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Tontearie Farmhouse, Nethy Bridge, PH25 3EF  
Offers Over £325,000

Contact us on 01479 874800 or visit [www.massoncairns.com](http://www.massoncairns.com)

Tontearie Farmhouse is a charming detached Highland home set between Nethy Bridge and Boat of Garten, enjoying an exceptional rural position with panoramic views across open countryside towards the Cairngorms. Offering generous and versatile accommodation of approximately 1,765 sq ft, the property combines traditional character with comfortable modern living in a highly desirable Strathspey setting. A welcoming entrance vestibule leads into the hallway, with the sitting room forming a warm and inviting space centred around an impressive exposed stone fireplace with timber mantel and wood-burning stove. The spacious kitchen/dining room provides excellent everyday practicality, while the superb sun room is a standout feature, with extensive glazing, a vaulted ceiling and outstanding views across the surrounding landscape. The ground floor also includes a useful utility room, contemporary shower room and a versatile third bedroom, ideal as guest accommodation, a study or snug. Upstairs, there are two generous double bedrooms, with the principal bedroom benefiting from an en-suite shower room, alongside a separate family bathroom. Outside, the property sits within attractive garden grounds bordered by traditional stone dykes, mature trees and open pastureland, creating a wonderful sense of privacy and connection to the countryside. Ample parking and outdoor space are complemented by a detached timber studio/outbuilding, ideal for use as a home office, creative workspace, gym or hobby room. Perfectly placed for access to forest walks, cycling, golf, fishing, skiing and the wider Cairngorms National Park, Tontearie Farmhouse offers a rare opportunity to acquire a characterful rural home in one of the area's most sought-after locations. EPC E, Council Tax D, Home report available online at [massoncairns.com](http://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](http://massoncairns.com) where an online copy is available to download.

EPC Rating E

## Entrance Porch

1.65m x 2.19m (5'4" x 7'2")

A charming glazed entrance porch welcomes you into the home and provides a bright space with attractive windows framing lovely open views across the surrounding countryside towards the front of the property. Finished in classic tongue-and-groove panelling, this inviting area offers an ideal spot for coats, boots and outdoor wear, while filling with natural light throughout the day. Double internal doors lead through to the main hallway.

## Hallway

The central hallway links the principal living spaces and a traditional staircase rises to the first floor, while a useful under stair cupboard offers excellent concealed storage for household essentials. From here, doors lead to the sitting room, ground floor bedroom and shower room, creating a convenient and well-balanced layout suited to both everyday family living and visiting guests.

## Sitting Room

4.30m x 3.74m (14'1" x 12'3")

The charming sitting room is a warm and welcoming reception space centred around an impressive exposed stone fireplace with timber mantel and inset wood-burning stove, creating an attractive focal point. A window to the front of the house allows natural light to enter and there is warm oak flooring. Well proportioned and ideal for everyday relaxation or entertaining, the room flows openly through to the adjoining sunroom, extending the living space.

## Sun Room

4.98m x 4.64m (16'4" x 15'2")

The impressive sun room is a superb addition to the home, enjoying a vaulted ceiling and extensive glazed elevations that frame spectacular panoramic views across the surrounding countryside and hills beyond. Flooded with natural light throughout the day, this versatile space offers ample room for dining and relaxing, with tiled flooring and direct door access to the garden. A wonderful spot for entertaining or simply unwinding while taking in the ever-changing rural outlook.

## Kitchen / Dining

2.86m x 5.70m (9'4" x 18'8")

The kitchen/dining room is a bright and well-appointed space, fitted with an attractive range of shaker-style wall, drawer and base units, generous work surfaces and a Rangemaster cooker with extractor hood above in addition to an integrated dishwasher and space for a fridge freezer. A window above the sink, frames lovely open views across the surrounding countryside, bringing excellent natural light into the kitchen area and a serving hatch provides a practical connection through to the sun room, ideal for entertaining and everyday use. The adjoining dining area offers ample room for a table and chairs, with an additional window adding further light and outlook.

## Utility Room

2.13m x 2.69m (6'11" x 8'9")

The utility room provides excellent practical space, fitted with base units, worktop surfaces and a sink. There is plumbing for a washing machine, space for a tumble dryer and additional useful storage. A cupboard houses the water and UV filtration system, while an opening leads through to the boot room, making this an ideal everyday area for laundry.

## Boot Room

2.68m x 2.24m (8'9" x 7'4")

The boot room is positioned to the rear of the property with direct access to the garden, providing an ideal everyday entrance for muddy boots, outdoor clothing and pets. This practical space is fitted with extensive shelving, hanging rails and useful storage, together with room for coats, footwear and household equipment. Windows to two sides provide good natural light, making it a bright and highly functional area well suited to country living.

