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Mains of Curr Farmhouse, Broomhill, Dulnain Bridge, PH26 3LU

UNDER OFFER £325,000

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

UNDER OFFER - Tucked into the edge of ancient woodland and elevated to capture sweeping views across the surrounding countryside, Mains of Curr Farmhouse is a truly special home set within a small development of bespoke homes. Set in approximately 0.54 acres of mature garden grounds, this charming four-bedroom detached home blends traditional stone-built character with spacious interiors extending to around 153m². The property enjoys a peaceful setting within easy reach of the forest village of Nethybridge and is framed by a picturesque mix of forest and open hillsides, offering a wonderful sense of seclusion without isolation. From the house and gardens, the views stretch far over the valley, with every window offering a glimpse of the natural beauty that defines this part of the Cairngorms National Park. The home welcomes you in via a delightful sun porch, which leads inside to a hallway, generous sitting room with fireplace, complemented by a formal dining room and a country-style kitchen with adjoining utility and store. The layout is practical and flexible, with a ground floor shower room and well-proportioned hallways adding to the spacious feel. Upstairs, four bedrooms (including a generous principal bedroom) and a second bathroom provide plenty of room for family and guests. Original features, dormer windows, and traditional proportions add character throughout. The garden grounds wrap around the house, offering areas of lawn, established planting, and space for outdoor living, growing, or simply soaking in the surroundings. A gravel drive offers ample parking, and the overall plot provides potential for further enhancement (subject to planning). Mains of Curr Farmhouse is a rare gem in a sought-after rural location — ideal for a variety of purchasers looking for a home in the heart of the Highlands. EPC F, Council Tax E, Home report available at massoncairns.com

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Dalnain Bridge

Near Grantown On Spey, and in the Cairngorms National Park, the village is comprised of two communities, Dalnain Bridge and the crofting community of Skye of Curr which stretches for about a mile to the south, terminating at the famous Speyside Centre. Grantown On Spey situated nearby is within the Cairngorms National Park and is the Capital of Strathspey and a leading tourist resort. It has a fine shopping centre, first class hotels and guest houses, Primary and Grammar schools offering education to university entrance standard and Health Centre. Sporting facilities include 18 hole golf course, excellent Salmon and Trout fishing in the River Spey and other waters, 8 tennis courts, bowling green, children's recreation park and forest walks through Grant Park. There are many places of interest to visit in the area with Grantown being the gateway to the Malt Whisky Trail. The Grantown Heritage Centre is open through the summer and Highland Games are held at different venues throughout the Spey Valley. Within easy reach are the Cairngorm Mountains for winter sports facilities and hill walking. The sandy beaches of the Moray Firth are also close by.

Dalnain Transport

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

Airports:

Inverness Airport (INV): Approximately 34 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:

Carrbridge Railway Station: About 5 miles from Dalnain Bridge, offering connections to Inverness, Perth, and Edinburgh.
Aviemore Railway Station: Approximately 9 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 Dalnain Bridge to the A9, a major north-south route traversing Scotland, providing access to Inverness, Perth, Stirling, and Glasgow.
A939: This scenic route connects Dalnain Bridge to the A96, linking

Inverness to Aberdeen, offering an alternative route to eastern Scotland.

With these options, Dalnain Bridge 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

Sun Porch

1.51m x 4.22m (4'11" x 13'10")

The sun porch at Mains of Curr Farmhouse is a glazed entrance space situated at the front of the property. It is enclosed by multi-pane windows featuring decorative coloured glass panels, which allow in substantial natural light while maintaining a degree of privacy. The structure includes a pitched roof with exposed timber framing and a centrally positioned double front door providing direct access into the main hallway. Internally, the porch is finished with white-painted timber panelling and a tiled floor. The space benefits from panoramic views across the front garden and open countryside beyond.

Hallway

The hallway provides a warm and practical welcome to the home. Centrally positioned, it connects the main living spaces on the ground floor and leads to the staircase accessing the upper level. With natural light flowing in from the sun porch and views into the sitting room, the space feels bright and inviting. There's plenty of room for everyday essentials like coats and shoes, and the layout offers a smooth flow throughout the house.

