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solicitors and estate agents

Kinchyle House, Main Street, Carrbridge, PH23 3AA  
Offers Over £180,000

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



An inspiring Highland renovation opportunity. Set within the Cairngorms National Park, Kinchyle is a handsome stone and slate-built home with traditional proportions, gabled dormers, and deep-set windows, a characterful property that offers a rare chance to restore and transform a historic building into a truly exceptional family home in one of Speyside's most desirable villages. Now stripped back to its original stonework, Kinchyle presents a blank canvas for imaginative renovation. The existing footprint, extending to approximately 176 m<sup>2</sup> (1,901 ft<sup>2</sup>), offers superb potential for a spacious and elegant home arranged over two floors. The original layout features an entrance hall, sitting room, dining room, and a large open-plan kitchen/dining area with an adjoining utility room on the ground floor. Upstairs, a principal bedroom with en-suite, two further double bedrooms (one also en-suite), a family bathroom, and a flexible additional room ideal as a study, dressing room or fourth bedroom. High ceilings and generous window openings offer the opportunity to craft light-filled interiors while preserving the home's timeless character. Outside, the property sits within circa 0.25 acres of generous enclosed gardens with ample space and parking, offering wonderful scope to create a peaceful private setting. Kinchyle represents an outstanding opportunity to design and complete a bespoke Highland home of real quality and distinction. Cash purchase only. Viewings are limited to the ground floor for health and safety reasons due to the property's unsafe staircase although a full virtual tour is available online. NO HOME REPORT OR EPC but surveyed at offers over price.

## Offers Over £180,000



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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

There is no home report or EPC as the property is uninhabitable in its current format.

### Development Opportunity

Kinchyle represents a compelling development opportunity within the Cairngorms National Park — a solid, traditional stone and slate-built home with impressively generous proportions, now ready for significant internal restoration. The project offers the rare chance to blend period character with the comfort and performance of modern living, creating a beautifully balanced home that combines timeless Highland charm with contemporary energy efficiency. With the hard work of stripping back already completed, the property provides a clear foundation for the next stage of redevelopment — including upgrading / installing electrics, plumbing, insulation and finishes throughout. The sizeable plot further enhances its appeal, offering ample scope for landscaped gardens, outbuildings, or extensions (subject to the necessary consents), presenting an outstanding



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opportunity to add significant value and craft a bespoke Highland residence of real distinction.

#### Ground Floor Summary

Entrance Hall, Sitting Room, Dining Room, Kitchen / Dining / Family Space, Utility Room

#### First Floor Summary

Landing, Principal Bedroom & En-suite, Bedroom Two, Bedroom Three & En-suite, Family Bathroom, Study

#### Outside

The property sits within generous, level garden grounds of circa 0.25 acres that provide both privacy and excellent potential for landscaping. To the front, a low stone wall and gate frame a neatly enclosed garden, while to the rear, a large gravelled area offers ample space for off-street parking and future garaging or outbuildings (subject to consent). Beyond, a spacious lawn provides the perfect canvas for creating an outdoor entertaining area, landscaped garden, or tranquil retreat surrounded by timber privacy fencing. The plot's size and orientation make it ideal for enjoying sunlight throughout the day and for those seeking space to complement a beautifully restored home.

#### Services

It is understood that there is mains water, drainage and electricity is available.

#### Entry

By mutual agreement.

#### Price

CASH PURCHASE ONLY. THE PROPERTY IS NOT SUITABLE FOR MORTGAGE PURPOSES IN ITS CURRENT FORMAT

Offers over £180,000 are invited

#### Viewings and Offers

VIEWINGS ARE RESTRICTED TO GROUND FLOOR ONLY AS THE STAIRCASE IS UNSAFE.

Viewing is strictly by arrangement with and all offers to be submitted to:-Masson Cairns