## Bedroom Three

4.30m, x 3.25m (14'1", x 10'7")

Bedroom Three is a generously proportioned ground floor double bedroom, offering excellent flexibility for guests, multigenerational living or use as a further reception room if desired. The room enjoys good natural light from a large window overlooking the garden and features a decorative fireplace with timber surround, adding character and charm. Built-in wardrobe storage is provided, while the spacious layout allows ample room for freestanding furniture. Positioned on the ground floor adjacent to the shower room, it offers practical and convenient single-level accommodation.

## Shower Room

2.71m x 1.85m (8'10" x 6'0")

The ground floor shower room is stylishly appointed and generously proportioned, fitted with a contemporary corner shower enclosure with well wall surround, pedestal wash hand basin with mirror and WC. The room enjoys a bright and fresh feel, enhanced by recessed ceiling lighting and a chrome ladder-style towel radiator while a window provides natural light and ventilation.

## Landing

The first-floor landing is bright and welcoming, enhanced by a skylight that draws in natural light and creates an airy feel. A feature balustrade overlooks the staircase, while the generous landing space provides access to the upper accommodation.

## Bedroom One & En-suite

4.23m x 3.68m & 2.06m x 2.27m (13'10" x 12'0" & 6'9" x 7'5")

Bedroom One is a spacious and attractive first-floor principal bedroom, enjoying a



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bright dual-aspect outlook with dormer-style window formation and excellent proportions for freestanding furniture. A further door leads through to the en-suite shower room which is well appointed and fitted with a corner shower enclosure with a wet wall surround, wash hand basin and WC, complemented by a chrome towel ladder radiator. A skylight window provides natural light and ventilation.

#### **Bedroom Two**

4.26m x 3.45m (13'11" x 11'3")

Bedroom Two is a further generous first-floor double bedroom, currently arranged as a spacious twin room. Bright and airy throughout, the room enjoys excellent natural light from a large dormer-style window framing attractive countryside views. The well-proportioned layout provides ample space for freestanding furniture and a decorative fireplace with surround creates an appealing focal point, making this a comfortable and versatile bedroom ideal for family or guests.

#### **Bathroom**

2.03m x 2.39m (6'7" x 7'10")

The family bathroom is fitted with a three-piece suite comprising bath with wet wall surround, WC, pedestal wash hand basin and shelved display storage. There is a large window that draws in excellent natural light while enjoying pleasant open views.

#### **Outside**

Externally, the property enjoys a truly special Highland setting in the peaceful hamlet of Tulloch, nestled in open countryside between the highly sought-after villages of Boat of Garten and Nethy Bridge, right in the heart of the Cairngorms National Park. Surrounded by rolling farmland, woodland and mountain scenery, this is an exceptional location for those seeking privacy, nature and a genuine rural lifestyle, while remaining within easy reach of excellent local amenities, outdoor pursuits and transport links. The garden grounds are attractively laid out and bounded by a charming mixture of timber fencing and traditional dry-stone dyke walling, complementing the character of the house and its surroundings. Areas of lawn with mature tree and shrub planting provide space for relaxation and recreation, while gravelled terraces and seating areas make the most of the sunshine and outstanding panoramic views across neighbouring fields to the hills beyond.

#### **Garden Outbuilding**

Also within the grounds is a substantial detached timber outbuilding, well constructed and offering excellent versatility for a range of uses. Partly lined and insulated, with power and lighting already connected, the building is currently

utilised for storage and workshop purposes, while also incorporating a practical covered log store to the rear. Given the quality of construction and services already in place, the outbuilding offers clear potential to be further finished as a superb garden room, home office, studio, gym or hobby space. Its position within the garden allows it to enjoy privacy and outlook across the surrounding countryside, making it an especially appealing ancillary space with considerable lifestyle flexibility.

#### **Services**

It is understood that the property is served by mains electricity, a private water supply and drainage is to a septic tank. There is oil fired central heating.

#### **Entry**

By mutual agreement.

