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solicitors and estate agents

Tigh Na Fraoch, Nethy Bridge, PH25 3DA

UNDER OFFER £495,000

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

UNDER OFFER - An exceptional Highland home with four en-suite bedrooms, glorious gardens, and refined living spaces set within the heart of Nethy Bridge and the stunning landscape of the Cairngorms National Park, Tigh na Fraoch is a beautifully appointed and substantial detached home offering around 257 sqm of flexible and elegant accommodation. The property has been thoughtfully extended and modernised, combining traditional stone architecture with stylish contemporary finishes. At its heart is a striking sitting room flooded with natural light from twin ceiling Velux windows and full-height glazing which opens directly onto the rear garden, creating a seamless indoor-outdoor connection that's perfect for entertaining or relaxing. The sleek, modern kitchen is a chef's delight, featuring integrated Neff appliances, a central island, and ample storage, all arranged on open plan with the dining space. Each of the four spacious bedrooms benefits from its own en-suite, offering privacy and comfort for family or guests. The layout also includes a utility room, boot / boiler room, ground floor WC, a peaceful home working space, and a large and welcoming sunroom. Outside, the property enjoys beautifully landscaped grounds extending to approximately 0.4 acres. The gardens have been lovingly maintained, with manicured lawns, established planting, and sheltered patios ideal for al fresco dining. A detached garage, timber summerhouse, carport, shed and ample gravel parking complete the picture. The property also benefits from a biomass heating system, offering energy efficiency and sustainability. This is a rare opportunity to acquire a Highland home of real quality and character EPC F, Council Tax F, Home report available at 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

Sun Porch

1.26m x 2.07m (4'1" x 6'9")

The sun porch provides a bright and inviting entrance to the home, with wraparound glazing that allows in excellent natural light and offers pleasant views over the front garden and beyond. A built-in bench with storage adds practicality, and a glazed door leads through to the main hallway. The space is ideal for use as a transitional area for outdoor footwear and coats.

Hallway

The L shaped hallway is generously sized and provides an impressive entrance to the home, with direct access to the kitchen/dining area, w.c and ground-floor bedroom. A carpeted staircase with a timber balustrade leads to the upper floor, and there is ample space for furniture.

Kitchen / Breakfast / Dining

4.34m x 5.09m / 3.89m x 4.80m (14'2" x 16'8" / 12'9" x 15'8")

The kitchen and dining space is a beautifully designed open-plan area that combines functionality with style. The kitchen features a generous array of recently fitted shaker-style cabinetry with quality worktops and a large central island with solid wood worktop, integrated wine rack and storage. High-quality appliances from Neff and Bosch are seamlessly built-in, including an oven, a combined microwave oven and warming drawer, LPG hob with feature extractor, raised integrated dishwasher, and fridge-freezer. There is also a cleverly concealed pull-out bin and deep drawers for convenient waste separation and storage. The adjoining dining area offers a warm and welcoming place to gather, with ample space for a large table, a feature fireplace with inset wood burning stove, and a large window that fills the room with natural light. Thoughtful design elements such as the timber partition add character while maintaining a bright and airy flow between spaces.

Sitting Room

5.96m x 5.04m (19'6" x 16'6")

The sitting room is a beautifully bright and inviting space, enhanced by dual aspect glazing and three ceiling-mounted Velux windows that fill the room with natural light. Glazed double doors open directly onto the rear garden, creating a seamless flow between indoor and outdoor living. The room also features contemporary radiators and offers ample space for a range of lounge furnishings.

Inner Hallway

A transition space from the sitting room which provides access to the home working space and sun room. There are two storage cupboards which offer excellent amenity and a loft hatch with ladder provides access to a partially boarded attic space above the sun room.

Home Working Space

3.45m x 2.42m (11'3" x 7'11")

The home working space is a highly practical and well-organised room, ideal for remote working or study. It offers dual workstations with fitted wooden desks, wall-mounted shelving, and extensive filing and storage solutions. A window to the side allows in natural light, and there is a useful adjoining store area at the end of the room for additional supplies and equipment and which also has a window offering natural light.