Strathspey House

Grantown on Spey

Moray

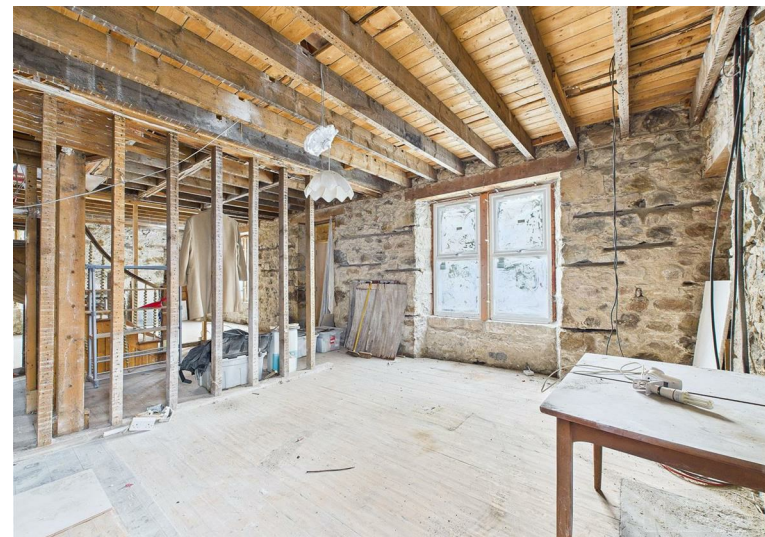
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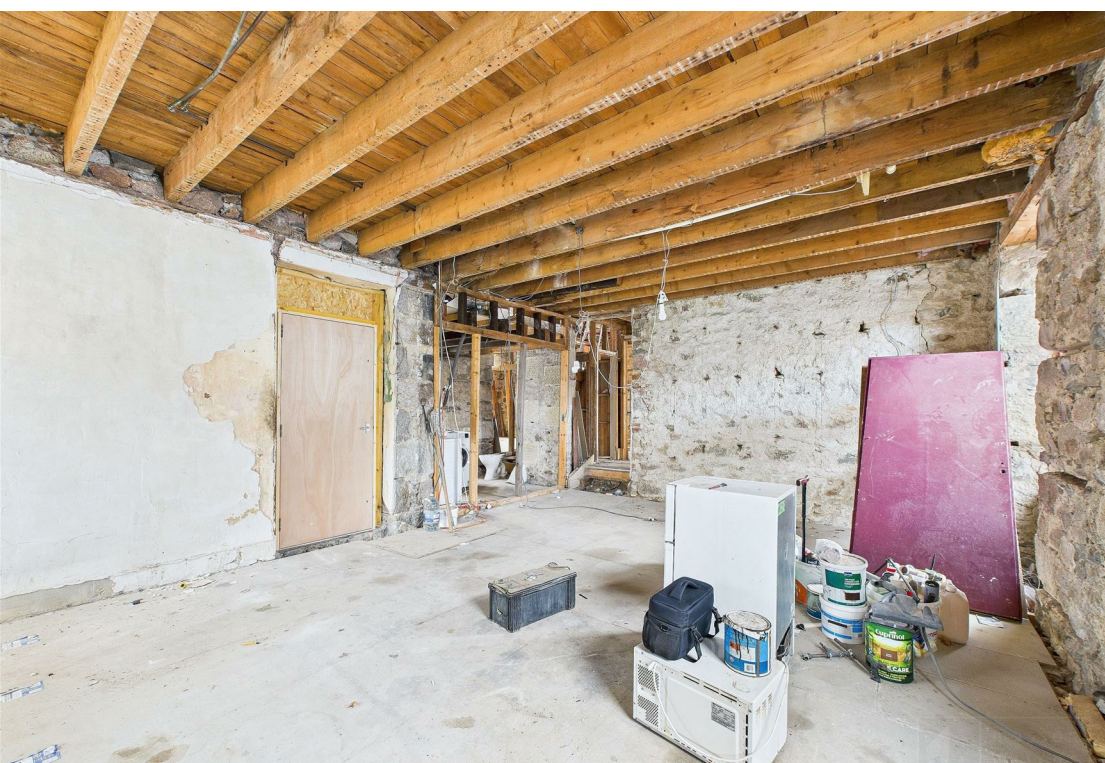