#### **Price**

Offers over £325,000 are invited

#### **Viewings and Offers**

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

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#### **Location**

What3Words Location: ///uncle.installs.latches



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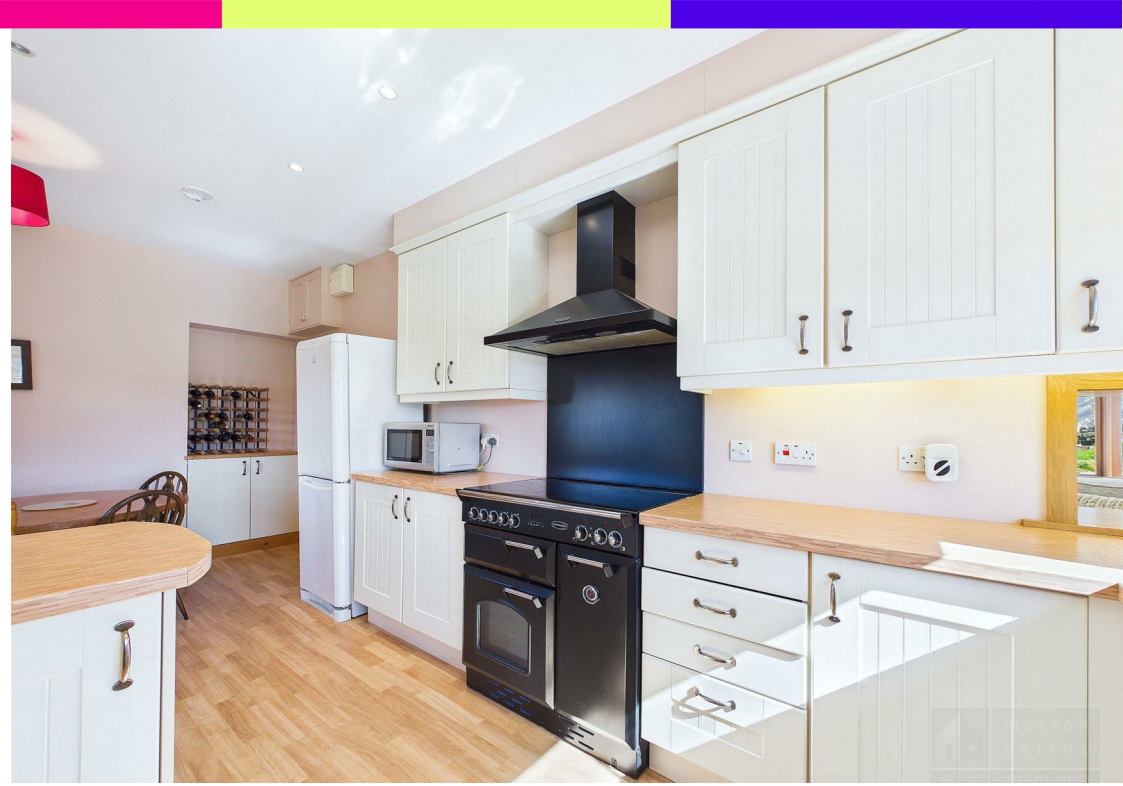
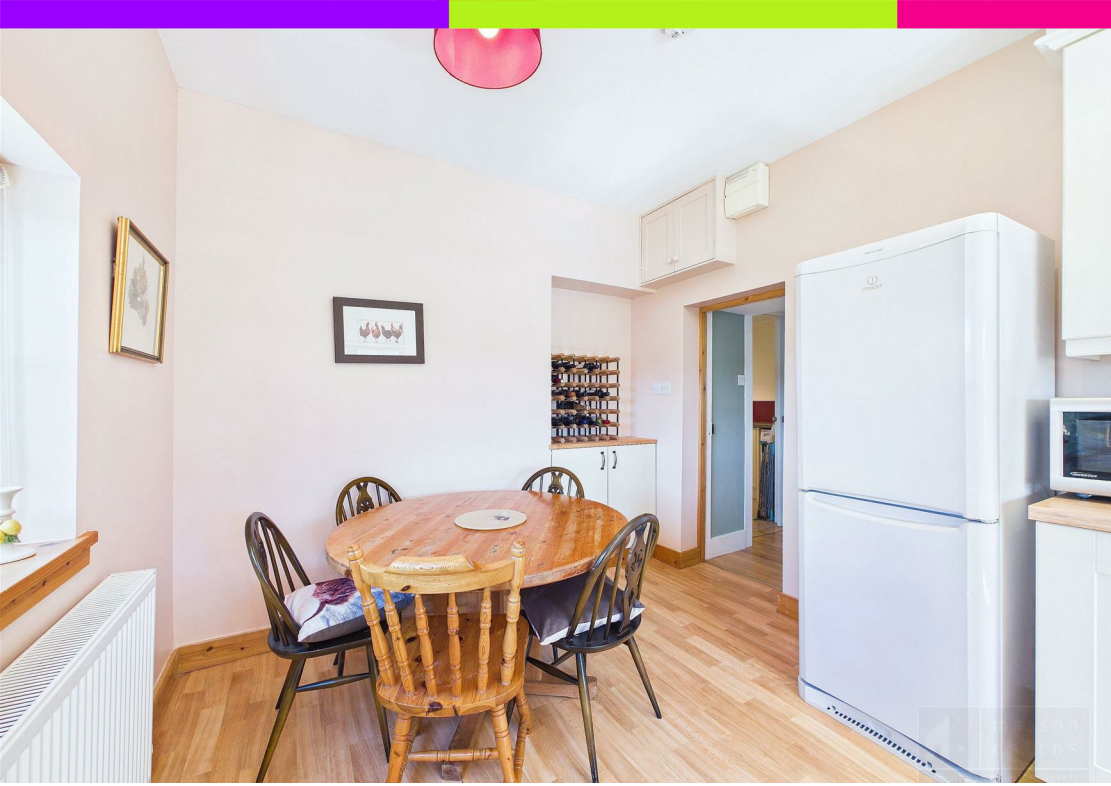
