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Half House, Nethy Bridge, PH25 3ED
UNDER OFFER £365,000

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

UNDER OFFER - An outstanding opportunity to acquire a charming and spacious home set in generous grounds with a substantial stone outbuilding, located just outside the sought-after forest village of Nethy Bridge in the Cairngorms National Park. Half House offers flexible and well-proportioned accommodation extending over two floors, ideally suited to a range of purchasers including families, home workers, or those seeking a tranquil Highland lifestyle. The ground floor features three double bedrooms, a bathroom, a separate shower room, utility room, and a bright kitchen leading into a characterful dining area complete with an open fireplace and stone surround. A real highlight of the property is the expansive first-floor sitting room, extending to over 40m² and flooded with natural light through various windows, making it a superb space for relaxing, entertaining, or even studio use. Outside, the property boasts a large traditional stone steading building of around 44m², perfect for storage or potential future development (subject to consents). The house is set within mature grounds of circa 0.25 acres with open rural views, offering ample space for parking and outdoor living. Situated just a short distance from the heart of Nethy Bridge—renowned for its natural beauty, thriving community, and access to walking, cycling, and wildlife—the location strikes a perfect balance between peaceful seclusion and local convenience. EPC F, Council Tax F, Home report available from massoncairns.com

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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

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

Entrance Hallway

Entry to the home is via a timber external door which opens into a welcoming hallway. The space is finished with practical laminate wood flooring and features ceiling lighting. From here, there is access to the main living areas as well as a hatch to an attic space.

Kitchen & Dining Area

2.99m x 2.45m & 3.89m x 4.76m (9'9" x 8'0" & 12'9" x 15'7")
The heart of the home is a spacious and well presented open-plan kitchen and dining area, thoughtfully designed for modern living. The recently installed kitchen features base, wall and drawer units in a bold navy finish, complemented by wood-effect worktops and splash backs. Integrated appliances include a double oven and a ceramic hob with extractor in addition to plumbing for a dishwasher, and space for a freestanding fridge freezer, while dual aspect windows bring in natural light and offer lovely countryside views. Flowing seamlessly into the dining space, there is ample room for a large family table and other furniture, making it ideal for entertaining or everyday meals. The area is enhanced by an open fireplace set into a tiled hearth with a large timber mantle with display area, creating a warm and inviting focal point. There is a cupboard housing the water cylinder and laminate wood flooring runs throughout, and this open-plan space serves as a versatile hub for family life or relaxed social gatherings.

Inner Hallway

11'7" x 11'1"

A carpeted inner hallway provides access to the two ground floor bedrooms, family bathroom, additional shower room, and the utility area. A staircase leads to the upper floor living space, there is ceiling lighting and a built-in shelved linen cupboard which offers useful additional storage.

Bedroom One

3.54m x 3.40m (11'7" x 11'1")

A spacious and light-filled principal bedroom with large picture windows that frame beautiful views across the garden and to the hills beyond. The room benefits from an impressive run of built-in

wardrobes offering excellent storage, and is finished with soft carpet flooring.

Bedroom Two

2.94m x 3.39m (9'7" x 11'1")

A peaceful double bedroom overlooking the garden, Bedroom Two is bright and welcoming, with natural light streaming through a wide picture window. The room is finished with a fitted carpet and a wall of built-in wardrobes that offer excellent hanging and shelved storage.

Bedroom Three

3.41m x 3.85m (11'2" x 12'7")

Bedroom Three is a generously sized and flexible double room, offering a peaceful setting with garden views through a large window that fills the space with natural light. The room is currently arranged with a single bed and sofa, making it ideal for guests or as a multi-use space. A recessed shelving area provides handy storage, and there's a feature fireplace with timber surround that adds character.

Shower Room

2.55m x 1.84m (8'4" x 6'0")

The stylish shower room is fitted with a contemporary white suite comprising a WC, pedestal wash hand basin with splash back, mirror and shaver light, in addition to a glazed shower enclosure with full-height wet wall panelling and an electric shower. A chrome towel radiator provides both warmth and convenience, while a high-level opaque window allows natural light to flow in while maintaining privacy.

Bathroom

2.08m x 1.80m (6'9" x 5'10")

The well-appointed bathroom is fitted with a white three-piece suite comprising a WC with concealed cistern, pedestal wash hand basin with mirror and display shelf above, and a bath with a mains shower over and glazed screen. There is wet wall panelling surrounding the bath area, a chrome towel radiator, and a large opaque window that fills the space with natural light while ensuring privacy while laminate wood flooring and timber panelling add warmth and character.

