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solicitors and estate agents

An Teallach, ., Nethy Bridge, PH25 3DF

UNDER OFFER £525,000

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

UNDER OFFER - Welcome to this exquisite five-bedroom home, where elegance meets comfort across 209 sqm of thoughtfully designed living space in this ever popular forest village. Set on over a third of an acre of private grounds, this residence offers a perfect blend of open living areas and intimate spaces, with many impressive features including cathedral ceilings, quality finishes and inviting living spaces. The journey begins in the welcoming entrance vestibule, leading into a flowing hallway that introduces the open-plan kitchen, dining, and sitting room. Here, granite worktops and state-of-the-art appliances make the kitchen a joy for cooking and entertaining, while the adjacent sitting area provides a spacious environment enhanced with vaulted ceilings and perfect for family gatherings. A snug room offers a quiet nook for relaxation and on the ground floor, two well-appointed bedrooms—including a principal bedroom with an en-suite—ensure comfort and privacy. The utility room adds functional appeal with ample space for household management. Upstairs, the first floor unfolds into three additional double bedrooms, each bathed in natural light and paired with essential amenities: a dedicated shower room and a separate bathroom which serve these rooms. Outside, the property is a haven of tranquility, featuring expansive lawned areas, a sweeping gravel driveway, and lush mature trees that offer seclusion and beauty. Additional features include a double garage and a large timber storage shed with power and lighting, providing practical solutions for storage and hobbies. This home offers both the luxury and functionality needed for a fulfilling and comfortable life in the Cairngorms National Park, viewing is essential. EPC Rating D.

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

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Nethy Bridge

Nethy Bridge is a charming village located in the heart of the Scottish Highlands, surrounded by the breathtaking beauty of the Cairngorms National Park. With its lush forests, meandering River Nethy, and an abundance of wildlife, this serene destination offers visitors an unforgettable experience. The village boasts a rich history, with evidence of settlements dating back to the Bronze Age. Nethy Bridge takes its name from the old stone bridge that crosses the river, connecting the village to a vast network of walking and cycling trails. Visitors can explore the ancient Caledonian Pine Forest, home to red squirrels, capercaillies, and other native wildlife, or venture further into the Cairngorms for breathtaking views and exhilarating hikes. Nethy Bridge is also a haven for birdwatchers, with the nearby Loch Garten Osprey Centre providing a unique opportunity to observe these magnificent birds of prey. The Strathspey Steam Railway, an iconic part of Scotland's heritage, allows visitors to travel through the stunning landscape in style. With a friendly community, local shops, cosy accommodation options, and tea room, Nethy Bridge offers a warm welcome.

Transport Links

From Nethy Bridge, you can easily 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 80 miles away, providing a wider range of domestic and international flights.

Train Stations: Carrbridge Railway Station: About 9 miles from Nethy Bridge, offering connections to Inverness, Perth, and Edinburgh.

Aviemore Railway Station: Approximately 13 miles away, with regular services to Inverness, Glasgow, and Edinburgh, as well as connections to the wider UK rail network.

Road Routes: A95: This arterial road connects Nethy Bridge to the A9, a major north-south route traversing Scotland, providing access to Inverness, Perth, Stirling, and Glasgow. A939: This scenic route connects Nethy Bridge to the A96, linking Inverness to Aberdeen, offering an alternative route to eastern Scotland. With these options, Nethy Bridge serves as a convenient base for exploring the UK's diverse destinations, whether traveling by air, rail, or road.

Home Report

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EPC Rating D

Entrance Vestibule

2.13m x 1.13m (6'11" x 3'8")

Step inside through a sturdy timber door into inviting entrance adorned with twin windows to either side. The space is beautifully illuminated by the warmth of natural light streaming in, creating a bright and welcoming ambiance. An internal timber door invites you further into the home, leading seamlessly into the spacious hall. There is durable slate tile flooring with underfloor heating, ceiling lighting and space for storing hanging outdoorwear and footwear. This thoughtfully designed entrance effortlessly combines functionality with aesthetics, setting a tone for the rest of the home.

Hallway

The spacious entrance hall serves as the central hub of the home, providing access to all of the accommodation. It features seamless slate flooring with underfloor heating that enhances the sense of continuity throughout the home. Doors lead to the snug sitting room, the kitchen, the principal bedroom, bedroom two, a shower room and the utility room. Stairs lead to further accommodation on the first floor.