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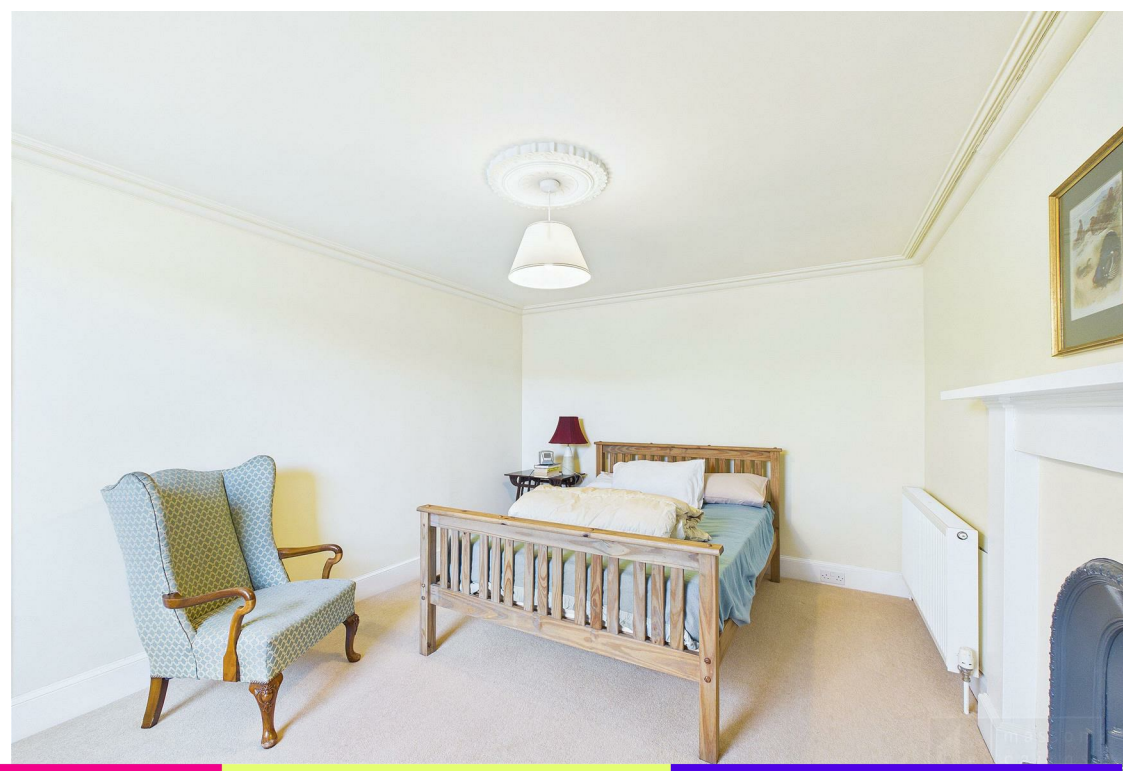
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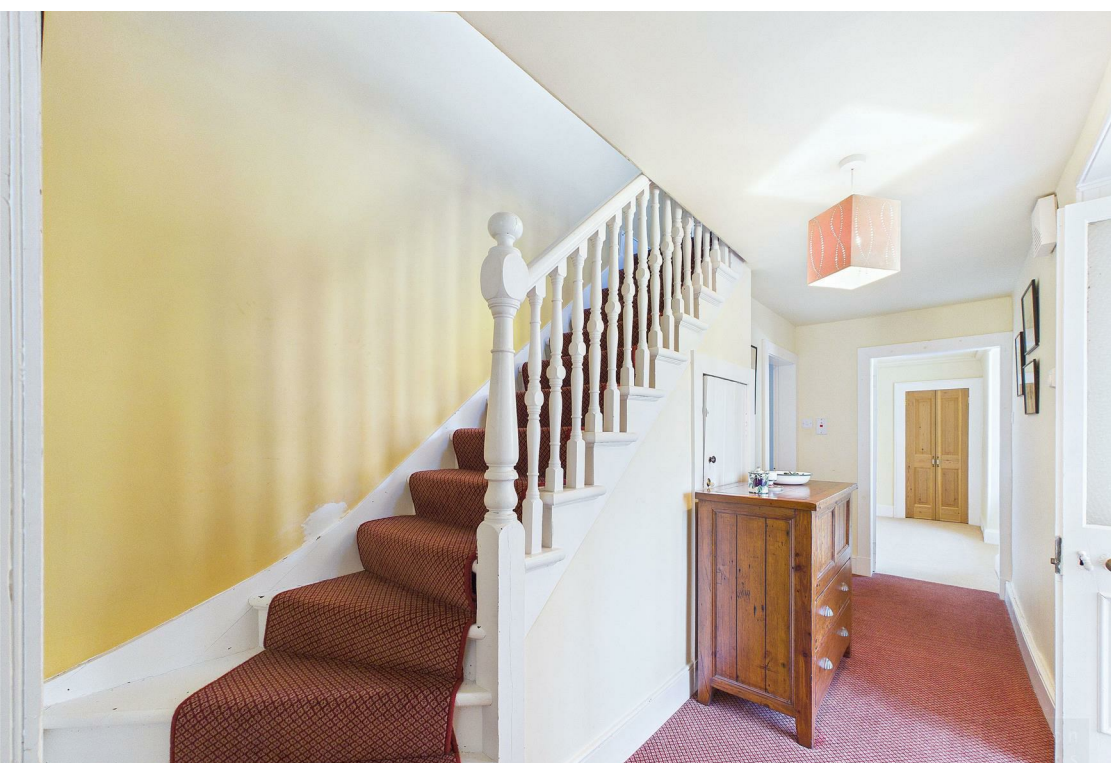
