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Larchfield Cottage, Insh, Kingussie, PH21 1NT

UNDER OFFER £435,000

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

UNDER OFFER - Set amidst a breathtaking natural landscape and with a plot extending to circa 0.5 acres, this exceptional contemporary home offers a rare blend of architectural style, comfort and lifestyle versatility. Thoughtfully designed to embrace its surroundings, the property is flooded with natural light, with expansive glazing framing uninterrupted countryside views and creating a seamless connection between inside and out. At its heart is a stunning open-plan kitchen, dining and living space, perfectly suited to both relaxed family living and entertaining. Sleek cabinetry, warm timber finishes and a striking splash of colour combine to create a space that is both highly functional and visually impressive, complemented by a useful shelved pantry. Sliding doors open directly onto the garden, extending the living space outdoors during warmer months. A separate lounge provides a peaceful and inviting retreat, centered around a contemporary wood-burning stove and enhanced by a vaulted ceiling and dramatic floor-to-ceiling glazing. Accommodation is generous and well-balanced, comprising three well-proportioned bedrooms including a principal suite with walk-in wardrobe. A stylish separate shower room and additional bathroom continue the home's modern aesthetic, while a useful utility room adds everyday practicality. The garage, currently utilised as a gym, offers excellent flexibility. A substantial detached outbuilding provides further versatile space, currently arranged as a workshop, store and home office, ideal for creative pursuits or remote working (subject to consent). The grounds are a true highlight, with mature gardens, gravel pathways and thoughtfully landscaped areas creating a tranquil and private setting. Enjoying a peaceful semi-rural position yet remaining highly accessible, this is a home that delivers space, light and an exceptional lifestyle immersed in nature. EPC C, Council Tax E, Home report available online at massoncairns.com

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Insh near Kingussie

Nestled in the heart of the Highland countryside, Insh near Kingussie offers a superb blend of rural tranquillity and accessibility, set against the spectacular backdrop of the Cairngorms National Park. This highly desirable setting is prized for its peaceful atmosphere, scenic beauty and sense of space, while remaining conveniently close to the amenities of Kingussie, including shops, cafés, schooling and mainline rail connections. Surrounded by attractive farmland, woodland and open views, the area also benefits from close proximity to the renowned Insh Marshes, one of the most important wetland habitats in the UK, celebrated for its exceptional birdlife and ever-changing natural beauty. The area is particularly well regarded for its outstanding outdoor pursuits, with easy access to walking, cycling, fishing, skiing and a wealth of leisure opportunities throughout the Cairngorms. Insh offers the rare combination of a charming rural location and excellent connectivity, while the presence of Insh Marshes adds a distinctive sense of place and appeal for those who value wildlife, landscape and the very best of Highland living.

Transport Links

Kingussie boasts excellent transportation links that provide easy access to the rest of Scotland and the UK, making it an ideal location for commuters and travellers alike.

Rail: Kingussie railway station, a stop on the Highland Main Line, provides direct services to Edinburgh, Glasgow, and Inverness to the north, and as far south as London. This makes it extremely convenient for both local and long-distance travel.

Bus: The town is well-served by regular bus services offering routes to nearby towns and villages in the Scottish Highlands, including Aviemore and Inverness. These services are operated by Stagecoach Highlands.

Road: For those who prefer to drive, Kingussie is conveniently located on the A9, the longest road in Scotland. This major route runs from Perth, through Inverness, and all the way up to the far north coast at Thurso. This makes travelling north to Inverness or south to the central belt and beyond straightforward.

Air: For international travellers, the closest airport is Inverness Airport, which is approximately an hour's drive away and offers flights to destinations across the UK and Europe.

Active Travel: Lastly, for those who prefer a more active mode of travel, Kingussie's location in the heart of the Cairngorms National Park offers an extensive network of cycling and walking paths.

Whether you're commuting, exploring the stunning local area, or journeying further afield, Kingussie's impressive transport links ensure you're well-connected.

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 C

Entrance Vestibule

1.73m x 2.03m (5'8" x 6'7")

Accessed via a sheltered, covered decked area, the property enjoys a welcoming approach that immediately enhances its lifestyle appeal. This charming outdoor space provides an ideal spot for morning coffee, relaxed seating or simply enjoying the surrounding garden setting, offering a seamless transition between indoors and out. Framed by natural timber finishes, it creates a warm and inviting first impression while also allowing for year-round enjoyment. The entrance vestibule continues this sense of considered design, featuring a tiled floor and recessed downlighting with ample storage space that offers excellent provision for coats, shoes and everyday essentials, keeping the main living areas uncluttered. A part-glazed high performance external door allows natural light to flow in, enhancing the airy feel and from here, doors lead through to the hallway and utility room, establishing an immediate sense of flow and practicality upon arrival.