Utility / Boot Room

2.83m x 4.14m (9'3" x 13'6")

The spacious utility room provides a practical and well-equipped area for laundry and everyday tasks. It features base units with a stainless



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steel sink and drainer, alongside space for a tumble dryer. A window to the side allows natural light to brighten the space and there is laminate wood flooring. There's also ample room for storage or drying racks in addition to hanging racks for outerwear, and direct external access makes it an ideal boot room or dog-friendly entry point.

Sitting Room

4.97m x 8.68m (16'3" x 28'5")

Occupying the entire upper floor, this impressively proportioned sitting room offers a versatile and relaxing living space extending to approximately 41.6m². With dual aspect windows and velux windows filling the room with natural light, the space benefits from excellent views and a warm, airy ambience. The laminate wood flooring adds a contemporary touch, while a striking freestanding stove on a slate hearth provides a cosy focal point. The layout comfortably accommodates both seating and study areas, making it ideal for family living or entertaining. Additional features include a hatch to the loft space and a door to a useful storage area.

Bedroom Four / Home Working Space

5.53m x 3.84m (18'1" x 12'7")

Located on the upper floor, this versatile room offers an excellent space for use as a fourth bedroom or dedicated home office. With twin Velux windows providing natural light, the room also benefits from laminate wood flooring and a peaceful outlook, making it ideal for a variety of uses.

Outside

The property sits within a generous plot which extends to circa 0.25 acres and is surrounded by open fields and bordered by dry-stone dykes, offering a high degree of privacy and a peaceful rural setting. Access is via a gated entrance with a track leading to the house and steading. The surrounding gardens are mainly laid to grass with some mature tree and native shrubbery with plenty of space for recreation or future landscaping. The area enjoys excellent light and far-reaching views across the countryside and forested hills beyond. There is ample room for parking as well as scope for creating designated outdoor seating or dining areas. This rural haven is ideal for those seeking tranquillity, space, and a connection to nature, all just a short drive from the Forest village of Nethy Bridge.

Steading

A particular feature of the sale is the fantastic stone and slate steading which is positioned separately from the main house, the steading measures approximately 3.76m x 11.74m and offers a substantial footprint with excellent potential. Constructed from attractive natural stone and benefitting from a concrete base, recent re-roofing, the building features multiple newly recently fitted double glazed windows providing natural light and two access doors. Currently used for storage, it presents a versatile opportunity—whether as a workshop, studio, or possible conversion project (subject to the necessary consents).

Services

It is understood that there is mains water and electricity with drainage to a septic tank.

Entry

By mutual agreement.