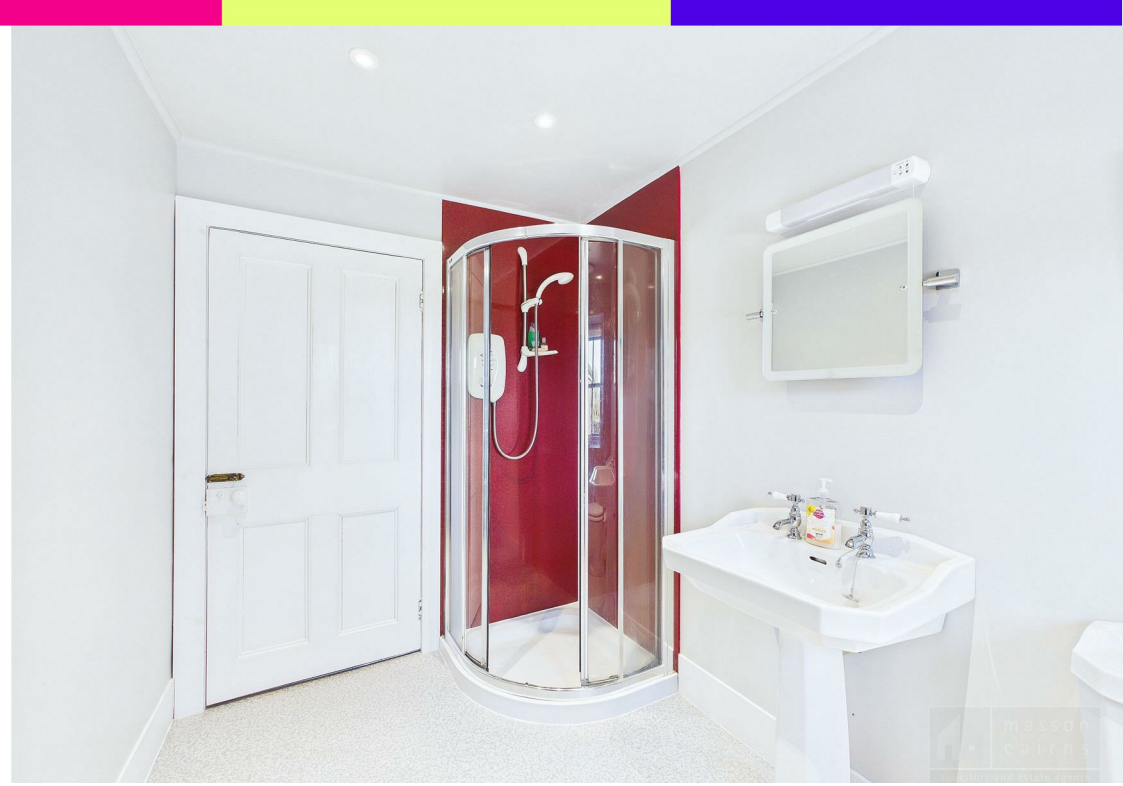
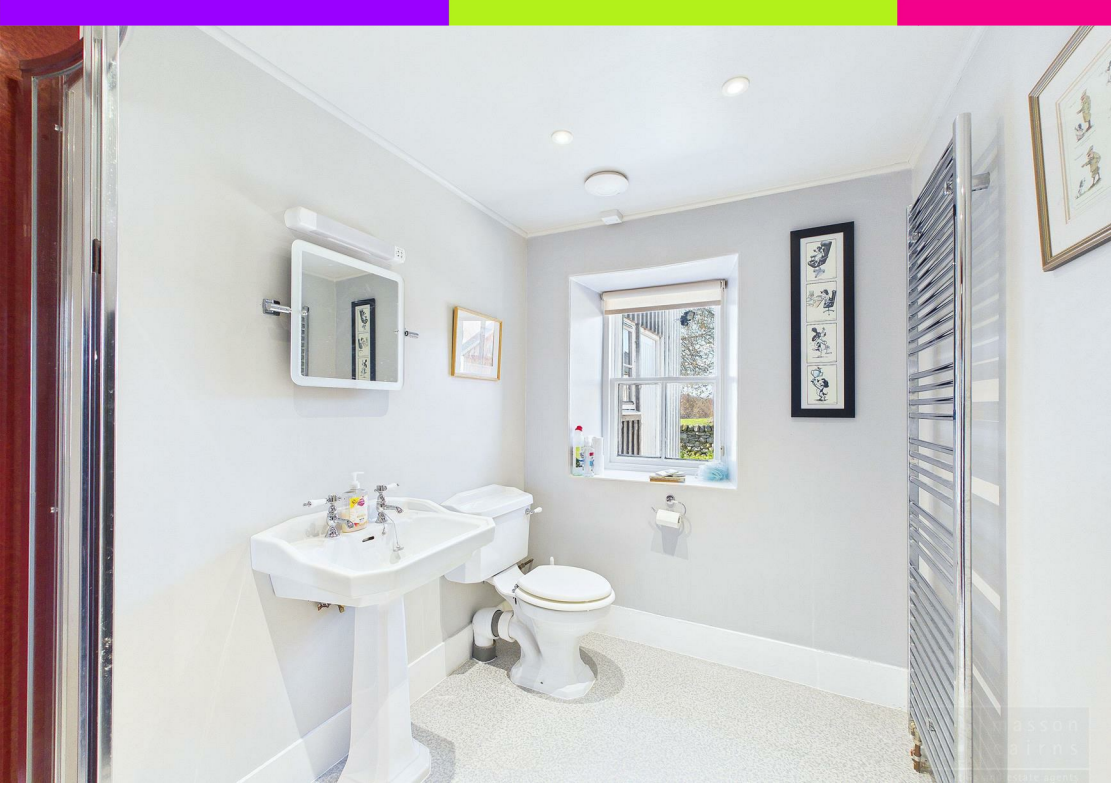
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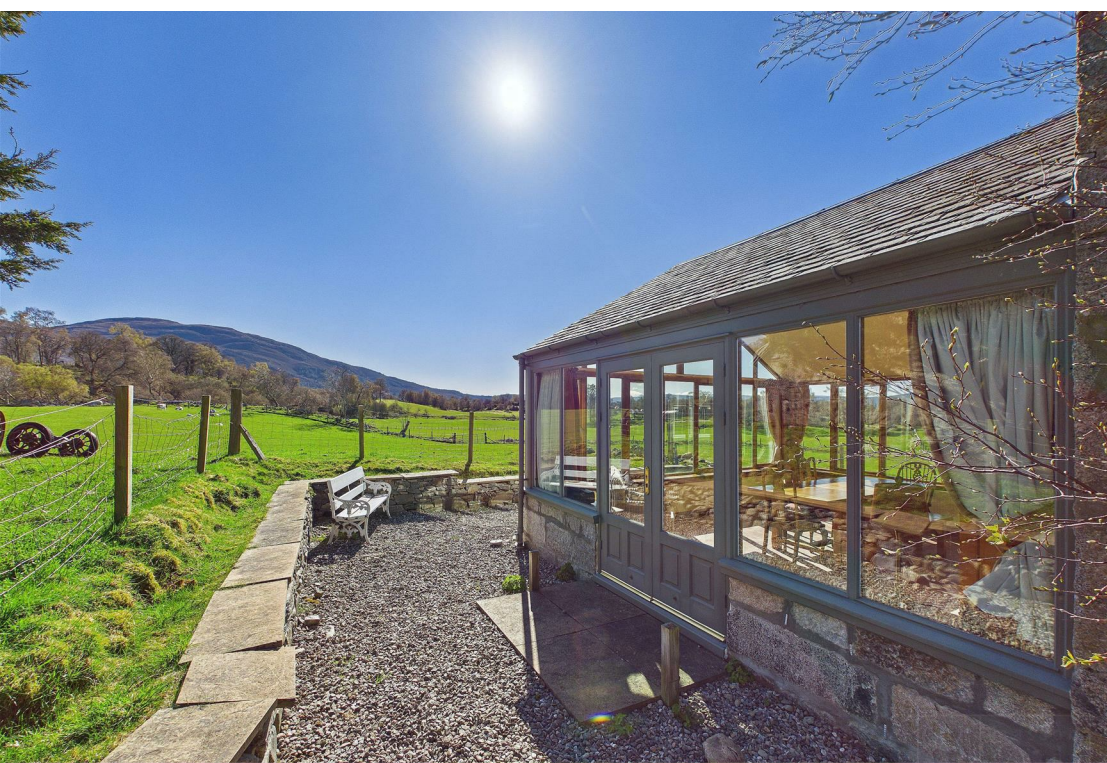
