Sitting Room / Dining / Kitchen

6.40m x 5.15m / 4.90m x 2.31m / 5.63m x 2.91m (20'11" x 16'10" / 16'0" x 7'6" / 18'5" x 9'6")

Step into this beautifully designed area that seamlessly combines a sitting room, kitchen, and dining space into a cohesive, light-filled haven. The grand sitting room area is a sophisticated retreat, featuring vaulted ceiling with exposed beams and triple aspect windows that offer picturesque views of both the front, side and rear gardens. The centrepiece of this space is a large freestanding wood-burning stove set upon a striking slate hearth, providing warmth and a charming focal point. Suspended feature lighting adds both visual interest and practical illumination, making this the perfect spot to relax and unwind. The kitchen is a chef's dream, equipped with a comprehensive range of base, wall, and drawer units that offer ample storage. Integral appliances include a dishwasher, and fridge freezer. The large range cooker with extraction overhead ensures a seamless cooking experience. The kitchen island, with its additional counter space and peninsula breakfast bar, serves as a practical area for meal preparation and casual dining. A double door conveniently leads to the snug sitting room. Open plan with the sitting room, the dining area is ideally suited for formal meals and gatherings. It comfortably accommodates a 8-10 person dining suite. Patio doors open onto an expansive gravelled area, providing easy access to the garden for alfresco dining. The kitchen features durable slate flooring with underfloor heating, perfect for easy maintenance, while the sitting room and dining area boast timber flooring, adding a touch of warmth and elegance.

Snug

3.94m x 4.64m (12'11" x 15'2")

Flowing seamlessly from the kitchen or hallway, the snug sitting room features double doors and a single door that can transform the space into a more intimate setting as needed. A window to the front brightens the area and provides a view of the front garden and driveway. The room features timber laminate flooring and ceiling lighting.

Utility Room

2.88m x 2.12m (9'5" x 6'11")

The well-proportioned utility room is thoughtfully designed with base and wall units offering ample storage, complemented by slate flooring with underfloor heating, a worktop and a Belfast sink with a chrome mixer tap. A timber door to the rear allows access to the rear garden and a window allows natural light to illuminate the space, creating a pleasant and spacious feel. The room is plumbed for a washing machine and provides space for a tumble drier and fridge freezer. A large cupboard houses the hot water tank and plumbing for the pressurised heating system. The oil fired boiler is also located in the utility room.

Principal Bedroom & En-suite

3.73m x 5.21m & 2.15m x 1.86m (12'2" x 17'1" & 7'0" x 6'1")

The principal bedroom is spacious and bright, featuring dual aspect windows that floods the room with natural light. A double integral wardrobe provides useful hanging and shelved storage space. Timber laminate flooring underfoot ensures a cosy atmosphere and

a further door leads to the en-suite shower room, offering both privacy and practicality. The corner shower enclosure features a sleek floor to ceiling tiling and an extractor fan for efficient ventilation. The suite includes a modern WC, a vanity unit with a stylish countertop wash hand basin and chrome mixer tap, and a wall-mounted illuminated mirror and there is slate flooring with underfloor heating and a heated chrome towel radiator.

Bedroom Two

3.24m x 3.66m (10'7" x 12'0")

This spacious double / twin bedroom features timber flooring and twin windows to the front of the property that fills the room with natural light. The room is currently set up as a twin room with room for two beds. There is an integral double wardrobe providing useful hanging and shelved storage space, ensuring the room remains organised and clutter free.

Shower Room

2.28m x 1.72m (7'5" x 5'7")

Discover a shower room, appointed with WC, stylish wash hand basin with a chrome mixer tap. The corner shower enclosure features practical full height tiling. The room also benefits from a window providing a source of natural light, slate flooring with underfloor heating, heated towel rail and an extractor fan to maintain a fresh atmosphere.

Landing

The landing presents easy access to the first-floor bedrooms a bathroom and shower room, making it a convenient artery of the home's layout. Additionally, a series of cupboard spaces are nestled within its design, offering a practical space for linen storage and airing. A ceiling hatch provides access to the loft for additional storage.

Bedroom Three

3.78m x 3.85m (12'4" x 12'7")

This comfortable double / twin bedroom features timber laminate flooring, dual aspect windows to either side, allowing plenty of natural light to create a bright and inviting atmosphere. The room also includes a single integral wardrobe space providing convenient storage ensuring the room remains clutter free.