Sitting Room

4.51m x 4.30m (14'9" x 14'1")

The sitting room at Mains of Curr Farmhouse is a warm and inviting space, ideal for relaxing or entertaining. A central fireplace (not currently in use) adds a traditional focal point and enhances the cosy atmosphere, while a large window to the front frames stunning countryside views and fills the room with natural light. There's ample space for comfortable seating and storage, and built-in display shelving finishes the space.

Dining Room

4.53m x 4.18m (14'10" x 13'8")

The dining room at Mains of Curr Farmhouse is a versatile and light-filled space with a peaceful outlook across the garden and surrounding countryside. Generously sized, it lends itself equally well to family meals, entertaining guests, or use as a home office or hobby room. A large window allows in plenty of natural light while framing the lovely rural views beyond.

Kitchen & Utility Area

3.53m x 4.41m & 1.91m x 2.91m (11'6" x 14'5" & 6'3" x 9'6")

The kitchen at Mains of Curr Farmhouse is a bright and welcoming space, well-equipped for both everyday living and entertaining. A wide window above the sink lets in lovely natural light, while the layout provides generous counter space and storage. The room includes space for appliances and there is a traditional range cooker, blending practicality with a touch of classic charm. There's space for a dining table, making this a sociable area at the heart of the home—perfect for family meals or breakfast. Just off the kitchen, a handy utility and pantry area offers additional storage and room for appliances, helping to keep the main kitchen clutter-free. A back door provides convenient access to the garden.

Shower Room

2.42m x 2.41m (7'11" x 7'10")

The ground floor shower room includes a shower enclosure with an electric unit, WC, and a wash hand basin with vanity storage. A window allows in natural light, while built-in shelving and additional cabinets provide plenty of space for toiletries and essentials. Practical and well laid out, it's ideal for everyday use.

Landing

Providing access to the four bedrooms and family bathroom, the bright and airy landing has a skylight and the space also includes a run of built-in cupboards offering excellent storage tucked neatly under the eaves.

Principal Bedroom

4.56m x 4.35m (14'11" x 14'3")

Positioned to take full advantage of the stunning views across the countryside. A large window frames a picturesque outlook, bringing the outside in and making the most of the home's elevated setting. The room offers ample space for freestanding furniture and a king-size bed.



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Bedroom Two

3.07m x 4.74m (10'0" x 15'6")

Bedroom Two is a bright and spacious double room with a large window that looks out across open countryside, offering stunning views that stretch across the Strathspey heritage railway to the distant hills.

Bathroom

1.94m x 3.06m (6'4" x 10'0")

The family bathroom at Mains of Curr Farmhouse is a light-filled space featuring a bath with overhead shower, WC, and a twin basin vanity with ample surface and storage. A large window brings in glorious natural light and offers a delightful view across the garden and beyond.

Bedroom Three

2.40m x 3.32m (7'10" x 10'10")

Bedroom Three is a cosy and charming room tucked neatly beneath the eaves, ideal as a single bedroom, guest room, or even a home office. A skylight allows in natural light.

Bedroom Four

3.27m x 3.63m (10'8" x 11'10")

Bedroom Four is a bright and inviting double room tucked away on the upper floor, accessed via its own separate staircase. This thoughtful layout offers privacy from the rest of the home, making it ideal for guests or older children. The room features a dormer window that brings in natural light, and ample space for freestanding furniture. A storage cupboard is conveniently located at the top of the stairs.

Outside

The grounds at Mains of Curr Farmhouse extend to just over half an acre, offering a beautiful outdoor setting that complements the charm of the home. The front garden opens out to spectacular, uninterrupted views across the valley toward the Cairngorm Mountains—a truly breath taking outlook that can be enjoyed year-round. The land includes a large, gently sloping lawn with mature trees, flowering borders, and ample space for outdoor seating or family activities. A gravel driveway to the side provides generous off-street parking. The setting is wonderfully peaceful, with a rural feel yet convenient proximity to local amenities. There is a timber storage shed and further store which houses the oil fired boiler and

enjoys power and light. Whether you're enjoying a sunny afternoon on the lawn, tending to the garden, or simply soaking in the ever-changing views, this outdoor space offers a rare opportunity to embrace life in the Highlands at its most picturesque.