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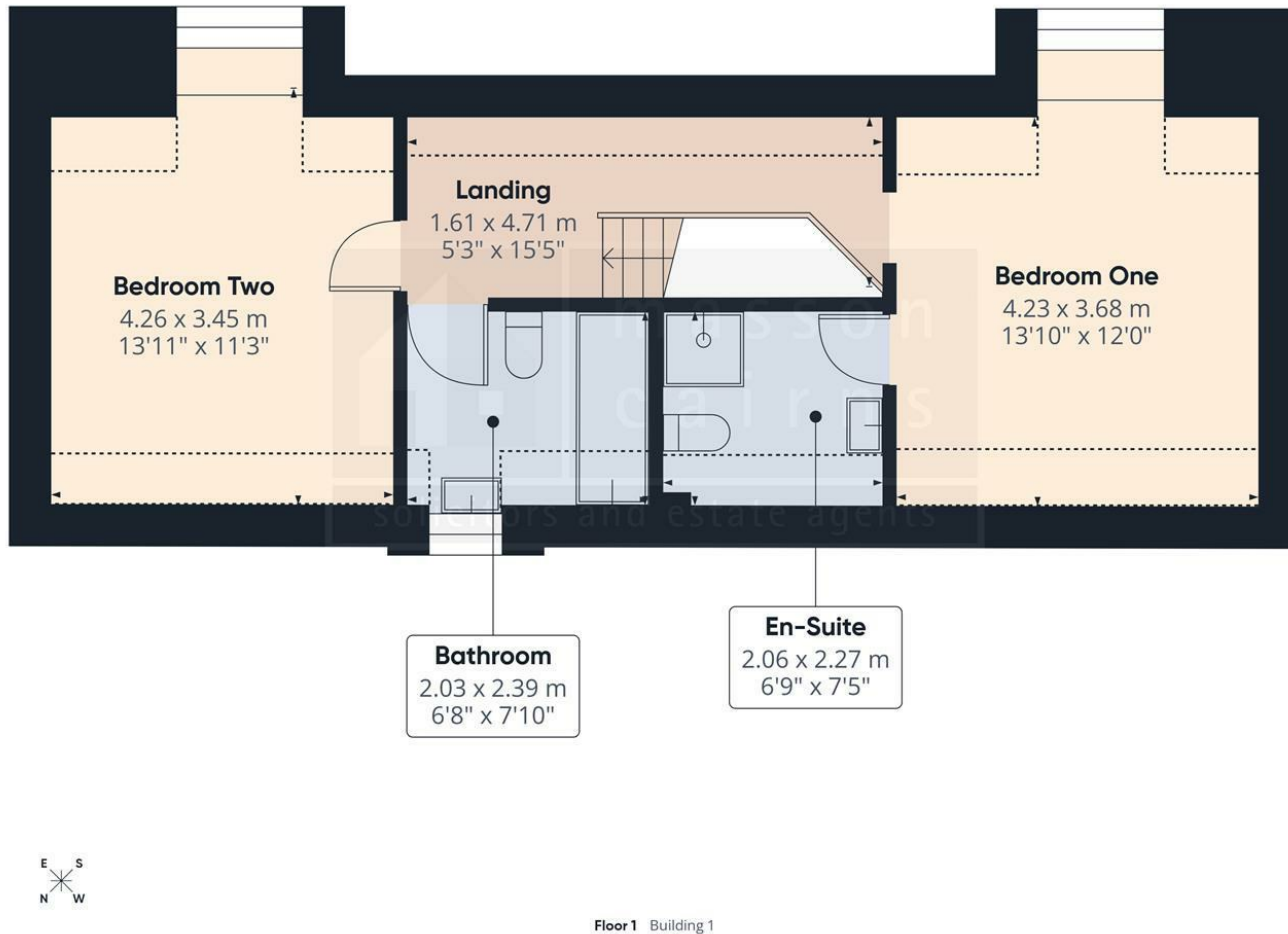
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**Approximate total area<sup>(1)</sup>**