Sun Room

6.21m x 4.62m (20'4" x 15'1")

The sun room is a bright and welcoming space, generously glazed on two sides to maximise the outlook and natural light. A door provides direct access to the outside, and a wood-burning stove set within an elegant fireplace offers a cosy focal point. The layout allows flexibility for relaxation, hobbies, or entertaining, with ample space for seating and occasional furniture.

Bedroom One & En-Suite

3.97m x 4.76m & 1.55m x 2.58m (13'0" x 15'7" & 5'1" x 8'5")

A generously sized and elegantly styled double bedroom with twin windows that fill the room with light and provide pleasant views to the front. Fitted with plush carpet flooring, the room includes space for freestanding furniture and has recessed display shelving. A door leads to the en-suite shower room, which is finished with modern full height tiling and includes a wc, pedestal wash hand basin, and a walk-in shower enclosure with both rainfall and handheld shower heads, along with chrome fittings and shaver light.

Boot & Boiler Room

2.98m x 3.18m (9'9" x 10'5")

Accessed both internally and from the covered carport, this practical utility room serves as a combined boot room and plant room. It houses the efficient ÖkoFEN Pellematic 32kW biomass pellet boiler alongside a 300-litre hot water tank. The system is fed by an external hopper housed in the adjoining store with an automated blow-in feed, capable of holding approximately 5–6 tonnes of pellets. A range of built-in shelving provides excellent storage for tools, outdoor gear, and cleaning supplies. There is also space for a freezer and a hatch with integral fold down ladder provides access to a large floored attic space with power and light.

Utility Room

2.17m x 3.05m (7'1" x 10'0")

A practical and well-appointed utility room offering additional worktop space and excellent storage with a combination of wall and base units. There is space and plumbing for laundry appliances, a stainless steel sink with drainer, and a glazed door providing access to the rear garden and straight into the attached greenhouse.

WC

0.95m x 1.84m (3'1" x 6'0")

A handy ground floor WC comprising a traditional high-level cistern toilet and compact wash hand basin with twin taps, splash back tiling, display shelf and wall-mounted towel ring. A heated towel rail completes the space.

Landing

The upper landing is a spacious and light-filled area that links the first-floor accommodation. Featuring a traditional balustrade and window to the front. There is a loft hatch, a large shelved airing cupboard in addition to further storage cupboards and it is finished with ceiling lighting and carpet flooring.

Bedroom Two & En-Suite

3.97m x 4.78m & 1.72m x 2.44m (13'0" x 15'8" & 5'7" x 8'0")

A spacious double bedroom enjoying a peaceful position with twin windows overlooking woodland beyond. There is ample space for furniture, and a door leads through to a bright en-suite bathroom fitted with a three-piece suite comprising a WC, pedestal wash hand basin, and a P-shaped bath with a mains shower and curved glazed screen. An opaque window allows in natural light, and there is full height wall tiling.

Bedroom Three & En-Suite

3.96m x 4.35m & 2.40m x 1.11m (12'11" x 14'3" & 7'10" x 3'7")

A generous and beautifully styled double bedroom featuring two large windows to the front of the home that flood the room with natural light. The en-suite shower room is neatly finished with a WC, pedestal wash hand basin, and a large tiled shower enclosure. A towel radiator, wall mirror, glass shelf and shaver light complete the space.

Bedroom Four & En-Suite

4.10m x 3.18m & 2.38m x 1.21m (13'5" x 10'5" & 7'9" x 3'11")

This bright and calming double bedroom enjoys excellent storage with a wall of integrated wardrobes, and an opaque window to the side that bathes the space in natural light. The accompanying en-suite is stylish and well-appointed, featuring a WC, pedestal wash hand basin with illuminated mirror, towel radiator, and a tiled shower enclosure with contemporary patterned glass door.

Outside & Garage

3.0m x 6.0m (9'10" x 19'8")

The outdoor space at this property is a true highlight — a beautifully landscaped and well-planned garden offering a peaceful retreat with a variety of versatile spaces. To the front, a neat lawn sits behind a low picket fence, bordered by colourful planting and a central paved path that leads to the entrance with a gravel drive and gated access to the rear offering good privacy.