Services

It is understood that there is mains water and electricity with 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

Fax: (01479) 874806

Email: property@lawscot.com

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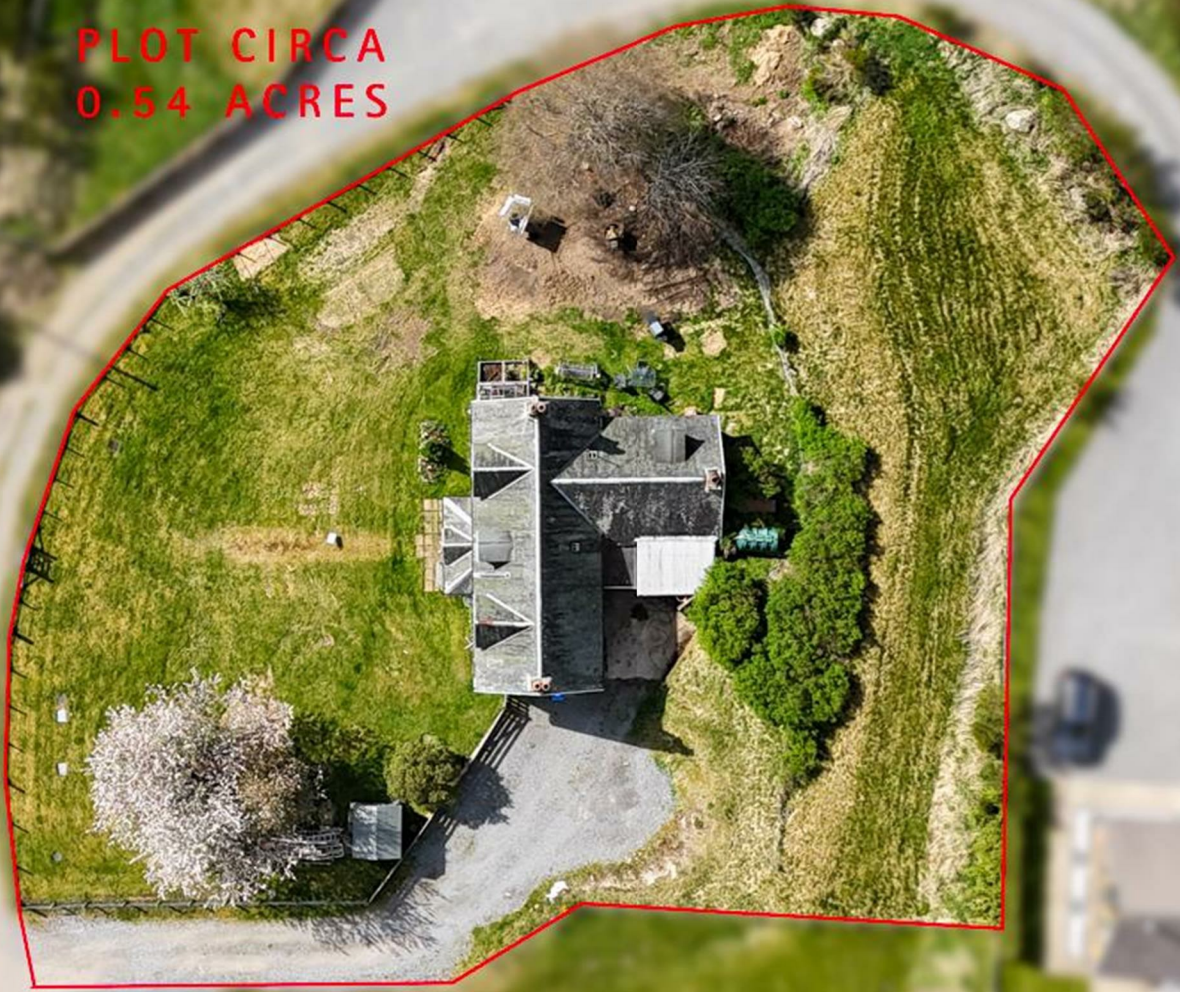
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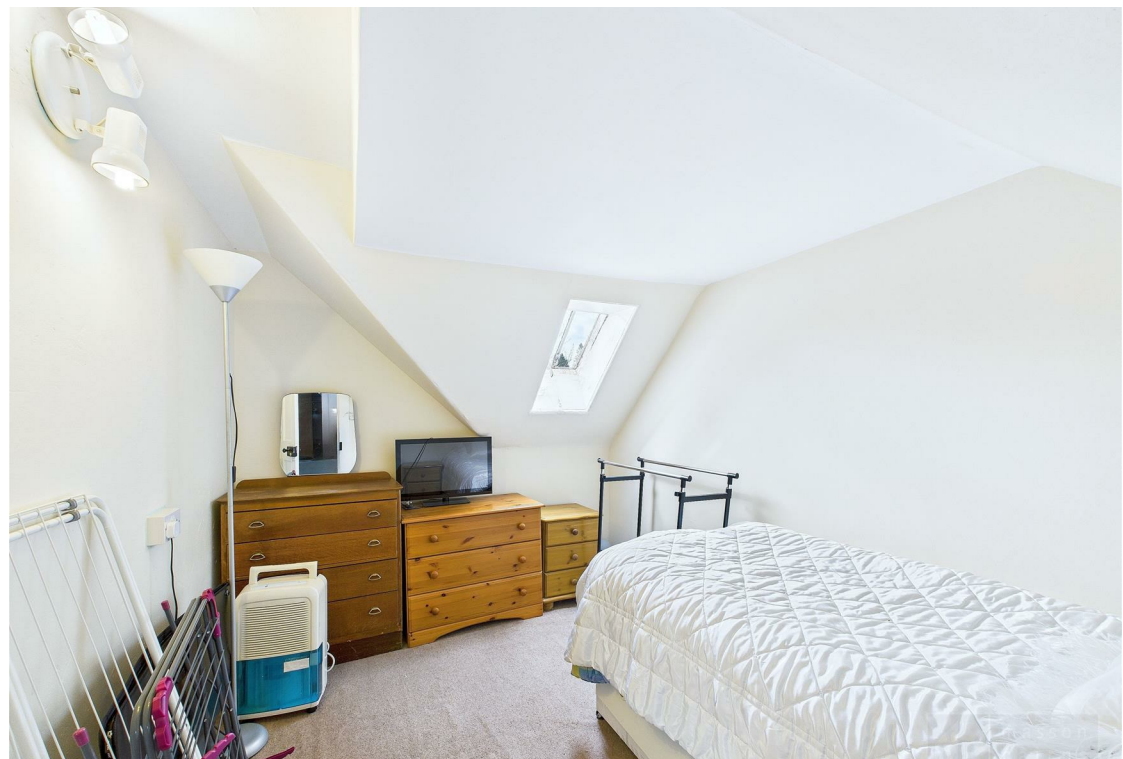