Shower Room

1.98m x 1.87m (6'5" x 6'1")

Another shower room, appointed with modern WC, stylish wash hand basin with a chrome mixer tap. The corner shower enclosure features practical full height tiling. The room also benefits from a Velux window providing a source of natural light, slate flooring with underfloor heating, heated towel rail and an extractor fan to maintain a fresh atmosphere.

Bedroom Four

3.23m x 4.66m (10'7" x 15'3")

This additional double bedroom is both spacious and inviting, featuring a large dormer window to the front, that fills the room with natural light. The timber flooring adds warmth and comfort underfoot. The room also includes a triple integral wardrobe, offering ample hanging and shelved storage.

Bedroom Five

3.26m x 4.68m (10'8" x 15'4")

This final double / twin bedroom, a mirror image of bedroom also features a large dormer window to the front, offering views of the front garden and surrounding countryside. The room also includes a triple integral wardrobe, offering ample hanging and shelved storage ensuring the room remains organised and clutter free.



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Bathroom

1.77m x 2.88m (5'9" x 9'5")

Discover a family bathroom on the first floor, appointed with a modern WC, stylish wash hand basin with chrome mixer tap. The corner shower cubicle, features a mains pressure shower and practical full height tiling. A full-sized bath ensures options for a versatile bathing experience. The bathroom room also benefits from an Velux window providing privacy while allowing in natural light, slate flooring with underfloor heating, heated towel rail and an extractor fan to maintain a fresh atmosphere.

Outside

Located on the outskirts of the desirable forest village of Nethy Bridge in the Cairngorms National Park, this property offers a peaceful retreat set in over a third of an acre of private grounds. Surrounded by mature tree plantings, the setting provides an oasis of tranquility with beautifully maintained lawned areas, perfect for leisure and outdoor activities. A sweeping driveway leads into the property, offering ample parking space for several vehicles, ensuring convenience for homeowners and guests alike. The gardens also benefit from a detached double garage equipped with power and light, suitable for multiple vehicles or as a spacious workshop. Additionally, a large timber store also equipped with power and light offers versatile storage solutions or potential for hobby activities. This home seamlessly blends privacy, space, and natural beauty, making it an ideal sanctuary for those looking to enjoy the serenity of the Cairngorms while remaining close to village amenities.

Garage

5.8m x 6.3m (19'0" x 20'8")

This spacious detached double garage not only offers robust functionality with twin up-and-over doors at the front and a pedestrian access door at the side, but it also features built-in shelving and storage solutions. These additions make the space exceptionally practical for organising tools, outdoor equipment, or overflow from the house. The concrete base ensures durability, while two windows at the rear bring in natural light, enhancing the usability of the space. Outfitted with power and light, this garage is perfectly suited for a variety of uses, from a secure vehicle storage to a fully functioning workshop.

Services

It is understood that there is mains water and electricity with drainage to a septic tank. There is oil fired entral heating.

Entry

By mutual agreement.