Price

UNDER OFFER

Viewings and Offers

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

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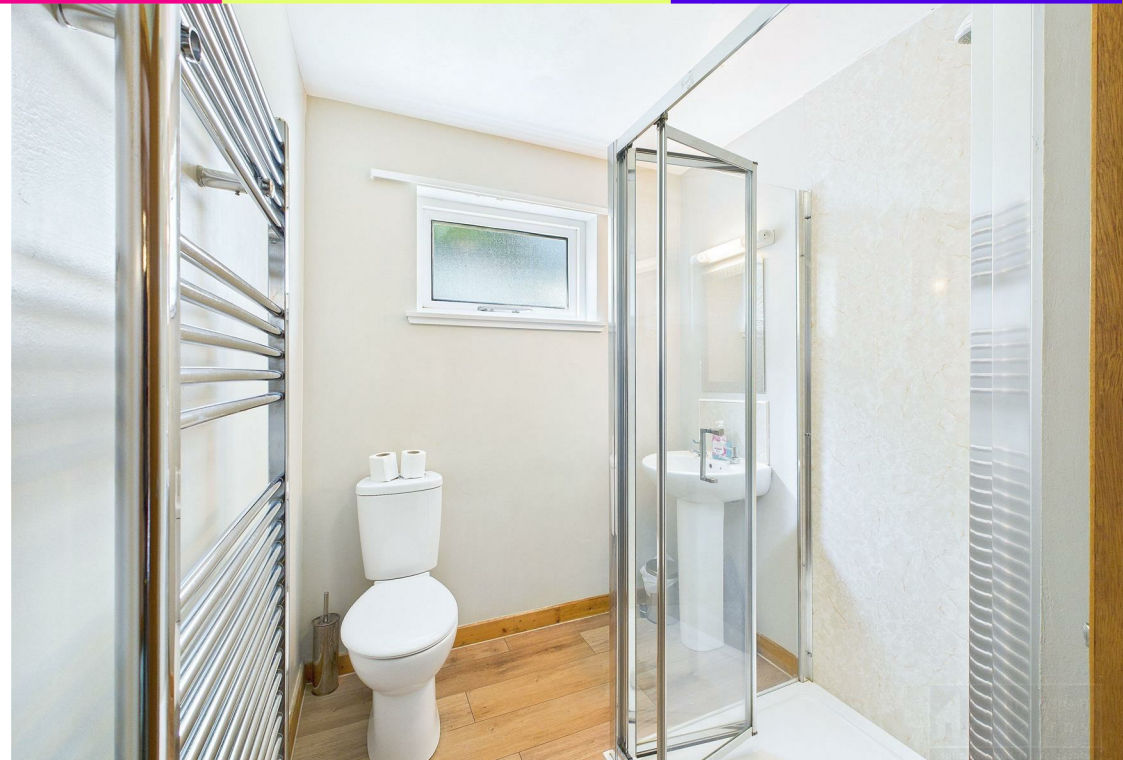
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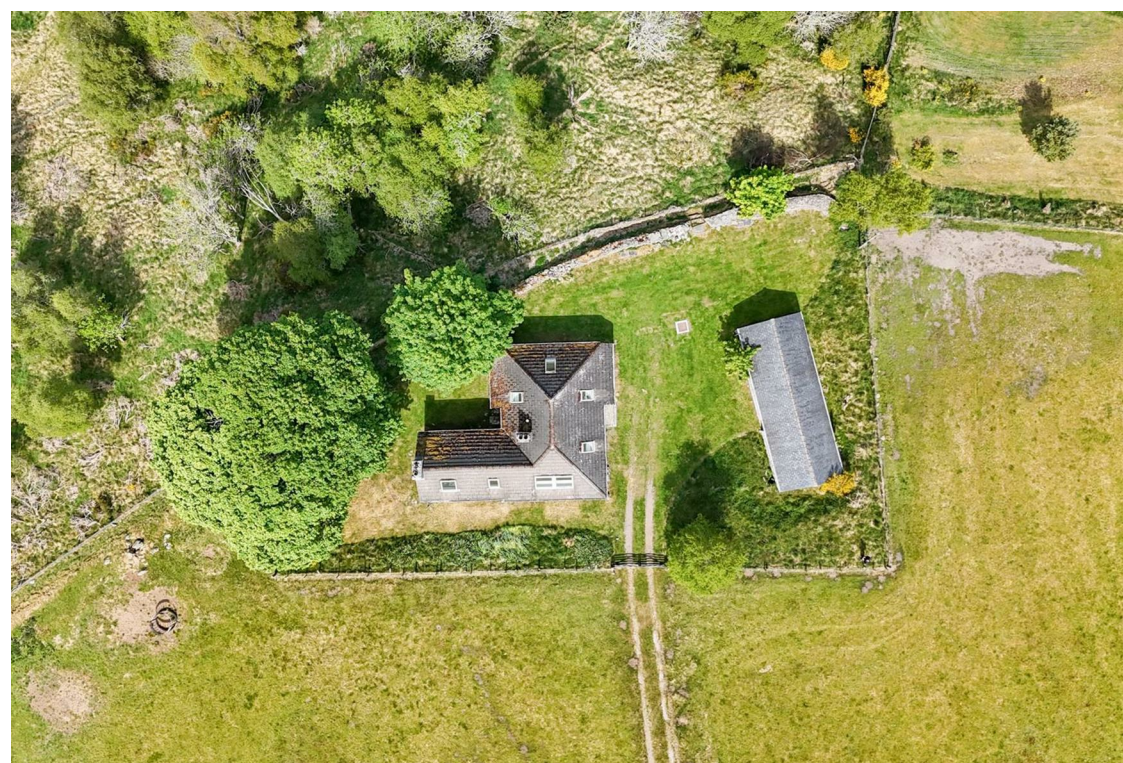