Hallway

A bright and welcoming hallway that is finished with high-quality Ruswood oak flooring and recessed ceiling lighting enhances the clean, contemporary feel, while a ceiling hatch provides access to additional loft space. Doors lead off to all principal rooms, creating an easy and intuitive flow through the accommodation while a window at the far end draws in natural light and offers a pleasant outlook.

Kitchen / Dining / Living Space

7.18m x 8.67m (23'6" x 28'5")

This stunning open-plan kitchen, dining and living space forms the heart of the home and is defined by an impressive vaulted ceiling that enhances both the sense of space and architectural character. Flooded with natural light from expansive glazing and well-positioned Velux roof windows, the room enjoys a bright and airy atmosphere throughout the day, while framing beautiful views across the surrounding gardens and beyond. The kitchen is thoughtfully designed with high-quality units, generous solid wood work surfaces and a range of high quality integrated appliances, all complemented by warm timber finishes and a striking tiled splash back. A central peninsula provides both additional workspace and seamlessly connects the kitchen to the dining and living areas, while a very useful shelved pantry (1.36m x 1.49m) beside the space adds excellent everyday practicality. The living space is equally impressive, centered around a contemporary Morso wood-burning stove that creates a cosy focal point against a backdrop of full-height glazing

that floods the space with natural light and glazed sliding doors that lead out to the gardens for easy summer living. The flow between each area is effortless, offering a versatile environment perfectly suited to modern living, whether entertaining guests or enjoying quieter moments in addition to providing a strong visual and physical connection to the outdoors.

Principal Bedroom & Walk-In Wardrobe

5.33m x 3.22m (17'5" x 10'6")

The principal bedroom is a beautifully proportioned space with excellent levels of light from a large picture window that frames attractive views over the surrounding gardens. Recessed ceiling lighting and quality finishes further elevate the room, while a particular highlight is the dedicated walk-in wardrobe, thoughtfully fitted with extensive open shelving, hanging space and integrated storage solutions, offering both practicality and organisation. An illuminated dressing table is seamlessly incorporated and a window within this area floods the space with natural light.

Bedroom Two

3.46m x 3.14m (11'4" x 10'3")

Bedroom Two is a bright and well-proportioned double room, enjoying a pleasant open outlook through a window that fills the space with natural light. Calm, neutral finishes are complemented by a subtle feature wall, creating a comfortable and inviting atmosphere while generous proportions allow for a range of freestanding furniture, making this a versatile room well suited to use as a guest or family bedroom.

Bedroom Three

3.44m x 2.06m (11'3" x 6'9")

Bedroom Three is a bright and versatile room, benefiting from dual-aspect windows to the front and side which allow for an excellent level of natural light while offering pleasant outlooks. Currently arranged to incorporate a study area, the room adapts easily to a variety of uses, whether as a bedroom, home office or hobby space.

Bathroom

2.05m x 2.06m (6'8" x 6'9")

The bathroom is attractively finished in a fresh, contemporary style, centered around a sleek vanity unit with an integral wash hand basin, chrome mixer tap and an illuminated and heated mirror. There is also a wc including a concealed cistern for a clean, uncluttered look and a bath with a chrome mixer tap and display shelf and soft-toned wall tiling that enhances the light and airy feel. An elevated shelf above the wash hand basin and wc with subtle integrated downlighting provides both useful storage and a gentle design feature, and an opaque window allows natural light to filter in while maintaining privacy. The space is finished with tiled flooring, recessed down lighting and a chrome ladder towel radiator.



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Utility Room

2.52m x 2.06m (8'3" x 6'9")

The utility room is well fitted with a range of oak-fronted base and wall units providing excellent storage, complemented by work surfaces and a tiled splash back. A large sink with chrome mixer tap adds everyday convenience, with space for laundry appliances below. Recessed lighting and a high level window keep the room bright, while a ceiling-mounted drying rack is a particularly useful feature.

Shower Room

2.18m x 2.70m (7'1" x 8'10")

The shower room is stylishly finished in a contemporary design, centered around a generous walk-in shower with glazed screen and attractive wet wall paneling. A vanity unit with inset wash hand basin provides useful storage below, complemented by a large mirror and shelf above with integrated downlighting. A concealed cistern WC enhances the clean, streamlined look, while a heated chrome towel rail, opaque window and tiled flooring complete the space.

