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Highlea, Auchnarrow, Glenlivet, AB37 9JN

UNDER OFFER £245,000

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

UNDER OFFER - Highlea is a charming detached cottage with an adjoining traditional stone steading, set in generous garden grounds in the peaceful rural hamlet of Auchnarrow within the Cairngorms National Park. With uninterrupted views across the surrounding countryside to the Ladder Hills, it offers an appealing blend of character, privacy and exciting scope for further development. A bright entrance vestibule opens into the central hall, which leads to a spacious kitchen with plenty of room for dining and day-to-day living. To the rear, a delightful sun room makes the most of the setting, enjoying expansive views over open farmland and direct access to the garden. The sitting room is especially inviting, centred around an original stone fireplace with a wood-burning stove that creates a warm and welcoming focal point. A ground floor shower room completes the accommodation on this level. Upstairs, the landing leads to two well-proportioned double bedrooms, both filled with natural light and enjoying open views. A standout feature is the attached stone steading, which provides extensive storage and workshop space while also presenting an excellent conversion opportunity. Former planning permission, now lapsed, was previously granted for ancillary accommodation, highlighting the potential to significantly extend the living space and flexibility of the property. Outside, the well-kept gardens wrap around the house and include lawned areas, established planting and clearly defined boundaries, while a driveway provides off-street parking. Highlea is likely to appeal to a broad range of buyers, whether as a comfortable family home, a peaceful rural escape or a property with development potential in a highly desirable Highland setting EPC D, Council tax C, Home report available from massoncairns.com

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Glenlivet

Living in Glenlivet is a unique blend of tranquillity, history, and natural beauty. This picturesque hamlet, located in the heart of the Scottish Highlands, offers residents a peaceful and serene lifestyle surrounded by captivating landscapes. For outdoor enthusiasts, Glenlivet is a haven. The hamlet, located within the Cairngorms National Park, providing countless opportunities for hiking, cycling, wildlife watching, and outdoor pursuits. The Lecht Ski Centre, a popular destination for skiing and snowboarding, is also within easy reach. The Glenlivet Estate offers a wealth of leisure and recreational activities, including walking trails, mountain biking routes, and fishing opportunities in the River Avon and River Livet. Despite its rural setting, Glenlivet has an array of local amenities. Tomintoul, the highest village in the Highlands, is just a short drive away and offers shops, a post office, and a selection of restaurants and cafés. For a wider variety of shopping, dining, and entertainment options, the larger towns of Aberlour and Dufftown are within easy driving distance. Healthcare needs are catered for with a local GP surgery in Drumin, and more extensive medical facilities can be found in nearby Grantown on Spey and Aberlour.

Glenlivet is, of course, synonymous with Scotch whisky, and the renowned Glenlivet Distillery is a highlight of the area. In essence, living in Glenlivet offers a balance of rural serenity, outdoor adventure, and community spirit, making it an ideal choice for those seeking a peaceful lifestyle amidst Scotland's stunning natural beauty.

Transport Links

Located in the heart of the Highlands, Glenlivet offers a number of convenient travel options for local, regional, and international travel.

Road: Glenlivet is well-connected via road with the A95, a major route running through Speyside, providing easy access to both Aberdeen to the east and Inverness to the west.

Air: The nearest airports are Inverness Airport (approximately 56 miles away) and Aberdeen International Airport (approximately 59 miles away), offering both domestic and international flights.

Rail: The nearest railway station is Aviemore (around 31 miles away), which is on the main line from Inverness to London, providing connections to major cities across the UK.

Public Transport: There are regular bus services that run through Glenlivet connecting it to neighbouring towns and villages.

For schooling, Glenlivet falls within the Moray Council area, which provides a comprehensive education system. Primary education is available at Glenlivet Primary School, a small but well-regarded school located right in Glenlivet. For secondary education, pupils typically attend Speyside High School in Aberlour, which is approximately 14 miles away and offers a broad curriculum.

For further education, the University of the Highlands and Islands offers a range of courses and has several campuses throughout the Highlands, with the nearest being in Elgin and Inverness. Other universities in Aberdeen and Dundee are available.

