



masson
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solicitors and estate agents

Lakefield, Main Street, Newtonmore, PH20 1DP

SOLD £390,000

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

SOLD - Set in the heart of Newtonmore, within easy reach of the village's many amenities including shops, cafés, the golf course and local primary school, Lakefield is an immaculately presented and impressively spacious detached home extending to approximately 208.5 sqm. Offering flexible and well-laid-out accommodation across two floors, the property is ideal for modern family living and benefits from the additional advantage of a self-contained annexe. The ground floor welcomes you through a bright entrance hallway, leading into a generous sitting room with dual aspect windows and a feature fireplace. Adjoining this is the formal dining room, perfect for entertaining, which enjoys views over the garden. To the rear of the house lies a substantial kitchen/dining area with ample space for family dining and casual gatherings. This space is well-appointed and benefits from direct access to the utility room and garden beyond. A key feature of the home is the attached annexe, comprising a separate sitting room, double bedroom and en-suite shower room. This wing offers excellent versatility for multi-generational living, guest accommodation, or even potential as a holiday let or home office setup. Upstairs, the principal bedroom is generously proportioned and includes a large en-suite shower room. There are three further bedrooms, two of which are spacious doubles, and one of which is currently arranged as a home working space. A family bathroom serves the upper floor, in addition to useful storage and landing space. This is a superbly maintained and thoughtfully configured home in one of the Cairngorms National Park's most popular villages. Its proximity to the tennis courts, bowling club, transport links and outdoor pursuits makes Lakefield a standout choice for those seeking a high-quality, move-in-ready home in a well-connected Highland location. EPC E, Council Tax F.

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Newtonmore

Newtonmore stands as a testament to nature's grandeur and the rich tapestry of Scottish heritage. If you're considering a move, here's what awaits you in this charming village: Newtonmore is an oasis for nature lovers. Bordered by the breathtaking Cairngorms National Park, residents enjoy a panorama of rugged mountain peaks, serene lochs, and sprawling moorlands. From the imposing Creag Dhubh to the meandering paths of the Spey Valley, every direction offers a view that's worthy of a postcard. The village is steeped in history and traditions. The Highland Folk Museum, often referred to as the "living history" museum, offers an immersive journey through time, letting you experience Highland life from the 1700s to the 1960s. Whether you're an adrenaline junkie or a leisure seeker, Newtonmore has something for everyone. There are numerous walking and cycling trails, like the Wildcat Trail. For the adventurous, there are opportunities for skiing, golfing, horse riding, and even fishing in the River Spey. More than just a geographical location, Newtonmore is a community. Annual events like the Newtonmore Highland Games and the Shinty matches bind the residents in shared celebrations. It's a place where neighbours quickly become friends. While it maintains its village charm, Newtonmore is equipped with essential amenities including schools, local shops, cosy cafes, and traditional pubs. Moreover, its position on the main railway line and the A9 means that larger towns like Inverness and Perth are easily accessible. In essence, Newtonmore offers a harmonious blend of untouched natural beauty, rich culture, and modern amenities. It's not just a place to live; it's a place to truly experience life in its most vivid colors. Whether you're looking for tranquility, adventure, or a tight-knit community, this Highland village welcomes you with open arms.

Transport Links

Newtonmore, being in the heart of the Scottish Highlands, boasts a strategic location with good connectivity considering its village status. If you're looking to travel to or from Newtonmore, here are the primary travel links:

Railway:

Newtonmore Railway Station: Situated on the Highland Main Line, this station provides direct services to major destinations including Edinburgh, Glasgow, and Inverness. The train journey can be a scenic treat, especially if you're heading north through the Cairngorms.

Roads:

A9: The main arterial route passing near Newtonmore, the A9 offers a direct link to both the north and south. It connects Newtonmore to Perth, Stirling, and the Central

Belt to the south, and to Aviemore and Inverness to the north.

Local roads also connect Newtonmore to neighboring villages and attractions.

Buses:

Regular bus services operate in and around Newtonmore. These connect the village to other parts of the Highlands, including Aviemore, Inverness, and even destinations as far as Glasgow and Edinburgh.

Airports:

Inverness Airport (INV): About an hour's drive from Newtonmore, this is the closest international airport. It offers flights to various UK destinations and limited international destinations.