Boiler Room

1.20m x 2.28m (3'11" x 7'5")

The boiler room is located to the side of the property and houses the Grant oil-fired boiler and hot water cylinder. A useful ancillary space with power and light, providing convenient access to the home's heating and hot water systems.

Garage / Gym

3.68m x 2.58m (12'0" x 8'5")

The garage is currently set up as a gym, although it could equally be used for storage, workshop space or general domestic use. Accessed via an up-and-over door to the front, it provides useful additional space with power and light, adding further flexibility to the property.

Workshop / Store and Home Working Space / Studio

The detached outbuildings provide a particularly valuable addition to the property, offering flexible space to suit a variety of needs. The home working space / studio is bright and well arranged, with double glazed windows providing good natural light and a pleasant outlook, making it an ideal environment for remote working, creative use or hobbies. Insulated and fitted with power and light, it offers a comfortable and practical space throughout the year. The adjoining workshop / store is equally useful, providing substantial ancillary space for storage, projects or general workshop use. Also fitted with power and light, it is well suited to those requiring additional room for tools, equipment or outdoor pursuits, further enhancing the versatility of the property. To the rear is a further large secure store.

Outside

Outside, the property sits beautifully within gardens extending to around 0.5 acres, enjoying a peaceful setting with views across the surrounding countryside and a pond to the front. A sweeping driveway leads to the house and garage, while mature planting, lawns, gravelled areas and stone pathways create a well-established and attractive approach. The gardens have been thoughtfully arranged to provide a variety of spaces to sit, relax and enjoy the setting, including sheltered seating areas and a generous terrace well placed for outdoor dining. To the rear and side, the grounds continue with lawns, productive raised beds, a greenhouse and useful timber store, offering both lifestyle appeal and practical growing space. The detached outbuildings sit comfortably within the garden setting, enhancing the overall sense of flexibility and is framed by mature trees, dry stone walling and rural views, the outside space is a particular feature of the property, combining privacy, character and a strong connection to the surrounding landscape.

Services

It is understood that there is mains water, drainage and electricity. There is oil fired central heating. The property has been thoughtfully enhanced and comprehensively updated to ensure modern efficiency and long-term peace of mind. Significant improvements include upgraded insulation for improved energy performance and year-round comfort, along with full rewiring and replumbing