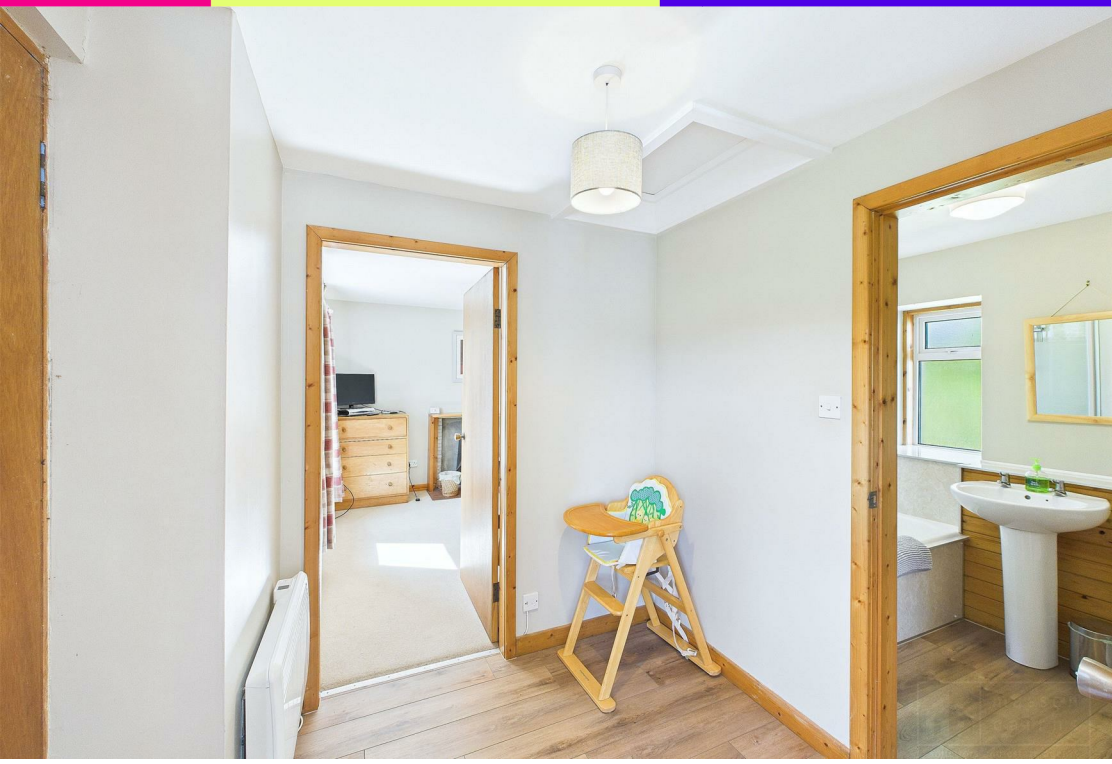


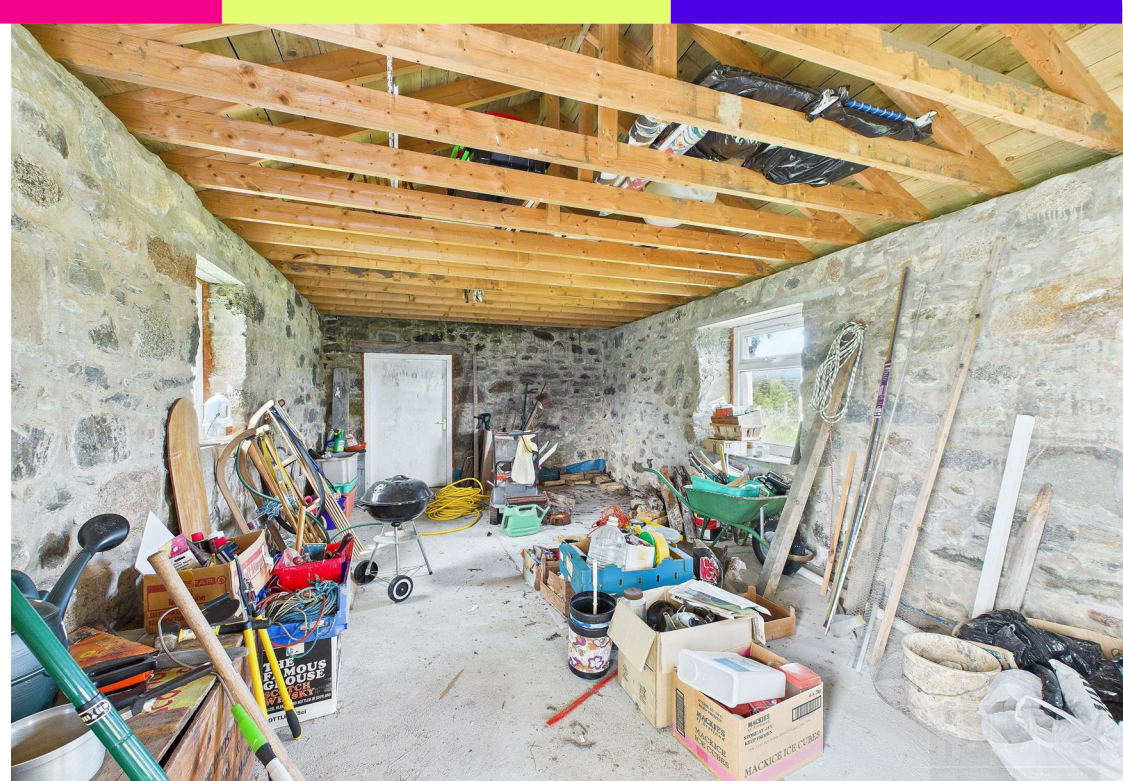














Floor 0 Building 1



Approximate total area⁽¹⁾

99.3 m²
1067 ft²

(1) Excluding balconies and terraces.