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 E

Entrance Hall

The entrance hall at Lakefield sets the tone for the rest of the home, offering a bright and welcoming space with excellent natural light and a modern yet timeless aesthetic. Finished with wood-effect flooring and crisp white walls, it creates an immediate sense of warmth and quality. The staircase leads to the upper level, with further doors leading to the principal reception rooms and kitchen/dining area. A contemporary radiator and well-chosen lighting fixtures add to the stylish design.

Sitting Room

3.74m x 4.51m (12'3" x 14'9")

The sitting room is a generously sized and well-presented space, and enjoys excellent natural light from dual aspect windows to the front and side of the home. There is a wall display recess and an inglenook feature fireplace with a wood burning stove set on a slate hearth adds a focal point and a sense of warmth, while the layout comfortably accommodates both seating and occasional furniture.

Dining Room

3.95m x 4.54m (12'11" x 14'10")

The dining room is spacious and well-proportioned, with ample room to accommodate a large dining table and additional furniture. A wide double window overlooks the garden, allowing in plenty of natural light and creating a pleasant setting for both everyday meals and entertaining while a recessed wall display area adds interest.

Kitchen / Dining Area

5.50m x 3.64m (18'0" x 11'11")

The kitchen/dining area at Lakefield is a generous and sociable space, ideally suited for both everyday family life and entertaining. The kitchen itself is well laid out, featuring a range of base, wall and drawer units with solid wood worktops and under unit mood lighting, integrated oven with induction hob and extractor, as well as space for additional appliances including a washing machine and dishwasher with a window above the ceramic sink that brings in natural light and looks out to the garden. The adjoining dining space offers plenty of room for a large table and chairs, with a cosy stove adding warmth and character. A combination of tiled and wood-effect flooring zones the space effectively, and a wide opening leads through to the utility room, allowing for excellent flow and convenience.

Utility / Bootroom

3.90m x 3.46m (12'9" x 11'4")

The utility / bootroom provides a highly functional and well-presented space, ideal for managing everyday household tasks. Positioned off the kitchen/dining area, it features a long countertop with under-counter storage units, space for recycling bins and a tumble dryer as well as a ceiling mounted clothes airer, offering both practicality and organisation. A large window provides excellent natural light and views across the rear garden, while a door offers direct external access.

Annexe Rooms

Accessed via an inner hallway from the main kitchen, the self-contained annexe at Lakefield offers a practical and flexible layout ideal for guests, multi-generational living or rental use (subject to the relevant consents). The hallway leads to a well-proportioned sitting room, which enjoys excellent natural light through double aspect windows and glazed French doors that open directly onto the front garden. This comfortable space provides ample room for lounge furniture and has a welcoming, private feel. The double bedroom is positioned at the rear of the annexe and includes twin windows and offers space for a full range of bedroom furniture. Completing the annexe is a modern en-suite shower room, stylishly finished with tiled flooring and walls, a vanity basin with illuminated mirror, WC and a glazed shower enclosure while an opaque window provides natural light. This self-contained accommodation is neatly integrated into the overall layout of the home while maintaining a sense of independence, making it highly versatile.

Landing

The first floor of the home is accessed via a staircase from the entrance hall and opens onto a spacious split landing with ample natural light from a Velux and further window. There is useful shelving tucked neatly into a corner, ideal for displaying books or decorative items, and the layout provides convenient access to the four upstairs bedrooms and a bathroom.



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Principal Bedroom & En-suite

5.71m x 3.56m & 1.61m x 2.13m (18'8" x 11'8" & 5'3" x 6'11")

The principal bedroom is accessed via its own private inner hall, which offers built-in storage and leads through to a stylish en-suite shower room. The bedroom itself is a generously sized and inviting space, with a combination of dormer and Velux-style windows that draw in natural light while offering views of the surrounding area. The room is finished with timber-effect flooring and provides ample room for a large bed and additional furnishings, with a comfortable sense of separation from the rest of the home. The en-suite features a tiled finish and is fitted with a corner shower enclosure, WC, pedestal wash hand basin with vanity unit, heated towel rail, and mirrored cabinet. This suite, together with the hallway separation, creates a private retreat within the home.

Bedroom Two

3.43m x 4.59m (11'3" x 15'0")

This bright and comfortable double bedroom is situated to the front of the home and benefits from a large window that brings in excellent natural light. The room features soft carpeting underfoot, and there is ample room for free-standing furniture, and a lovely alcove seating area by the window offers a cosy spot to relax.