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 D

Entrance Vestibule

2.82m x 2.00m (9'3" x 6'6")

The entrance vestibule forms a welcoming introduction to the home, offering a light-filled and functional space with windows to two sides. A section of exposed stonework provides an attractive feature, while the generous proportions allow ample room for coats, footwear, and freestanding storage. Finished with tiled flooring, it creates a practical yet inviting welcome.

Hallway

Accessed from the entrance vestibule, the hallway provides a bright and inviting link through the ground floor of the cottage. Featuring a painted timber staircase with a bannister leading to the first floor, this space also offers access to the sitting room and kitchen. There is laminate wood flooring and ceiling lighting.

Sitting Room

4.30m x 4.05m (14'1" x 13'3")

The sitting room is a particularly appealing space, benefitting from windows on three sides that capture an abundance of natural light and frame picturesque views of the surrounding countryside and hills. At its heart is an original stone fireplace, complete with a multi-fuel stove

set within the chimney breast. A recessed and illuminated alcove showcasing original stonework adds a distinctive feature, ideal for display purposes and there is laminate flooring and ceiling lighting.

Kitchen

3.99m x 4.09m (13'1" x 13'5")

The kitchen is well-proportioned and designed with both practicality and sociability in mind, providing space for cooking and informal dining. It is fitted with a range of base, wall, and drawer units complemented by wood-effect work surfaces, along with open shelving and a deep front-facing window ledge suited to plants or display items. A freestanding range cooker with extractor hood is included, alongside space for a full-height fridge-freezer and plumbing for a washing machine beneath the counter. Natural light is plentiful, with a window above the sink offering a pleasant outlook through the sun room. A useful larder cupboard provides additional storage or pantry space. The room is finished with a combination of laminate and tiled flooring, with recessed and spot lighting, and gives access to both the shower room and sun room.

Shower Room

2.17m x 2.09m (7'1" x 6'10")

Located on the ground floor, the shower room is fitted with a corner shower enclosure, WC, and pedestal wash hand basin. The space is designed for ease of maintenance, with wet wall panelling and vinyl flooring. Additional features include a chrome heated towel rail, extractor fan, and ceiling lighting, while a rear-facing window provides natural light.

Sun Room

3.76m x 2.55m (12'4" x 8'4")

The sun room is a standout feature of the property, offering a peaceful and light-filled environment with far-reaching views across the surrounding landscape. Large picture windows maximise the outlook and draw in natural light, while glazed doors provide direct access to the garden, creating a seamless connection between inside and out. A Velux window further enhances the brightness of the space, making it well suited to relaxation, whether for reading, dining, or enjoying the setting. The room is finished with laminate flooring and ceiling lighting.

Landing

The first-floor landing is bright and airy, with Velux windows to both the front and rear elevations ensuring excellent levels of natural light.



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There is exposed timber flooring and ceiling lighting, along with space that could be utilised as a small seating or reading area. An eaves cupboard offers useful additional storage, and doors lead to the bedrooms.

Bedroom One

4.17m x 4.0m (13'8" x 13'1")

A generously proportioned double bedroom, Bedroom one benefits from dormer windows to both the front and rear, allowing for a bright and open feel while enjoying pleasant views. The room is finished with carpet flooring and recessed lighting.

Bedroom Two

3.40m x 3.99m (11'1" x 13'1")

Bedroom Two is another well-sized and light-filled room, featuring dormer windows to the front and rear elevations that ensure a bright and airy atmosphere. The room is finished with carpet flooring and ceiling lighting.

Outside

The external setting is a key feature of the property, with generous garden grounds that combine privacy with impressive open views. The plot includes areas of lawn, established planting, and defined boundaries, all positioned to make the most of the surrounding scenery. A driveway to the side provides off-street parking, while the rear garden enjoys a particularly peaceful aspect with far-reaching views towards the Ladder Hills. The traditional stone steading and the characterful façade of the cottage further enhance the overall appeal.