Price

UNDER OFFER

Viewings and Offers

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

Strathspey House

Granttown on Spey

Moray

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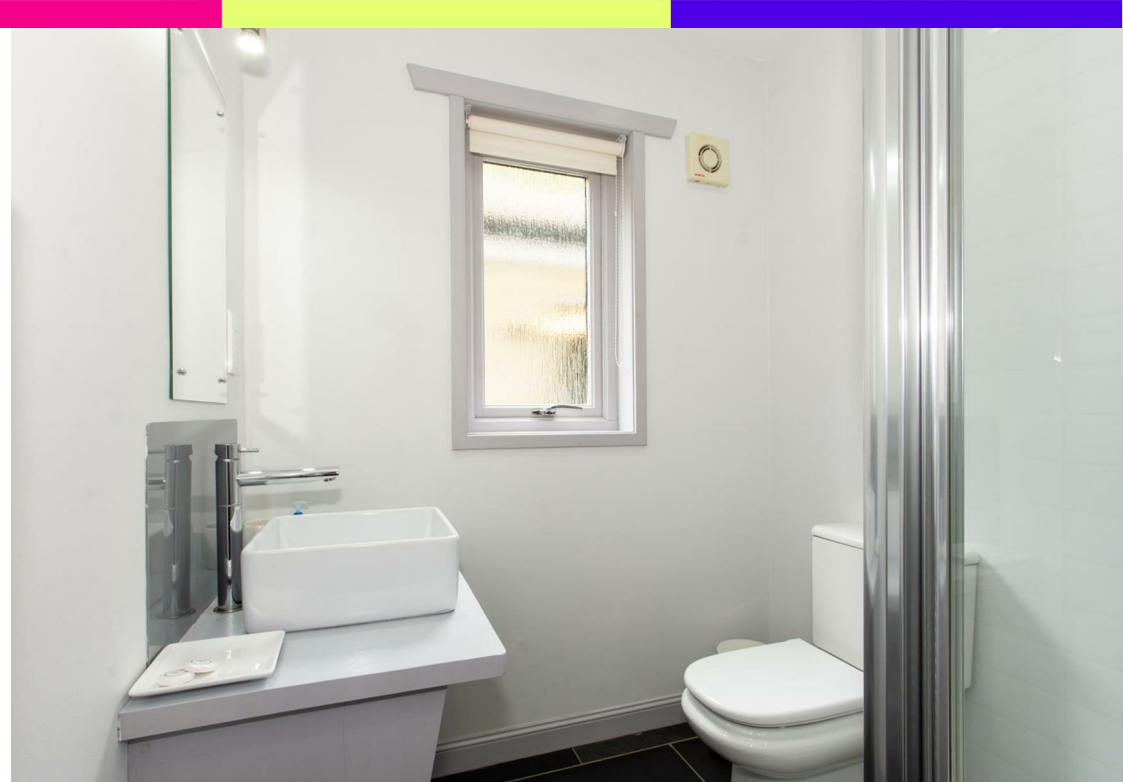
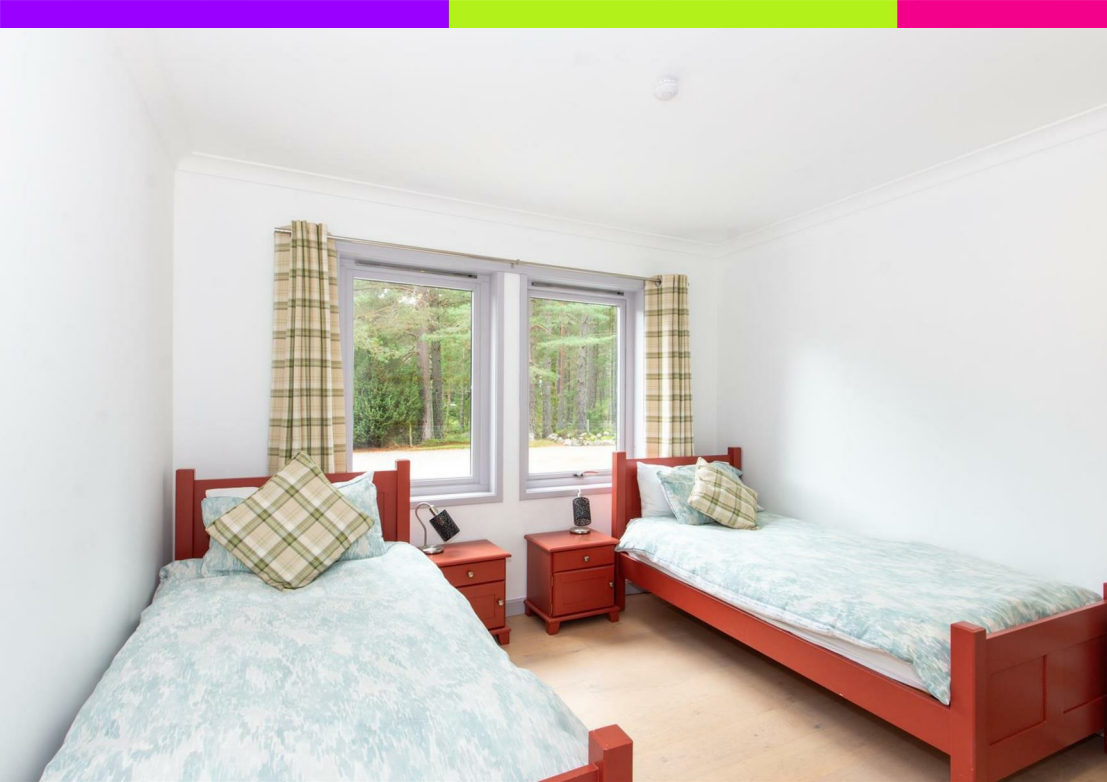