Bedroom Three

3.25m x 4.55m (10'7" x 14'11")

Another light filled double bedroom with twin aspect windows and impressive views of the Creag Dhubbh. There is carpet flooring and ample room for additional bedroom furniture.

Bedroom Four / Home Working Space

3.49m x 1.89m (11'5" x 6'2")

Currently set up as a dedicated home working space, this bedroom enjoys a large window that fills the room with natural light, creating an ideal working or studying environment with a pleasant outlook to the front of the property. It comfortably accommodates a desk, office chair, and filing system, making it perfectly suited for remote work or study. Alternatively, this versatile space could be used as a nursery, single bedroom, hobby room or quiet reading nook.

Bathroom

2.53m x 2.11m (8'3" x 6'11")

The family bathroom is beautifully finished in a fresh and contemporary style, with soft neutral tones and elegant tiling. A white panelled bath sits beneath a Velux window, allowing natural light to pour in while maintaining privacy. The space also includes a modern glass-enclosed shower, WC and a sleek vanity unit with integrated basin and a circular mirror above.

Outside

Lakefield is set within beautifully maintained garden grounds that offer both charm and practicality. To the front, a generous lawn is bordered by mature hedging and gravel pathways frame the lawn to create a smart, low-maintenance setting with room for outdoor seating. A well-tended border with mixed planting and feature tree planting adds seasonal interest and colour. To the rear, a stylish stone patio forms an ideal spot for entertaining or relaxing, with ample room for outdoor furniture. A further gravelled area with freestanding planters soften the space there is also off-street parking and two sheds as well as wood store.

Services

It is understood that there is mains water, drainage and electricity. There is oil fired central heating.

Entry

By mutual agreement.