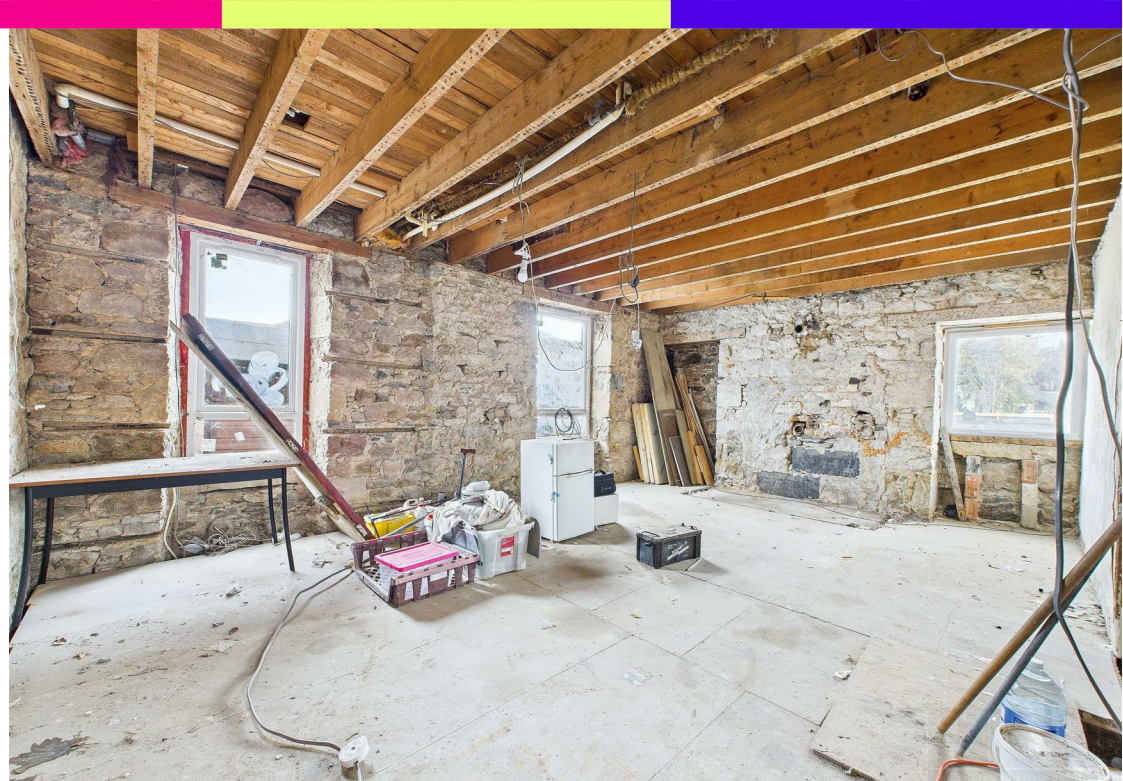
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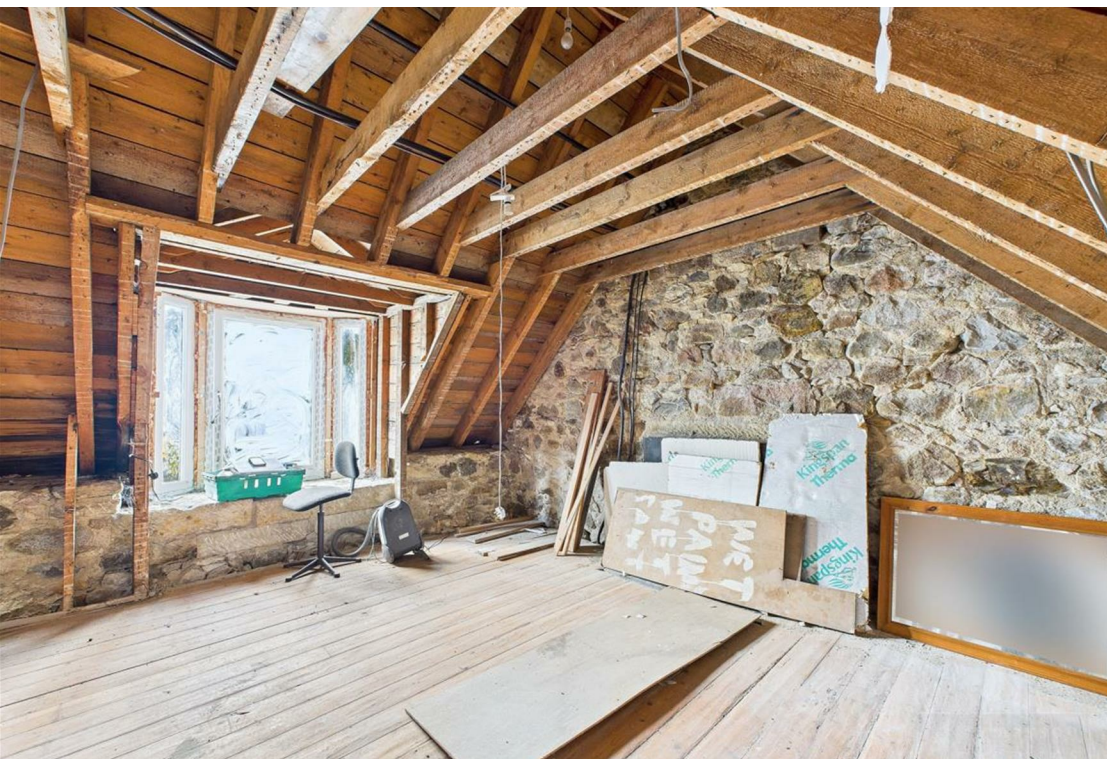




