To the rear, a large paved patio creates the perfect setting for outdoor dining and relaxation, surrounded by thoughtfully planted beds, meandering gravel paths, and a central ornamental rockery. A timber gazebo provides a charming sheltered seating area and benefits from power, as well as a rainwater recovery tank with tap discreetly located beneath. A separate timber structure serves as a bin store, while a garden shed offers useful storage for tools and equipment. The garden buildings are finished with attractive cedar shingle roofs, complementing the natural surroundings.

Set to the rear of the plot, a fully insulated detached garage with power and light provides an excellent workspace or hobby area. It features an insulated Garador and sits adjacent to a gravel driveway offering ample off-street parking.

Adjoining the home, a covered area with paved flooring and gates benefits from integral down lighting and a water tap to provide excellent shelter and storage for logs or bikes, and offers additional functionality year-round. Completing the garden is a greenhouse and a series of raised growing beds, making it ideal for keen gardeners. All of this is set within mature hedging, manicured lawns and trees, creating a tranquil and secluded outdoor sanctuary.

Services

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

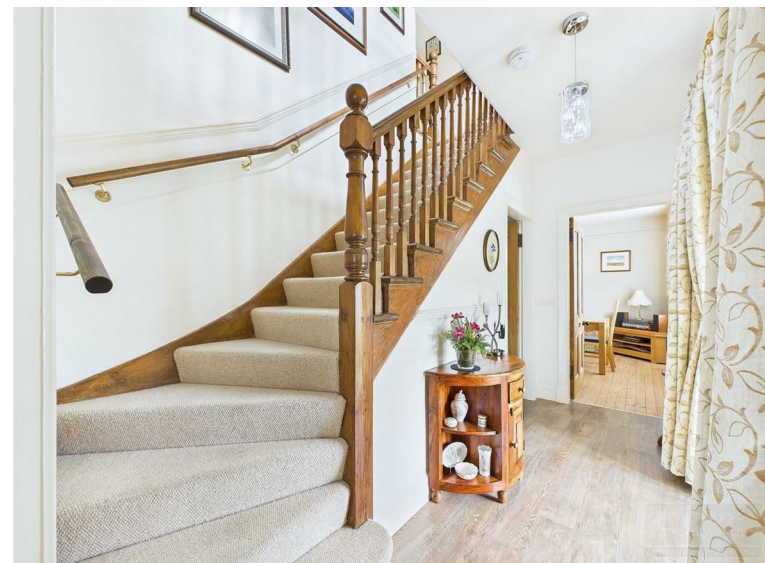
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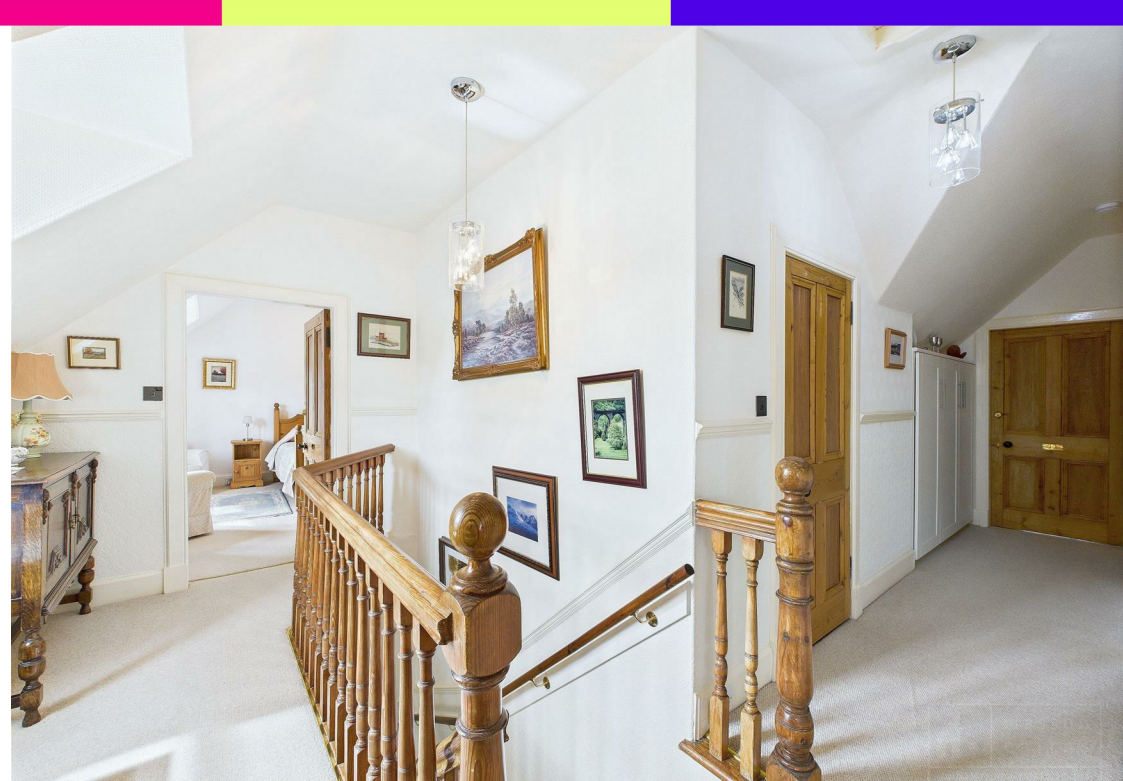
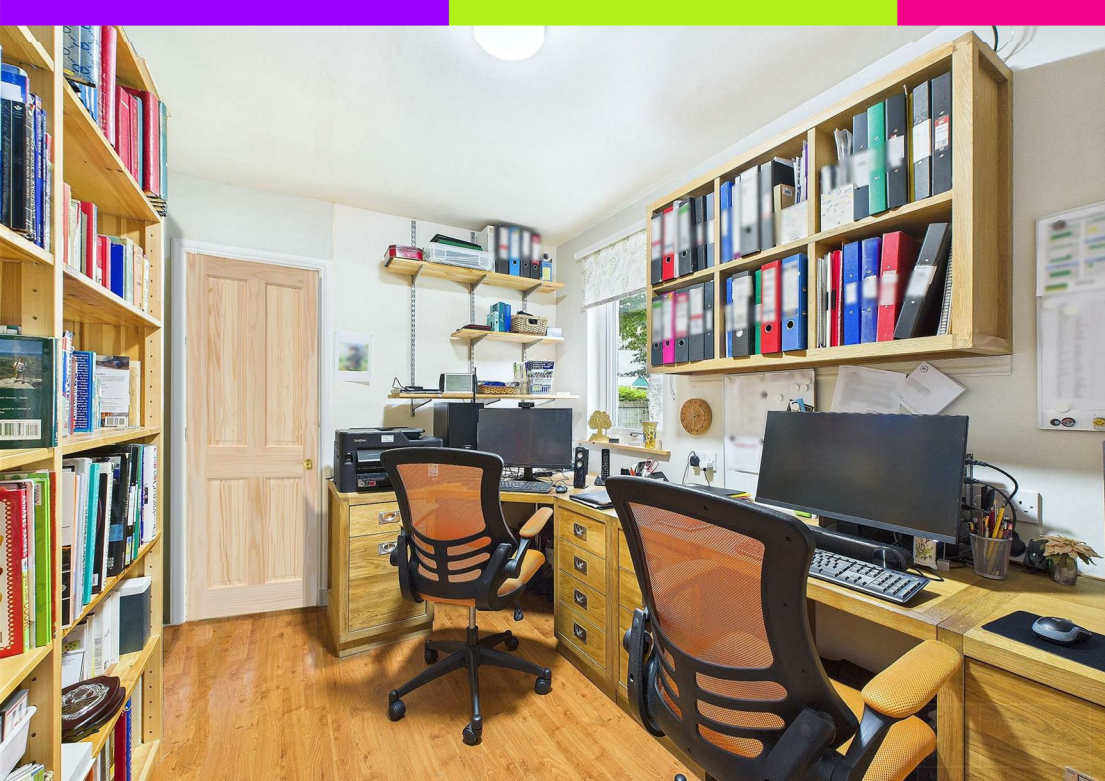