Price

SOLD

Viewings and Offers

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

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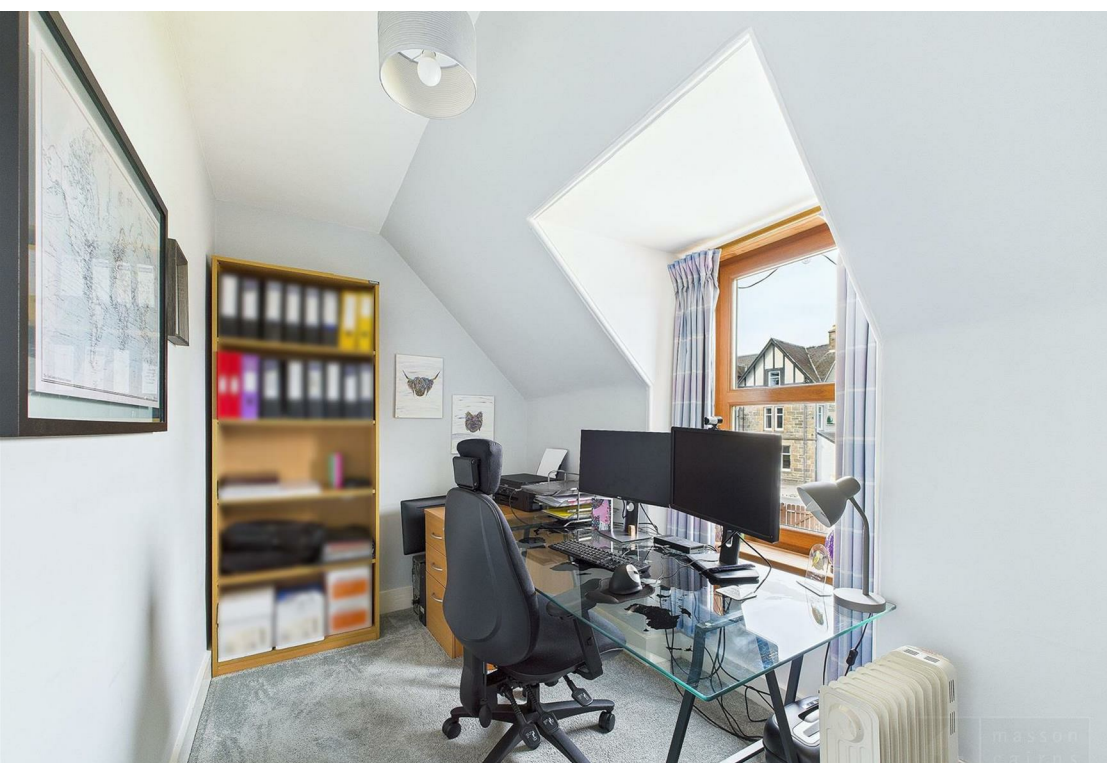
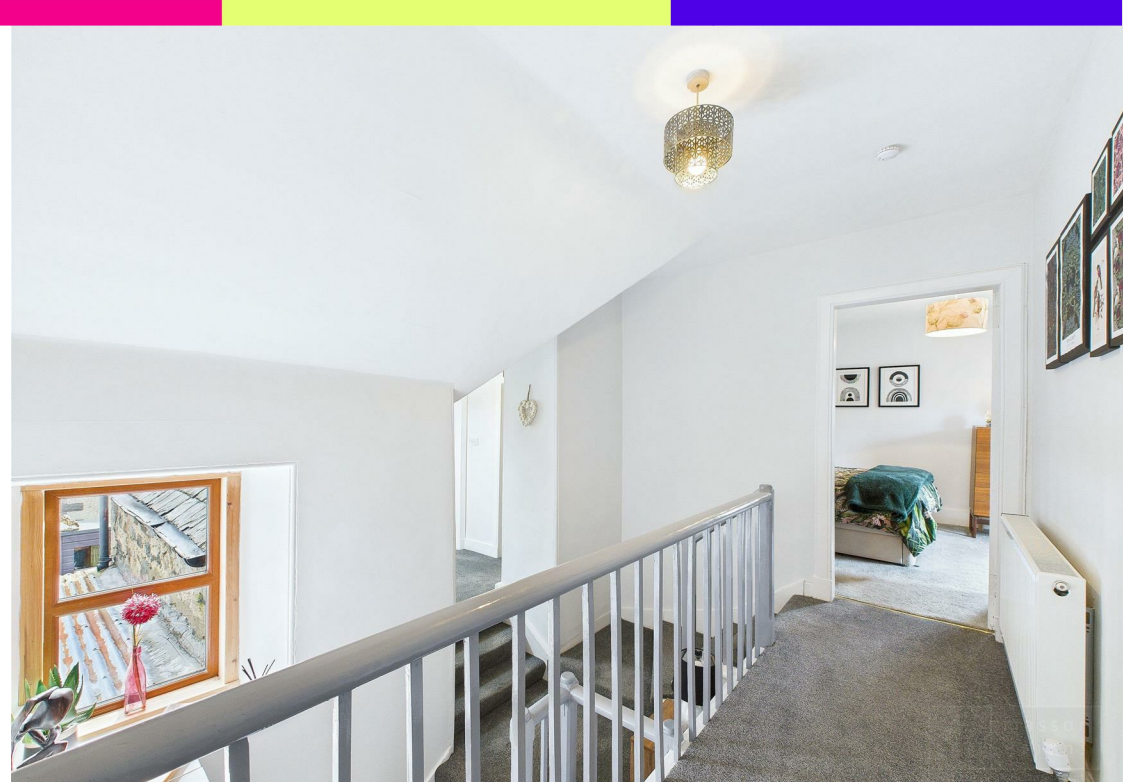