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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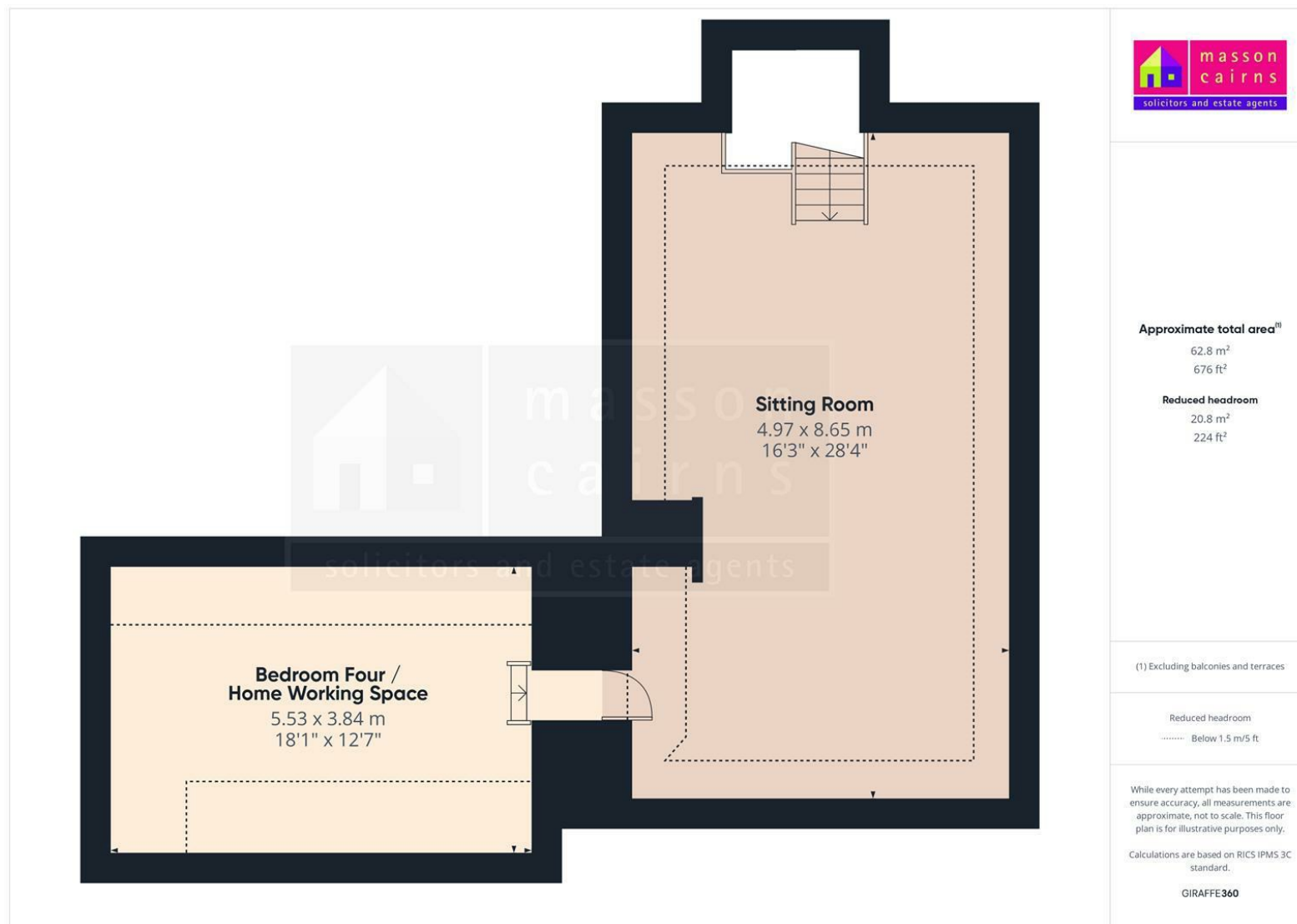
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	24	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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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