48.6 m<sup>2</sup>  
523 ft<sup>2</sup>

**Reduced headroom**

10 m<sup>2</sup>  
107 ft<sup>2</sup>

(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.

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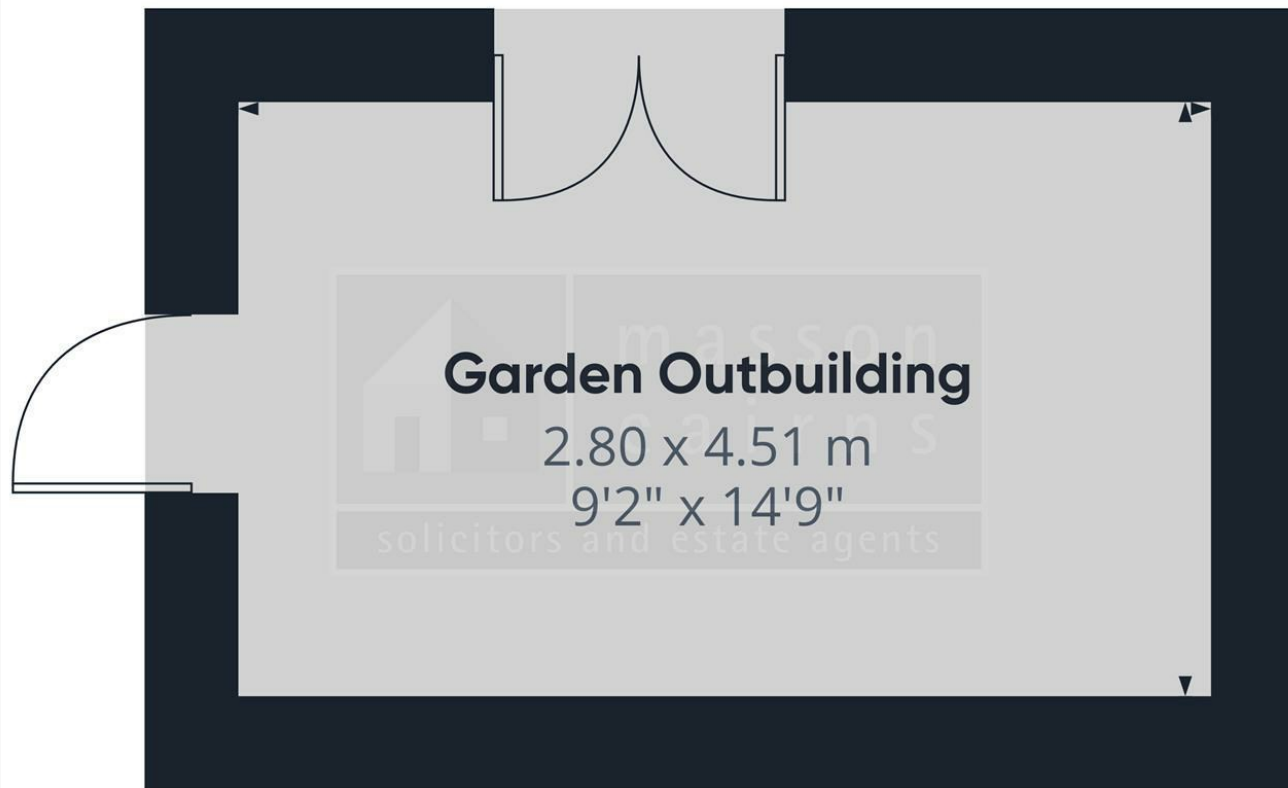
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Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**

12.8 m<sup>2</sup>  
138 ft<sup>2</sup>

(1) Excluding balconies and terraces

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**TITLE PLAN**

TONTEARIE FARMHOUSE, NETHY BRIDGE, PH25 3EF



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>67</b>
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	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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