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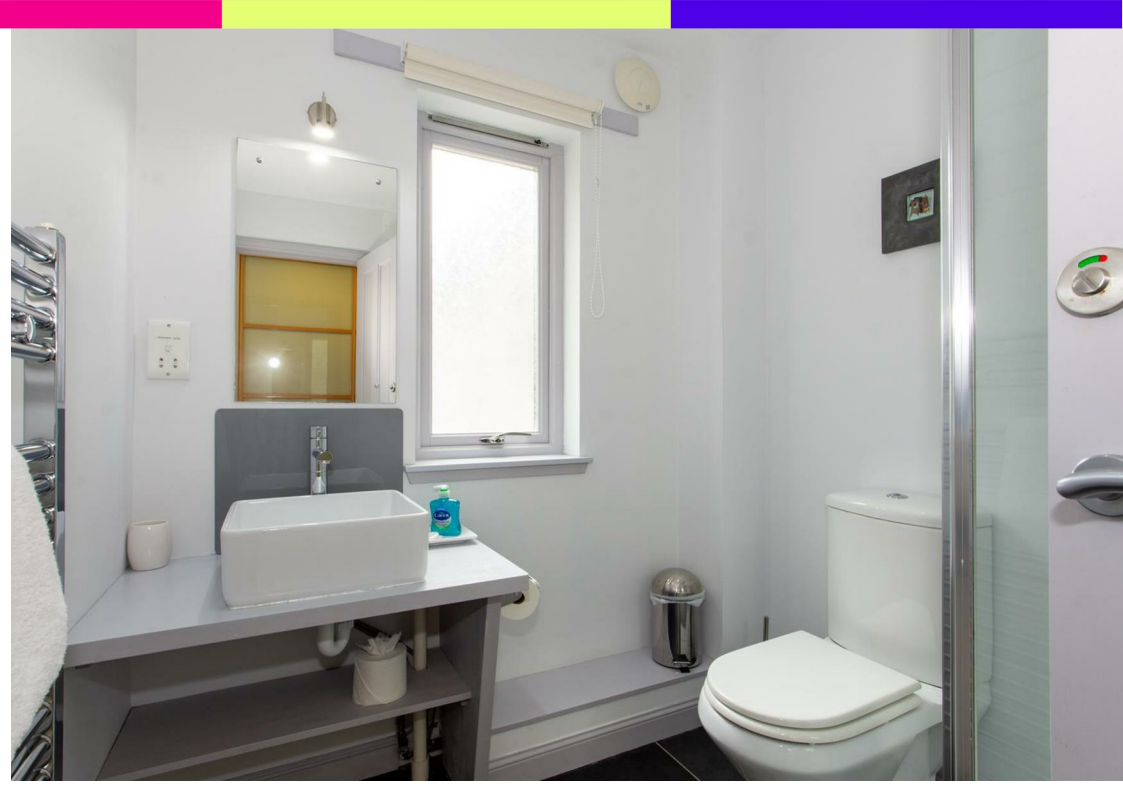
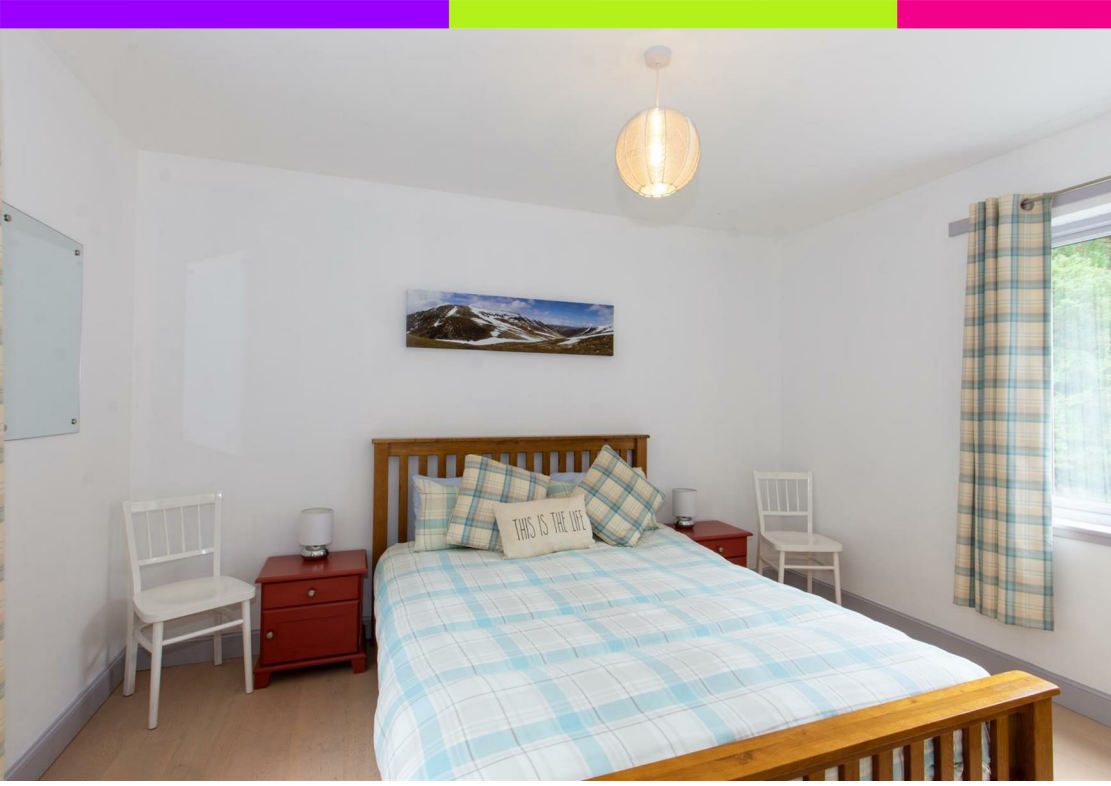




