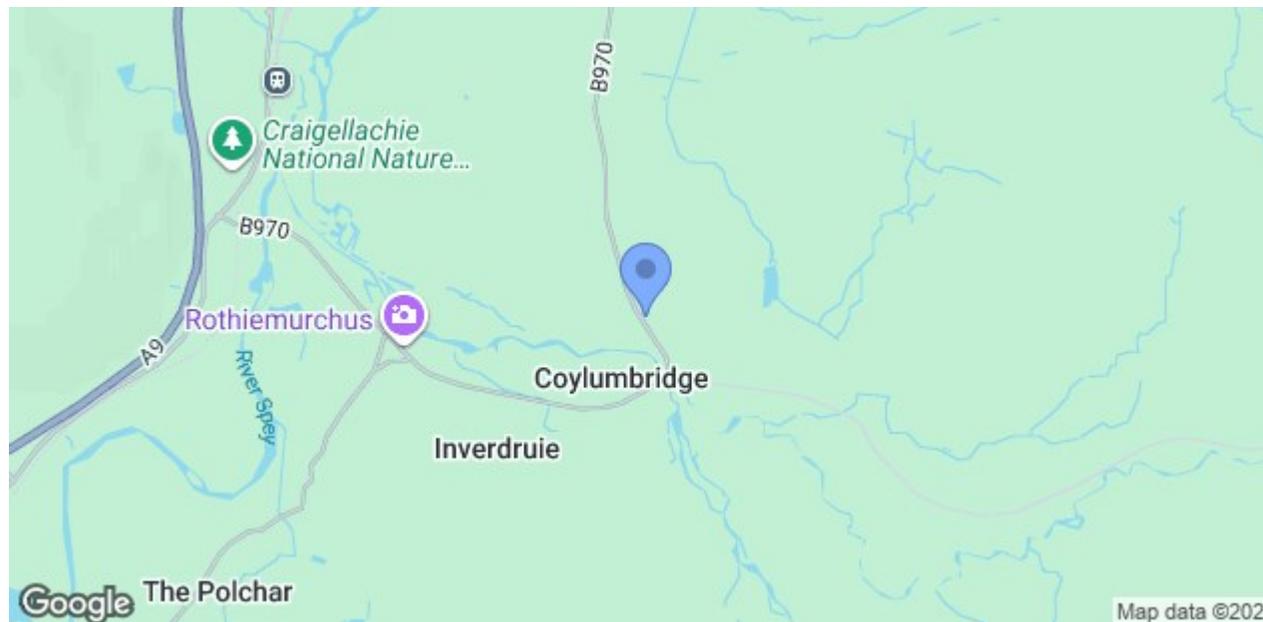
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E		
(21-38) F	35	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	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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