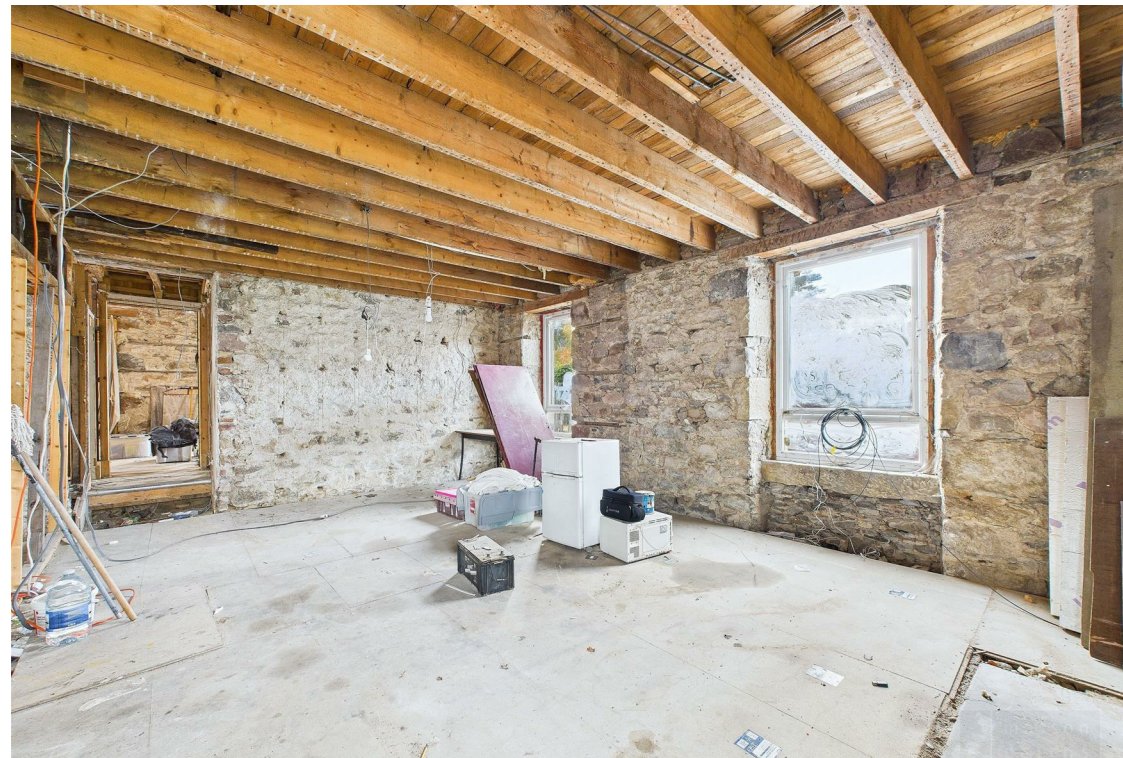
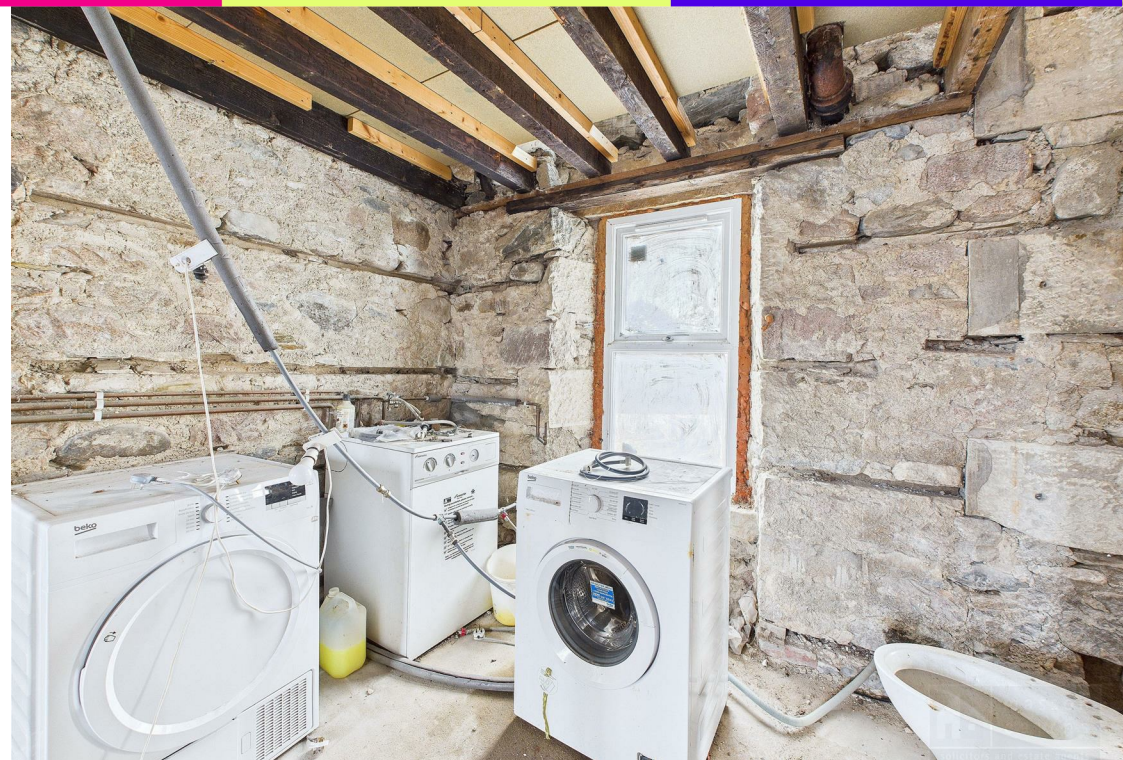