Steading

Attached to the main dwelling, the traditional stone-built steading offers excellent ancillary space, currently arranged as three separate storage areas with power and lighting. The building presents clear scope for further development, with previous planning permission granted (ref: 19/00238/APP) for conversion to ancillary accommodation along with an extension to the main house. The approved plans proposed a self-contained annexe with its own entrance, including a double bedroom, shower room, kitchen area, and living space. This offers flexibility for a range of future uses, such as multi-generational living, guest accommodation, or potential letting, subject to the necessary consents.

Services

It is understood that there is mains electricity, private water and drainage to a septic tank. There is oil fired central 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

Grantown on Spey

Moray

PH26 3EQ

Tel: (01479) 874800

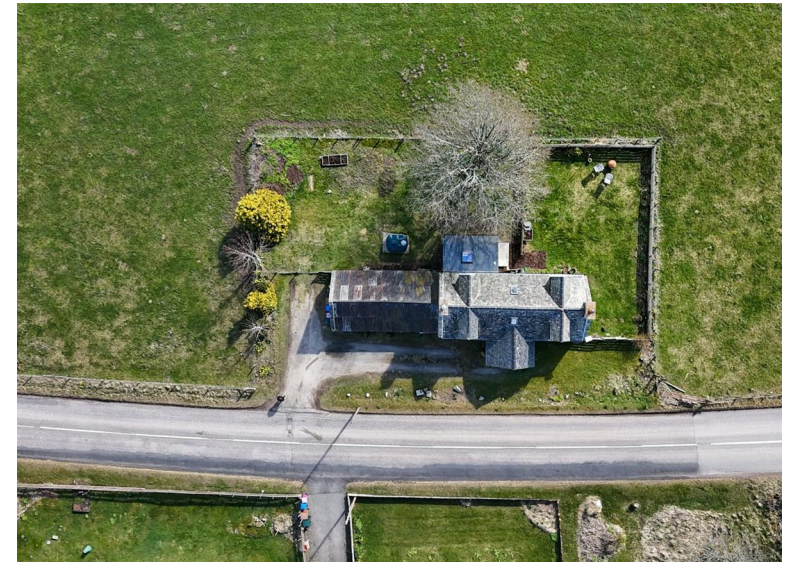
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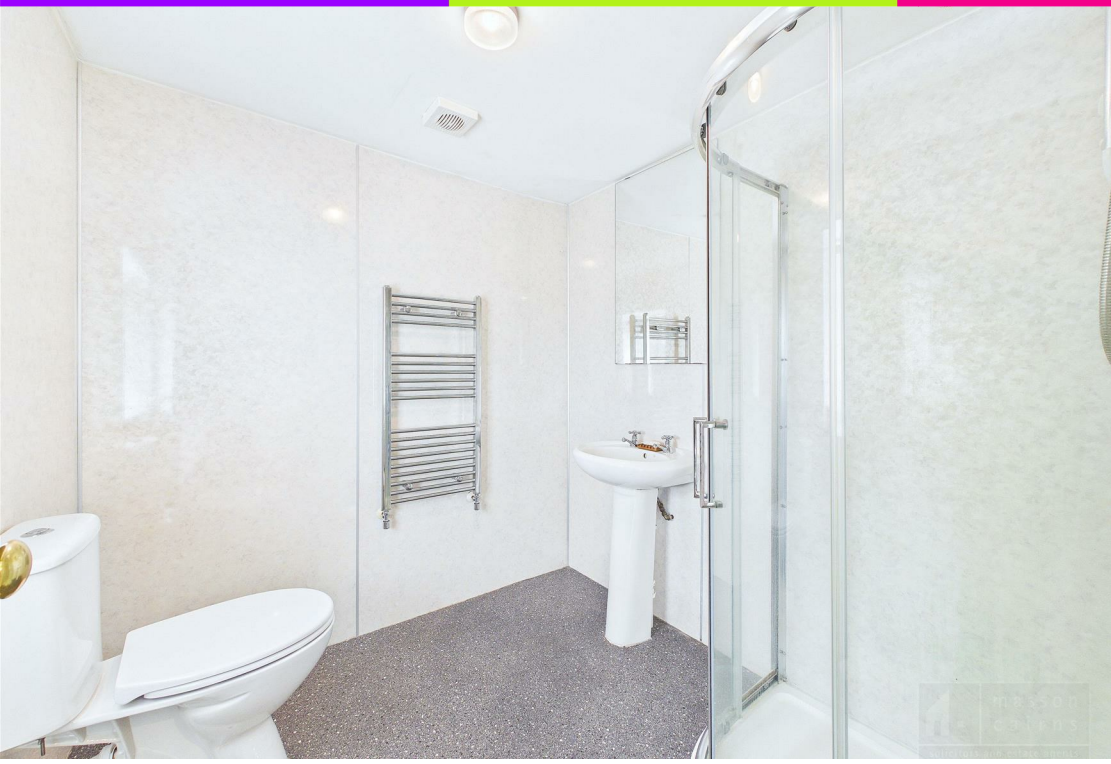


