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

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Moray

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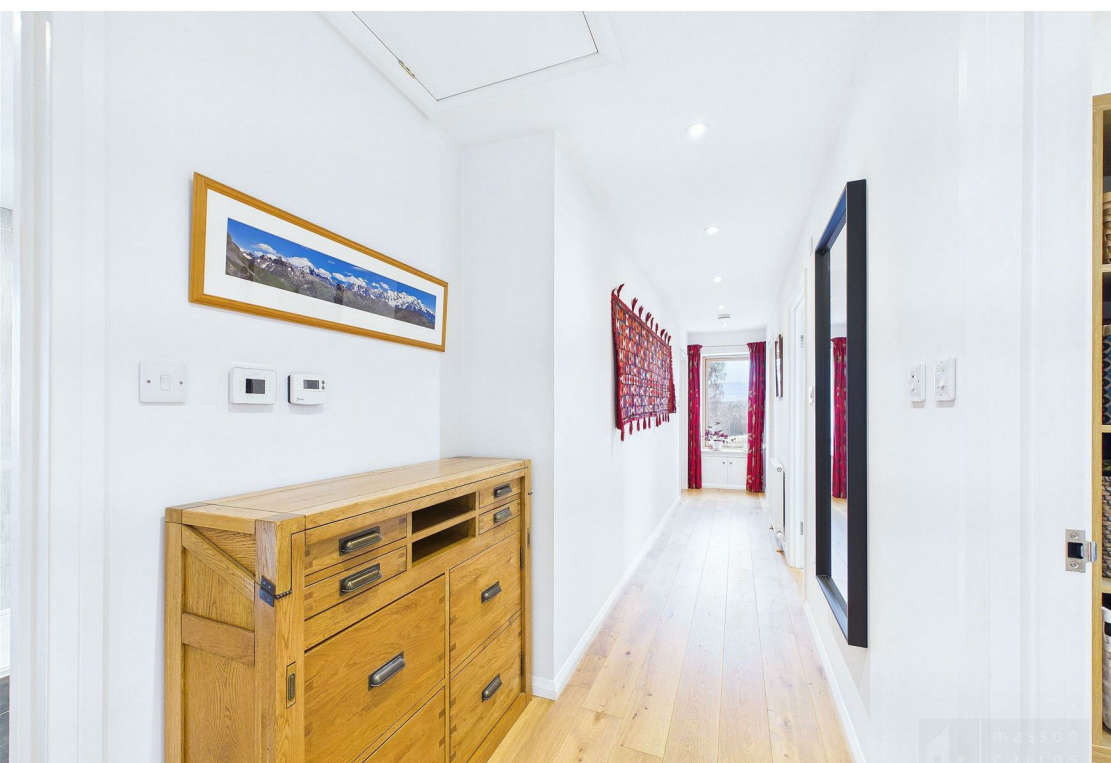
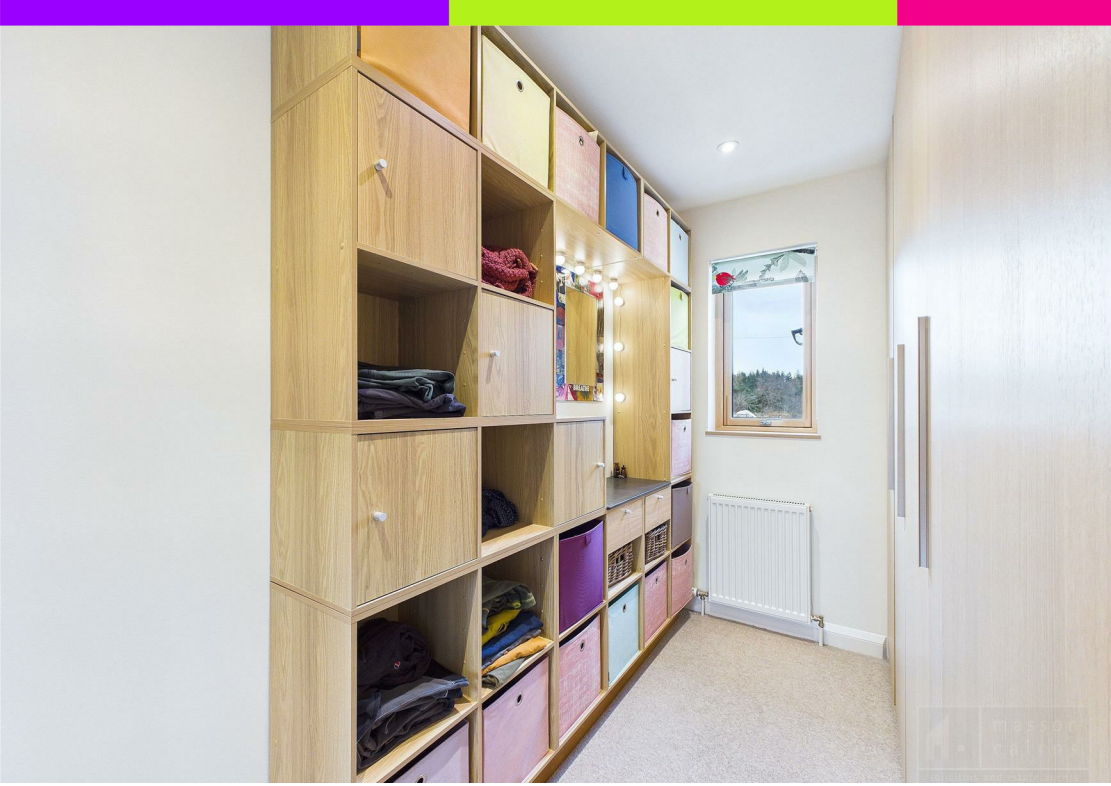
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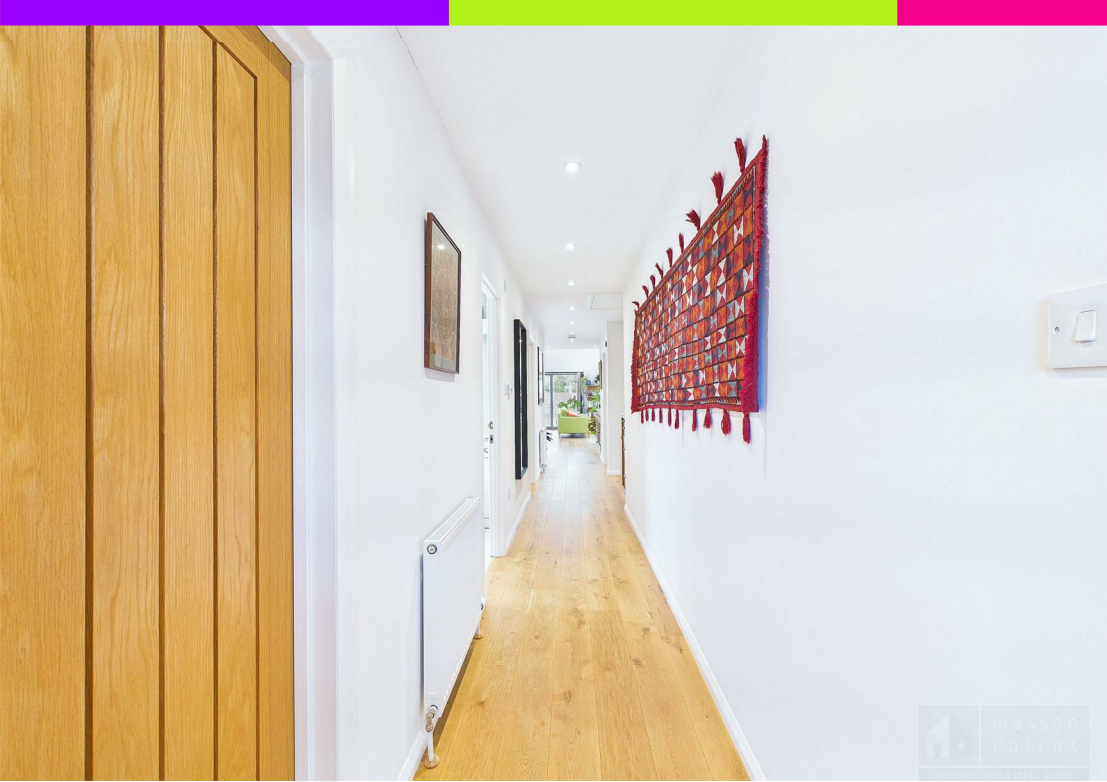