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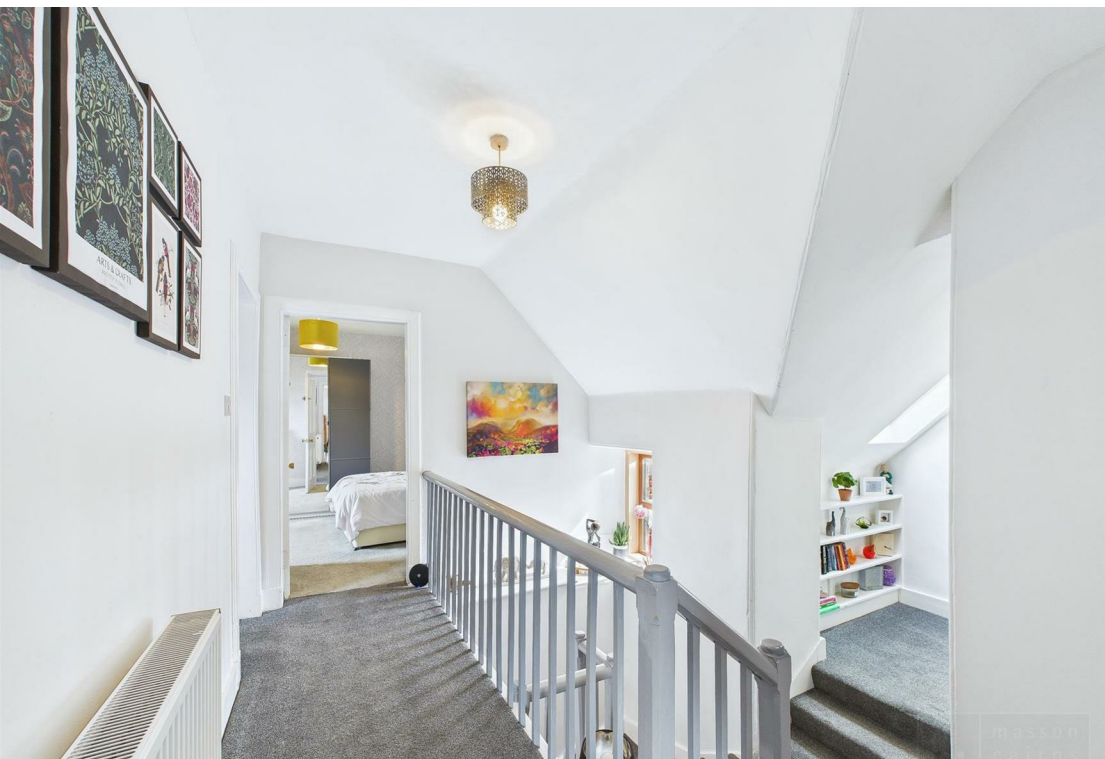
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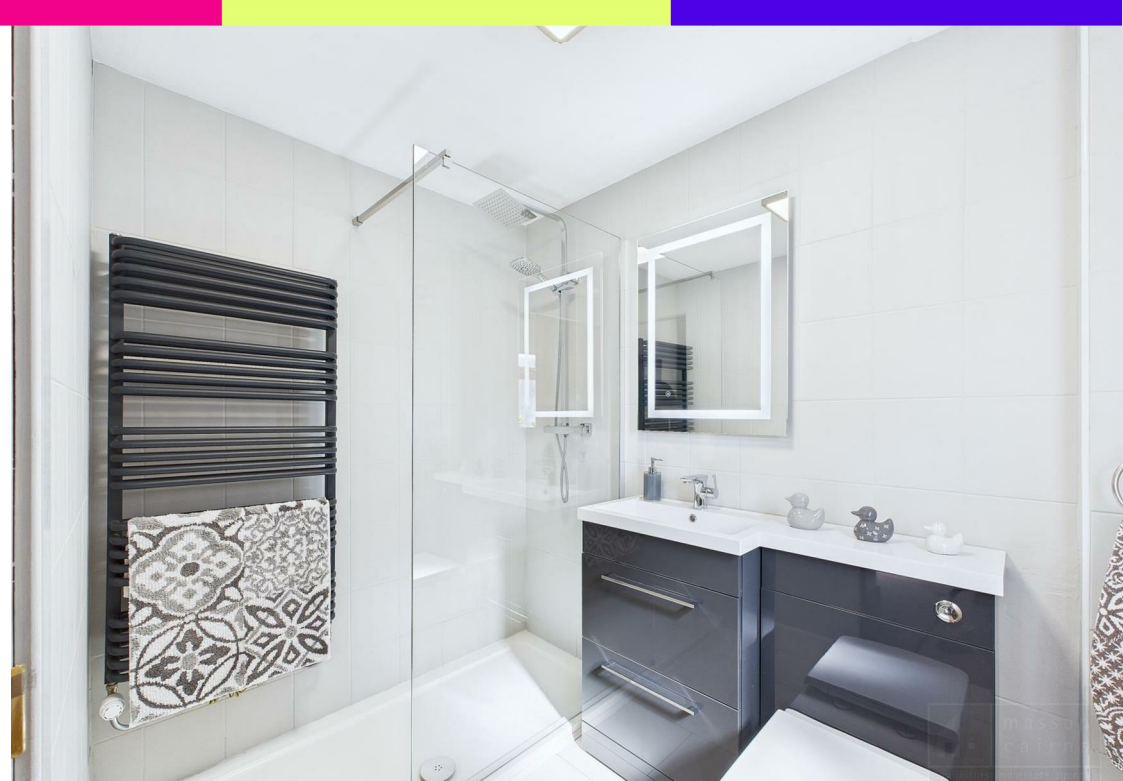


