Floor 0



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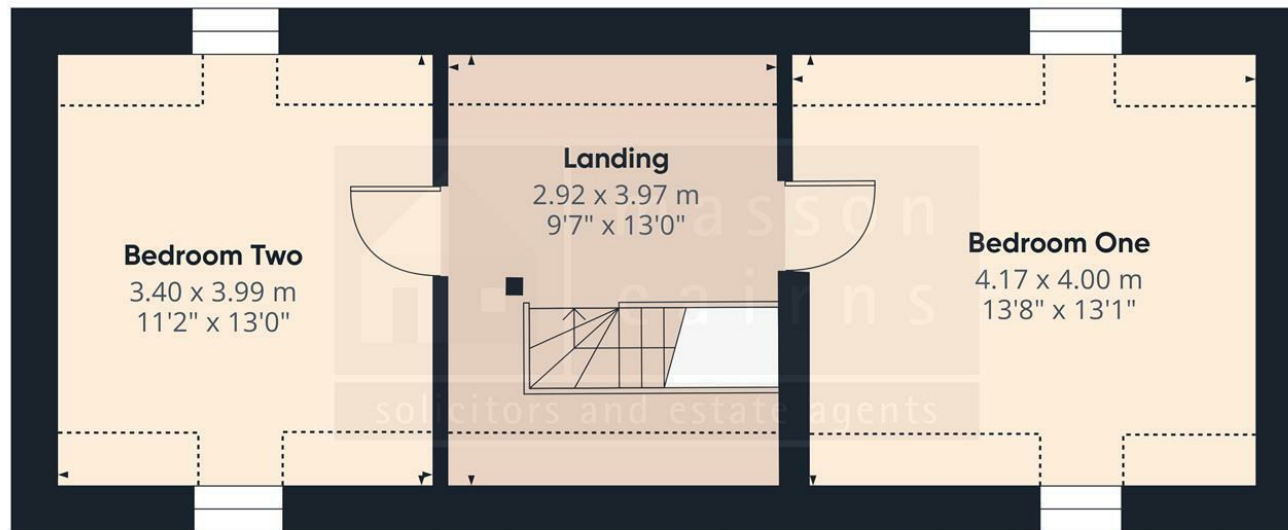
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Floor 1

Approximate total area⁽¹⁾
40.1 m²
432 ft²

Reduced headroom
8.2 m²
88 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

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

GIRAFFE360



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EXISTING NORTH-WEST ELEVATION

PROPOSED MATERIALS FOR NEW EXTENSIONS & CARPORT

- LARCH CLADDING BOARDS
(NATURAL WEATHERED OR PINE FINISHED)
- POWDER COATED CORRUGATED METAL ROOF
(ANTHRACITE 7016)
- HIGH PERFORMANCE TIMBER WINDOW AND DOOR UNITS
(ANTHRACITE 7016)
- GALVANISED STEEL RAIN WATER GOODS
(GALVANISED OR POWDER COATED ANTHRACITE 7016)



EXISTING NORTH-EAST ELEVATION



EXISTING SOUTH-EAST ELEVATION

Proposed Elevations

Convert byre to additional ancillary accommodation and extend dwellinghouse at Highlea Cottage Ballindalloch Moray AB37 9JN
 Planning Ref: 19/00238/APP