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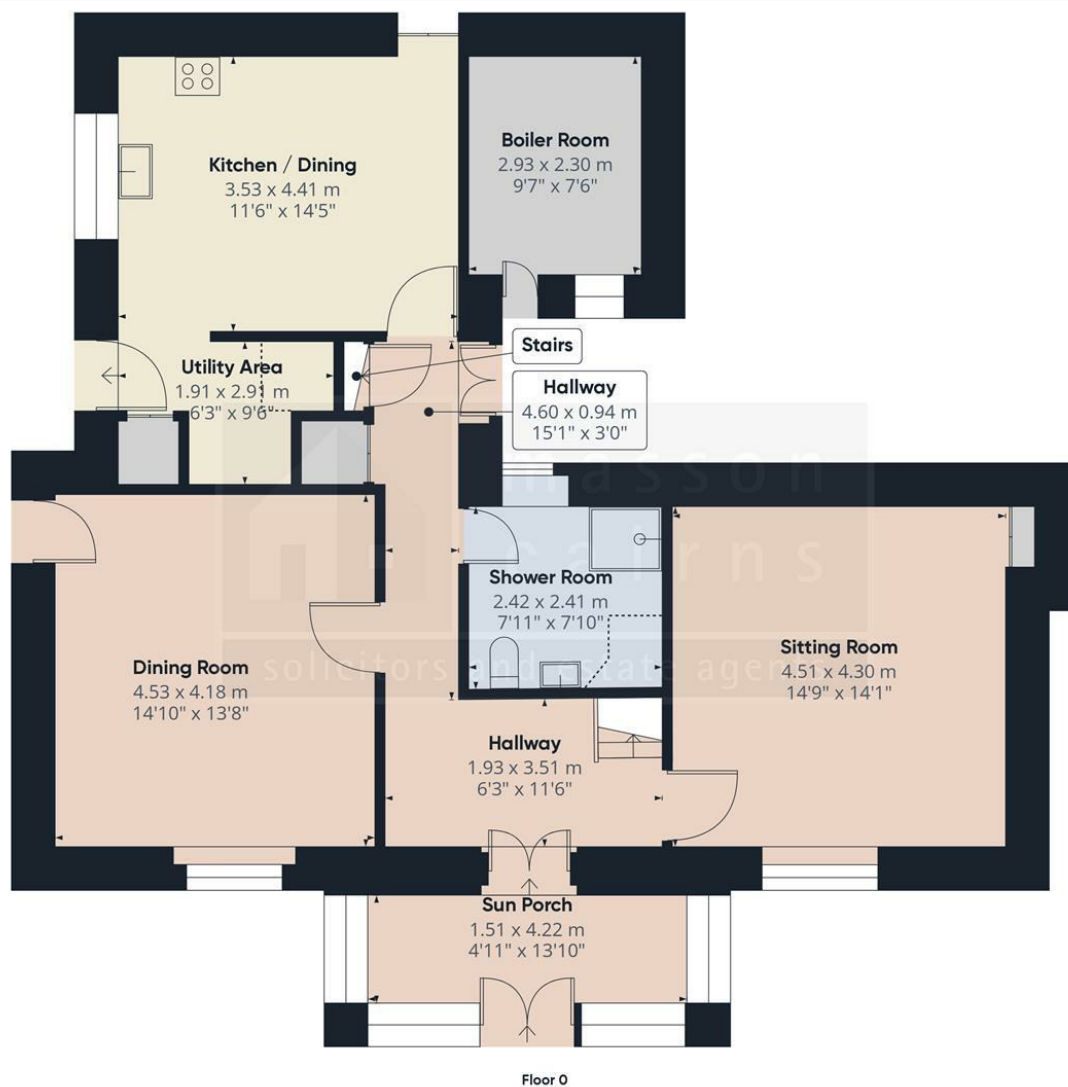