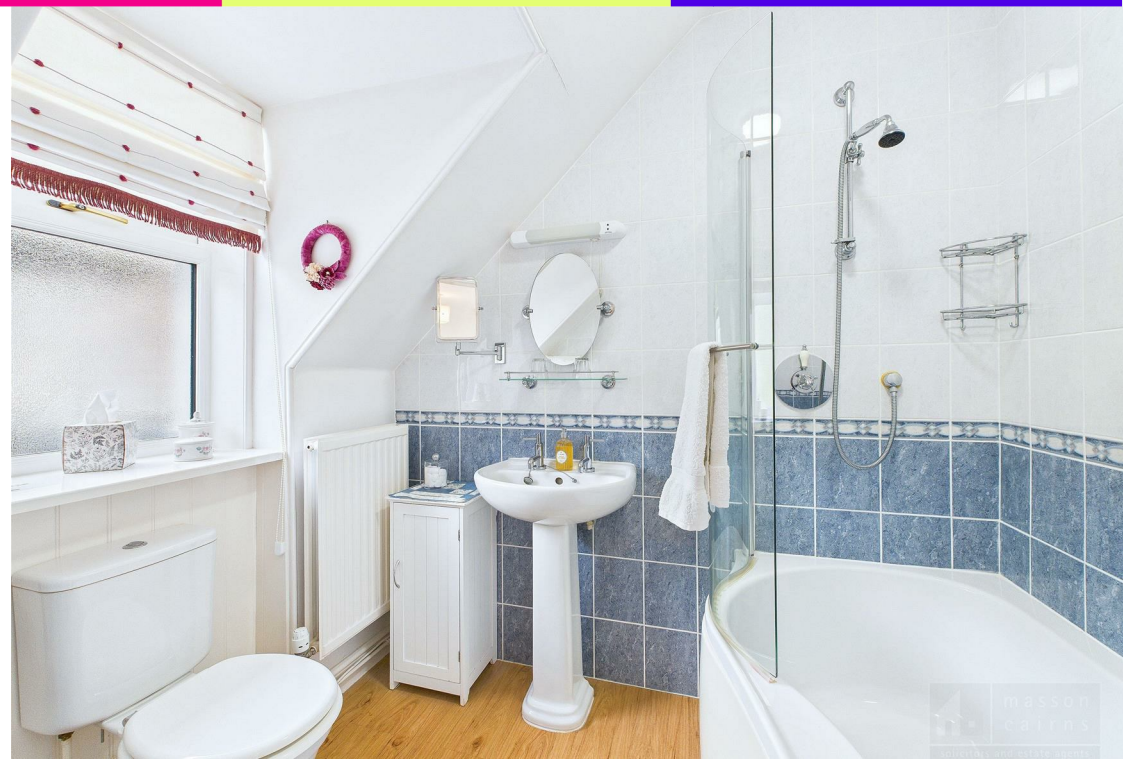
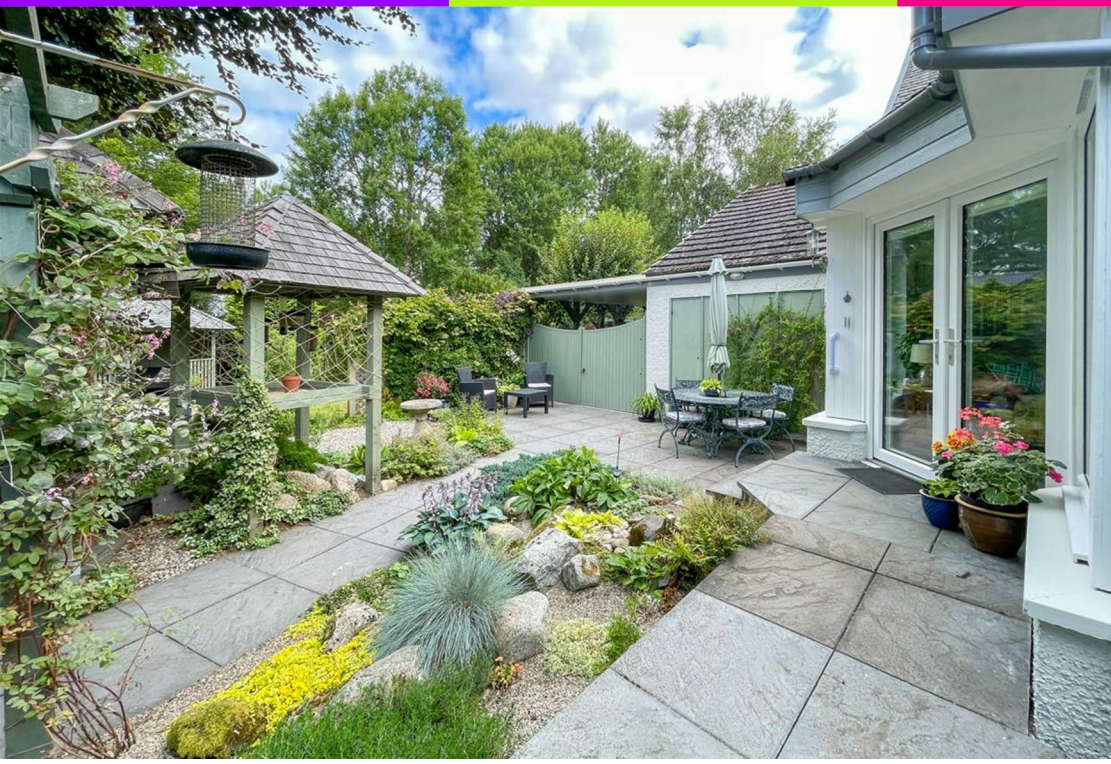