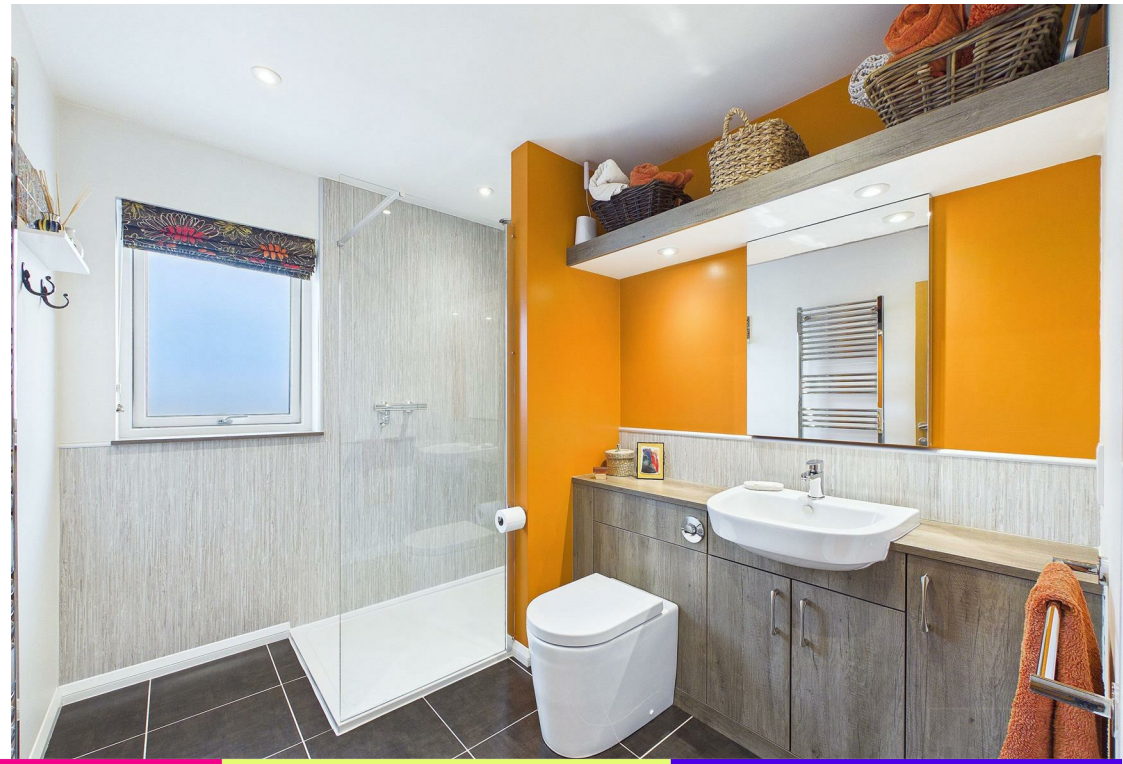
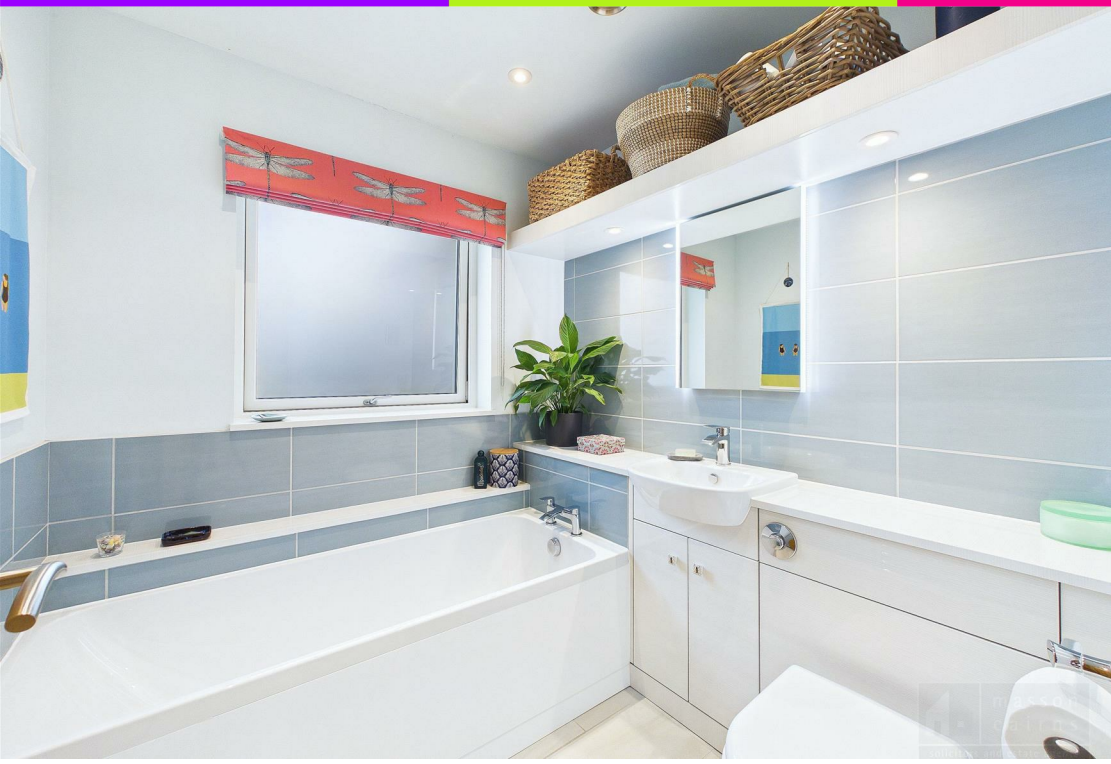