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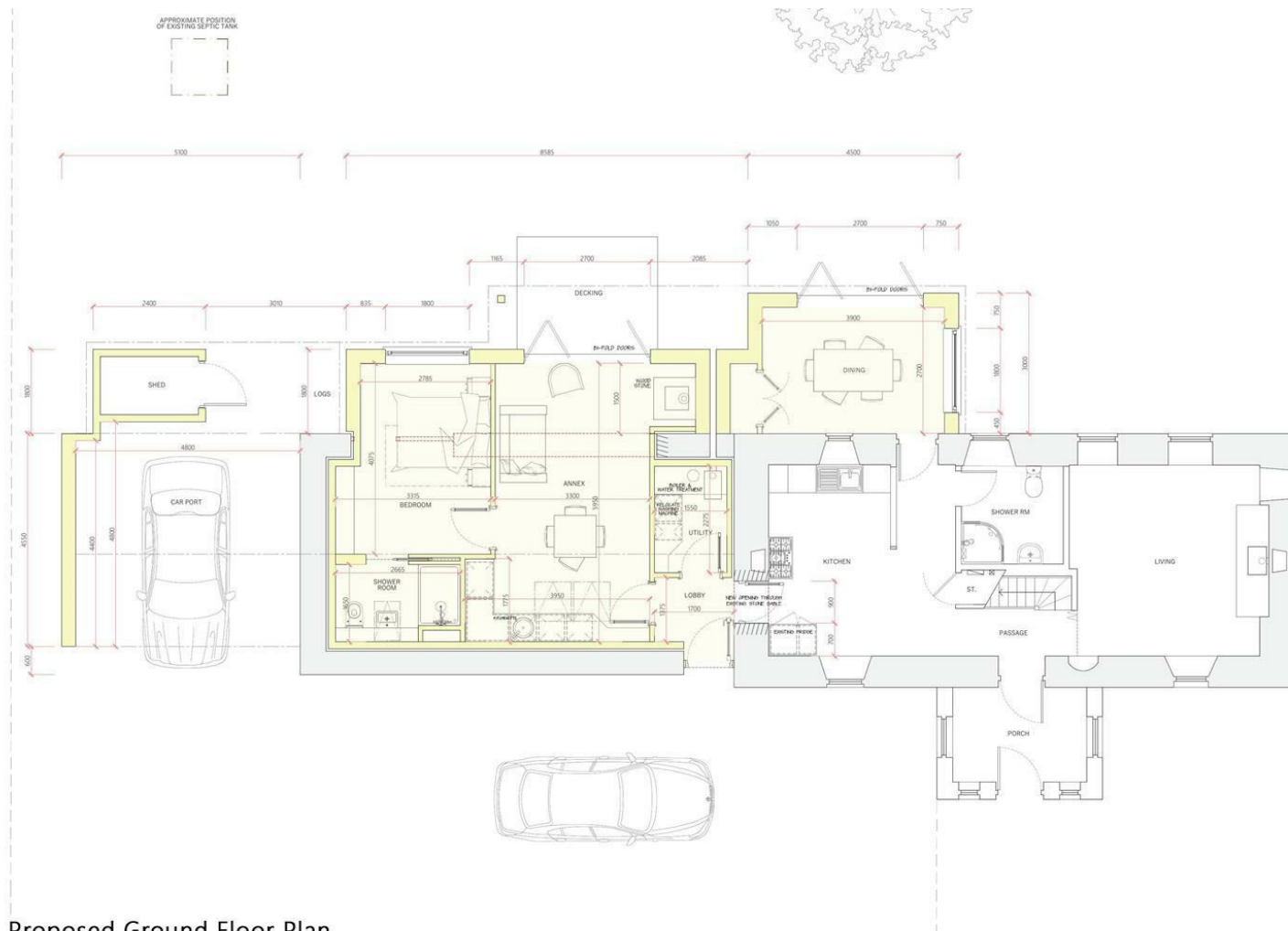
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Proposed Ground Floor Plan

Convert byre to additional ancillary accommodation and extend dwellinghouse at Highlea Cottage Ballindalloch Moray AB37 9JN
 Planning Ref: 19/00238/APP



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	60	
(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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