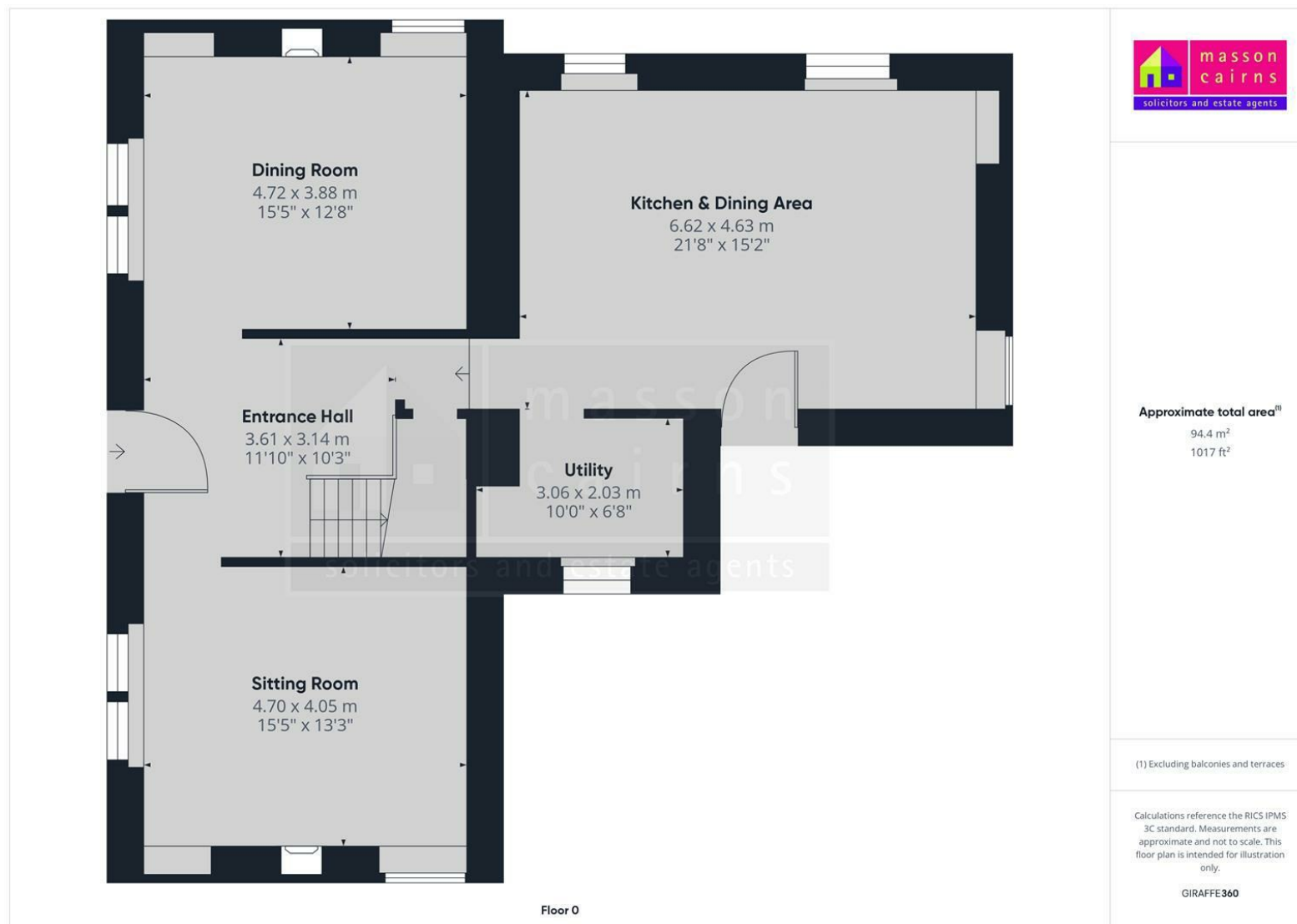












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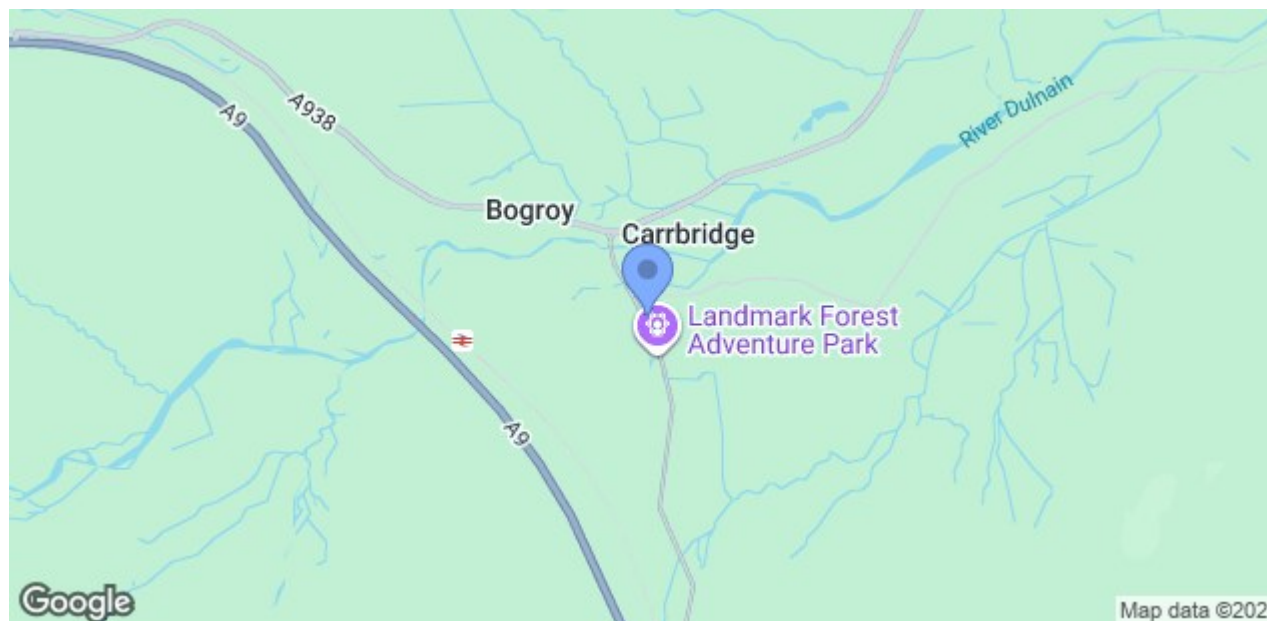


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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient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