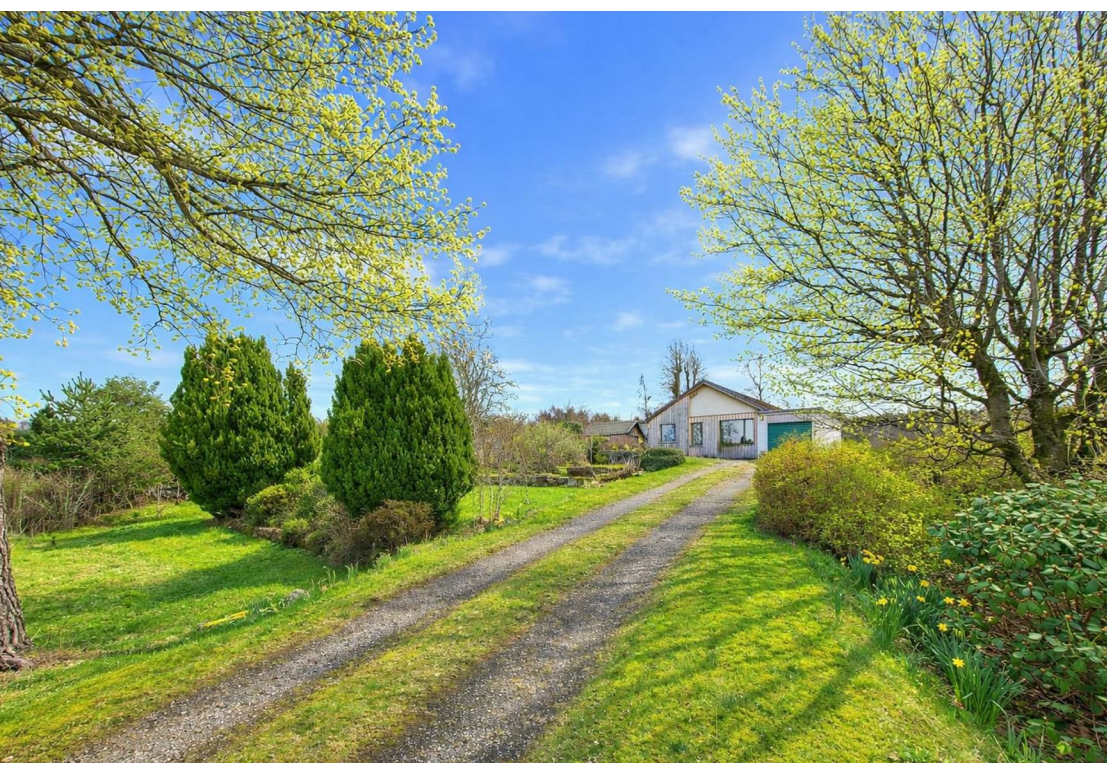


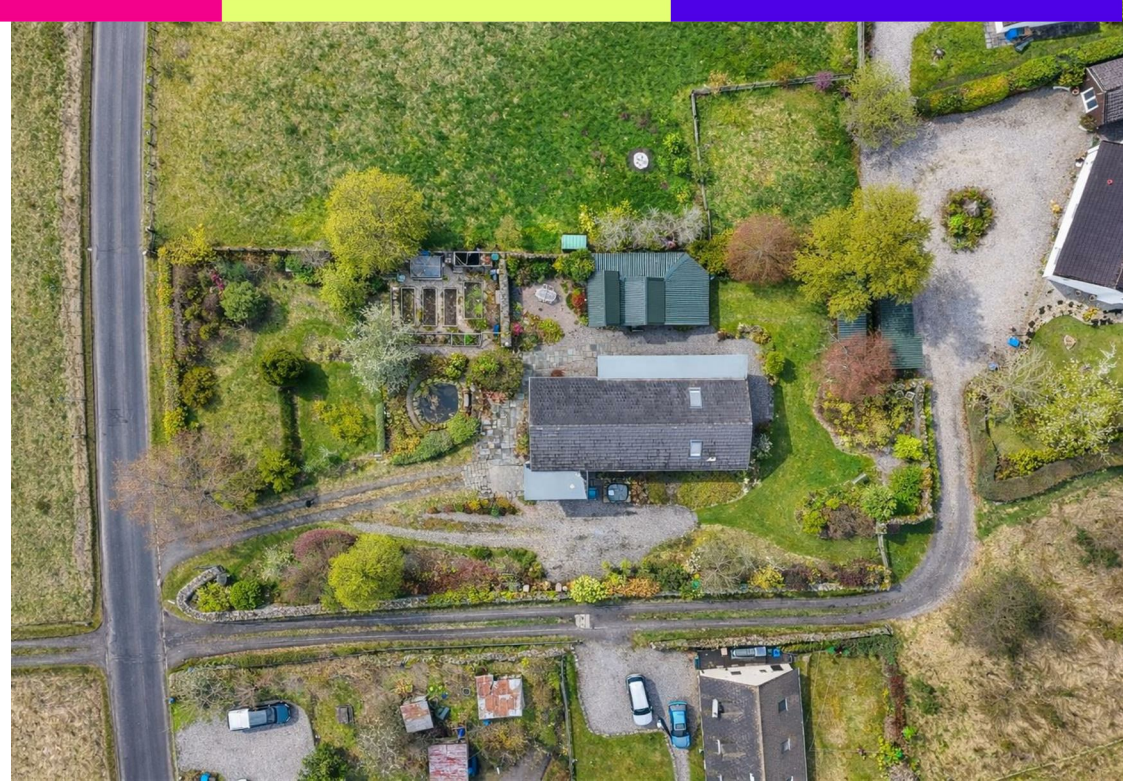


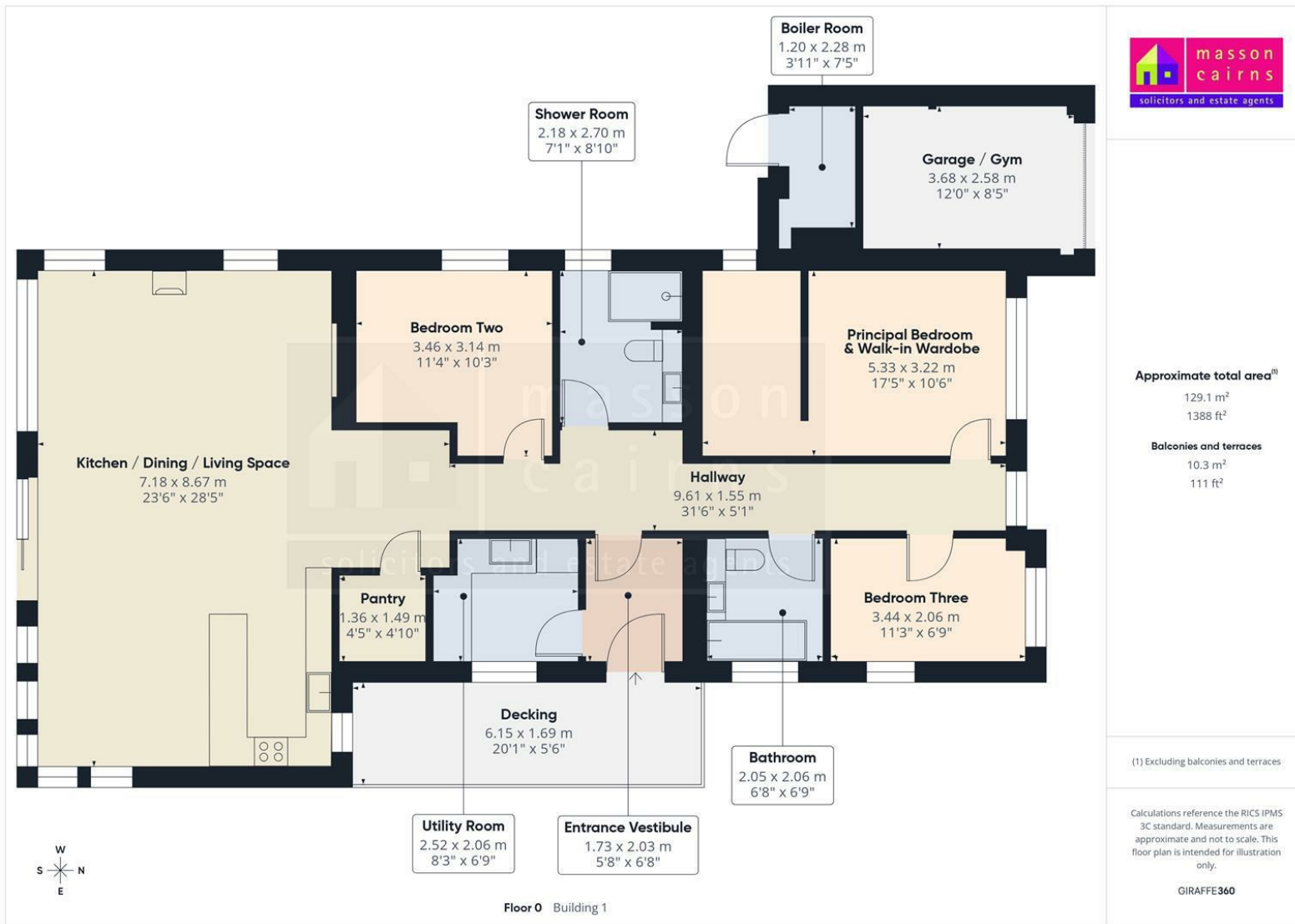












Approximate total area⁽¹⁾

129.1 m²
1388 ft²

Balconies and terraces

10.3 m²
111 ft²

(1) Excluding balconies and terraces

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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Approximate total area⁽¹⁾
43.4 m²
467 ft²

(1) Excluding balconies and terraces

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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Floor 0 Building 2



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C	71	
(55-68) D		
(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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