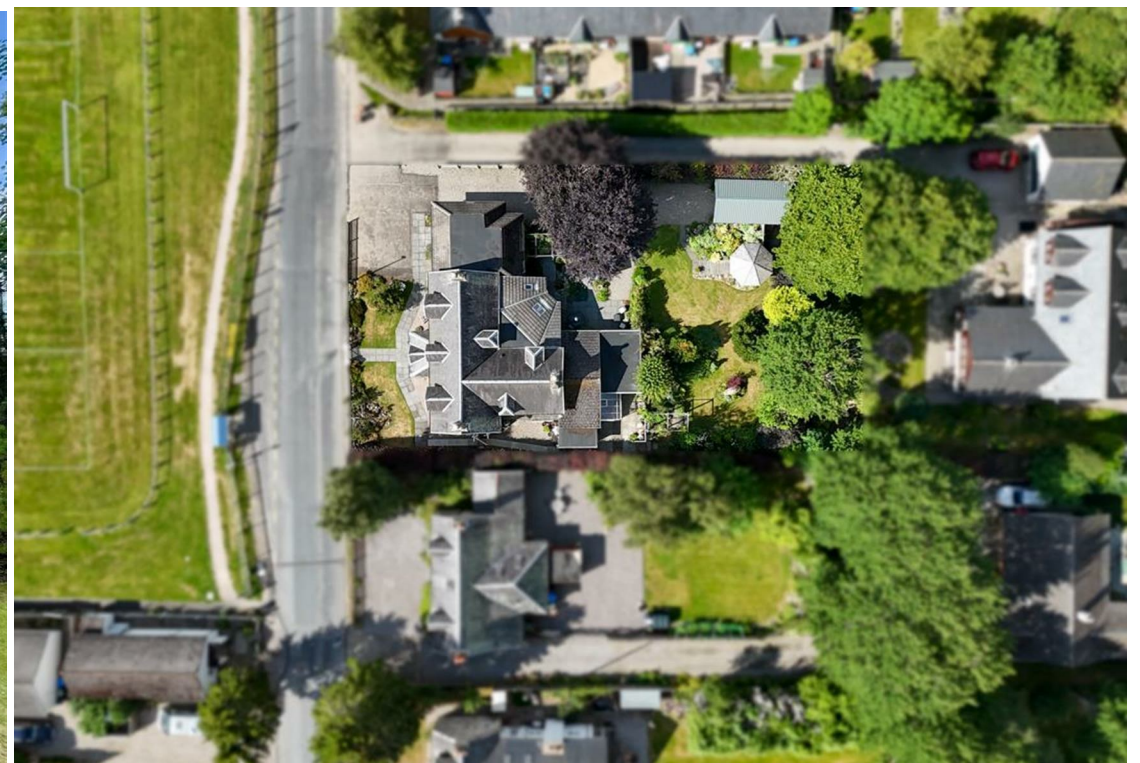


















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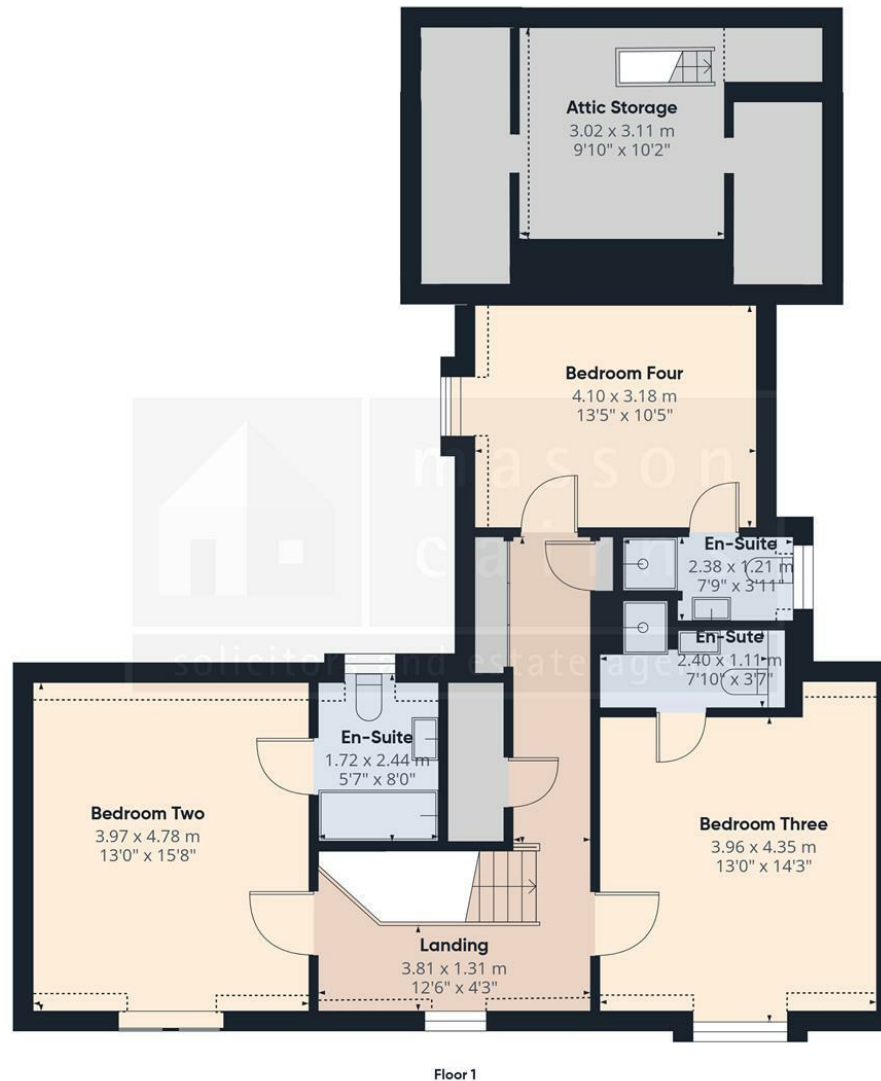
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Approximate total area⁽¹⁾

83.8 m²
901 ft²

Reduced headroom

5.2 m²
56 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		53
(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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