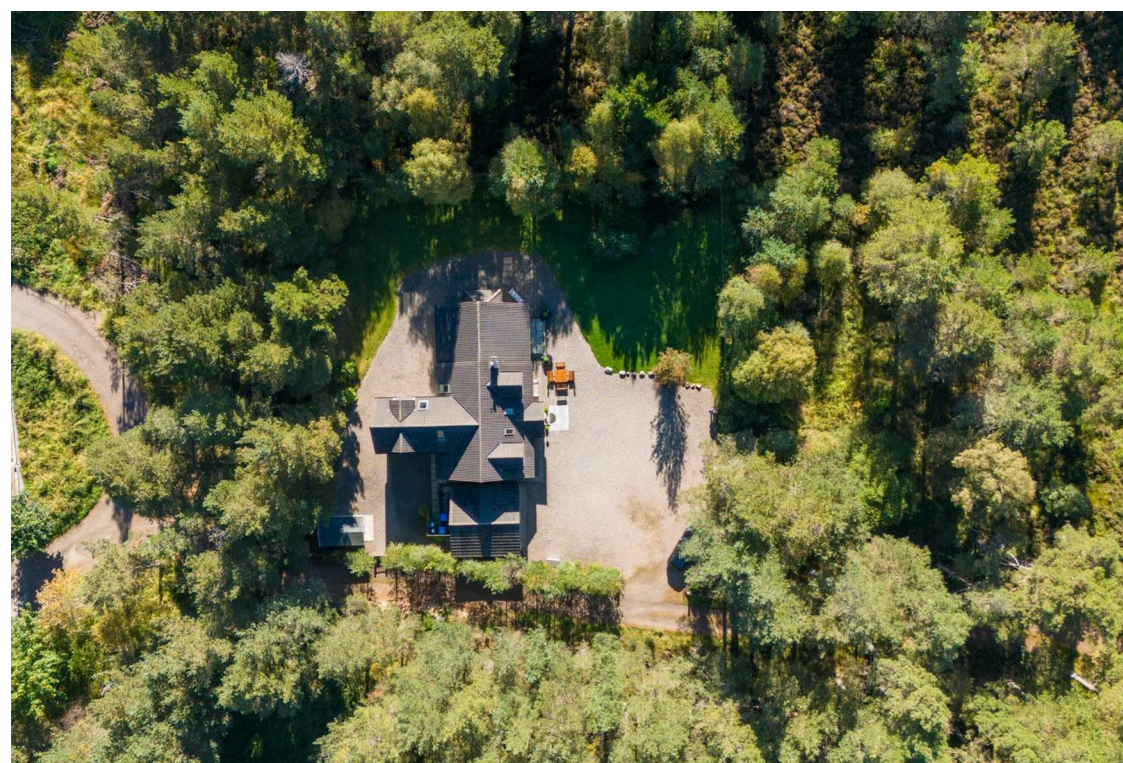














FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1: 1,501 sq. ft, 139 m², FLOOR 2: 749 sq. ft, 69 m²
 TOTAL: 2,250 sq. ft, 209 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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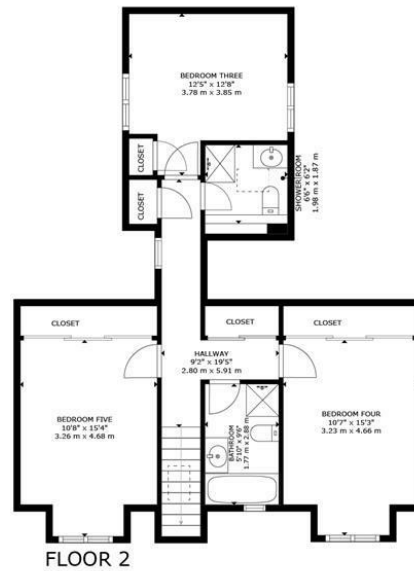
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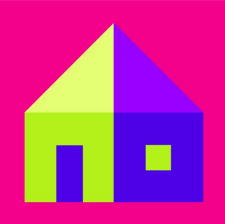
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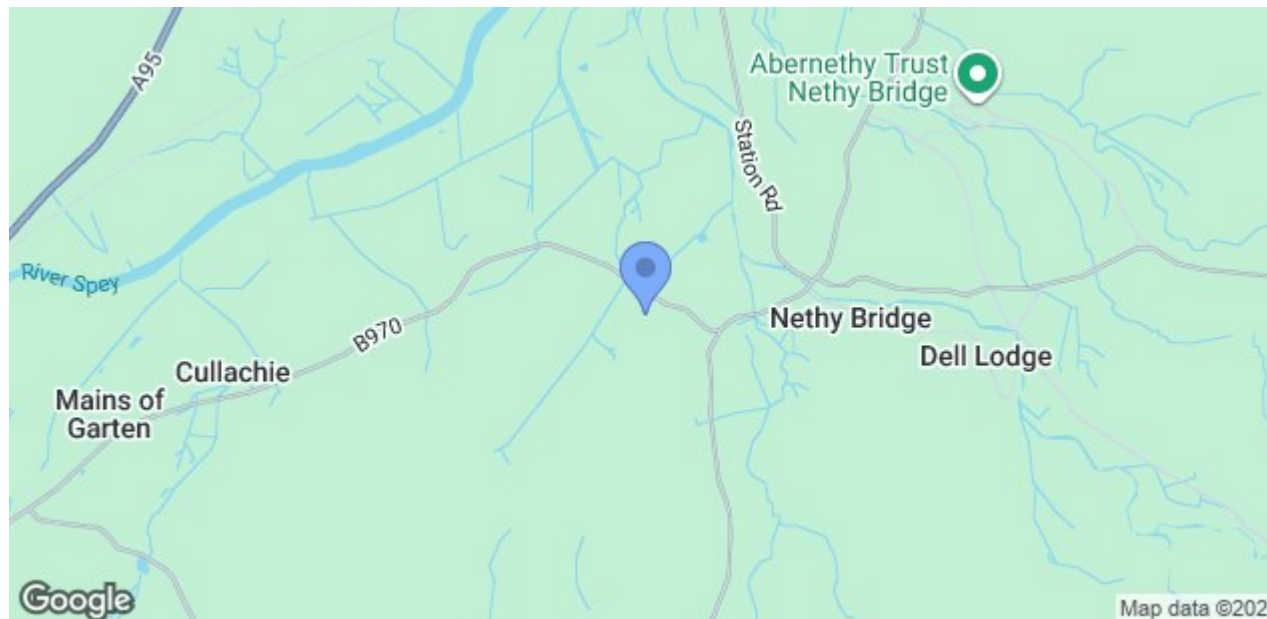
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| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 87 |
| (69-80) C | | |
| (55-68) D | 64 | |
| (39-54) E | | |
| (21-38) F | | |
| (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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