Approximate total area⁽¹⁾

92.85 m²
999.41 ft²

Reduced headroom

1.68 m²
18.13 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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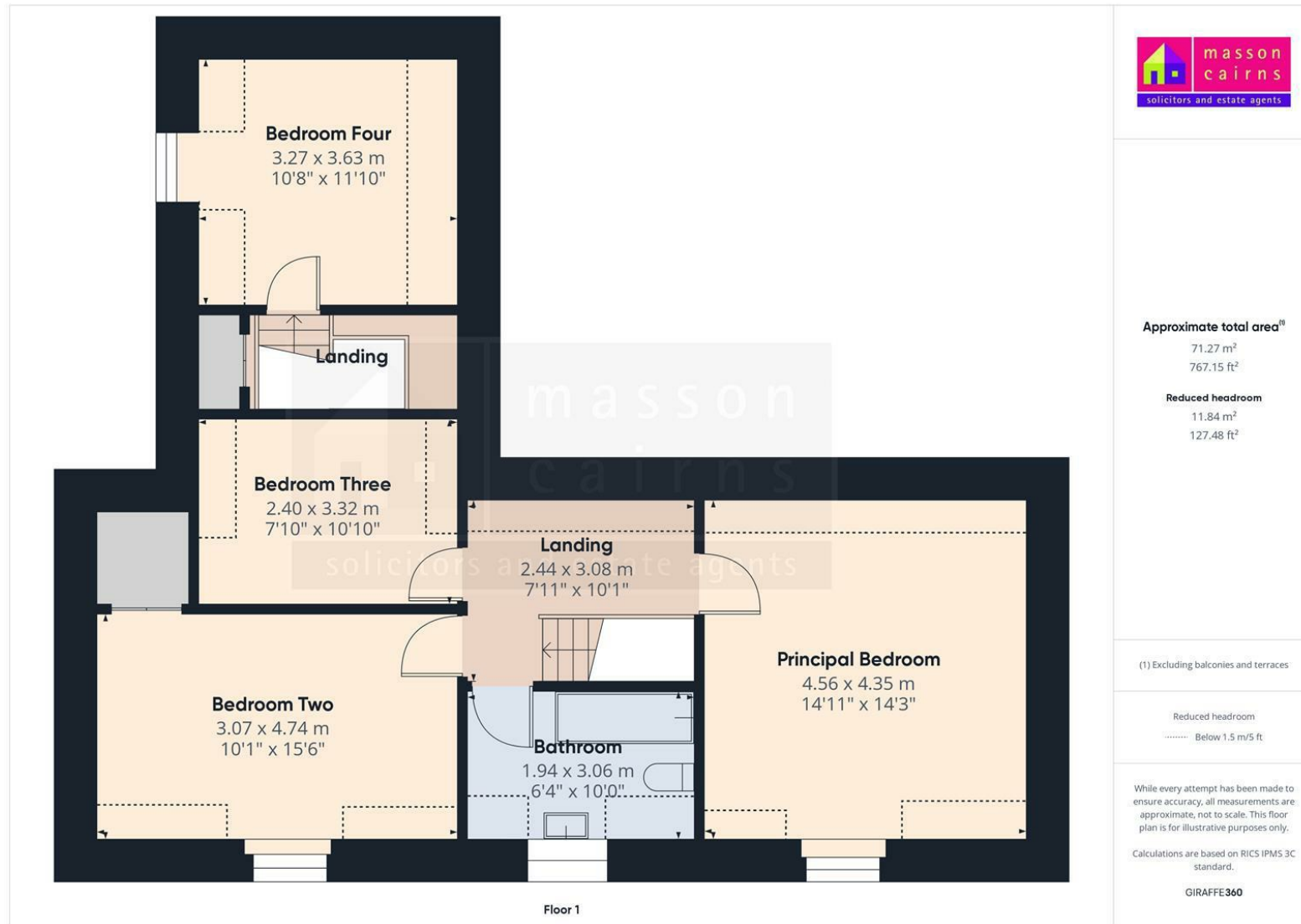
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Approximate total area⁽¹⁾

71.27 m²
767.15 ft²

Reduced headroom

11.84 m²
127.48 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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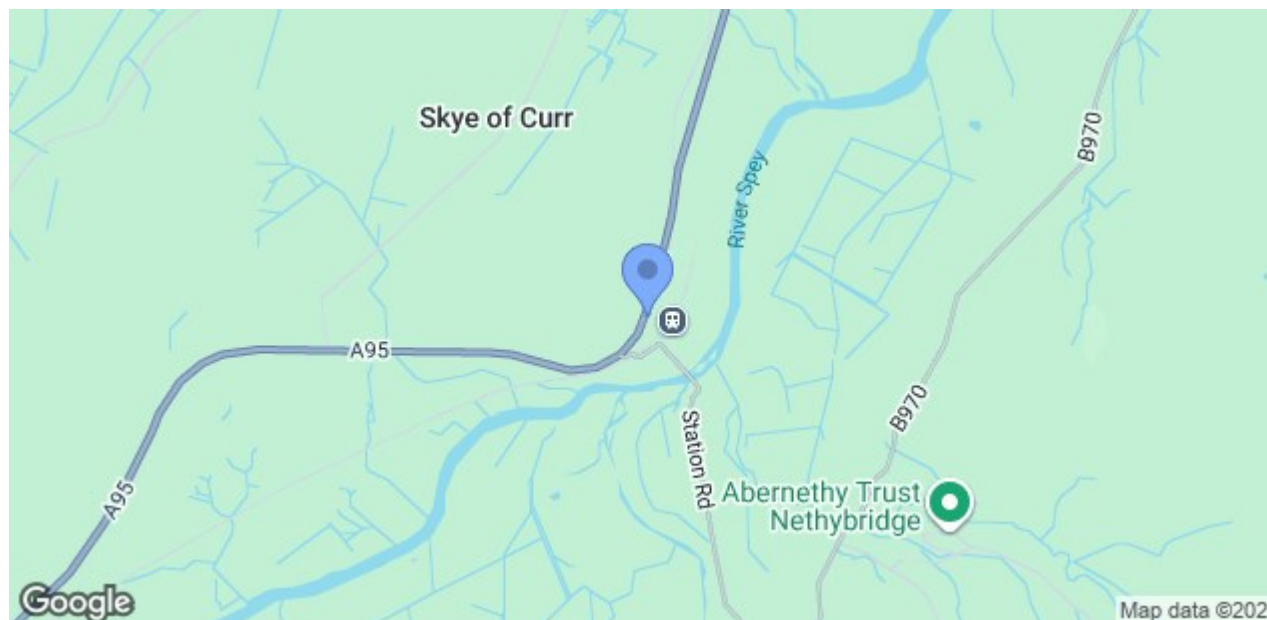
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F	33	
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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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