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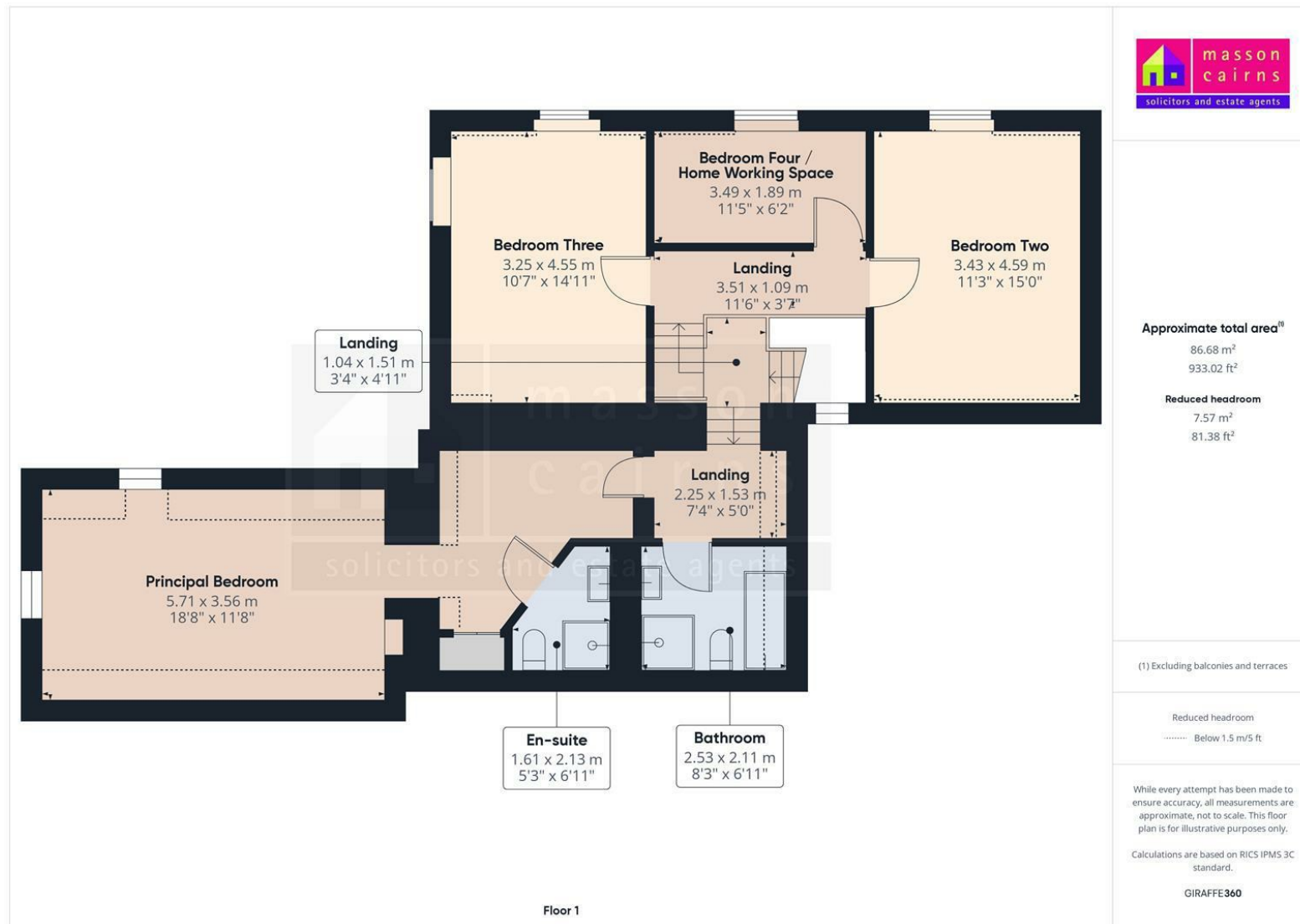
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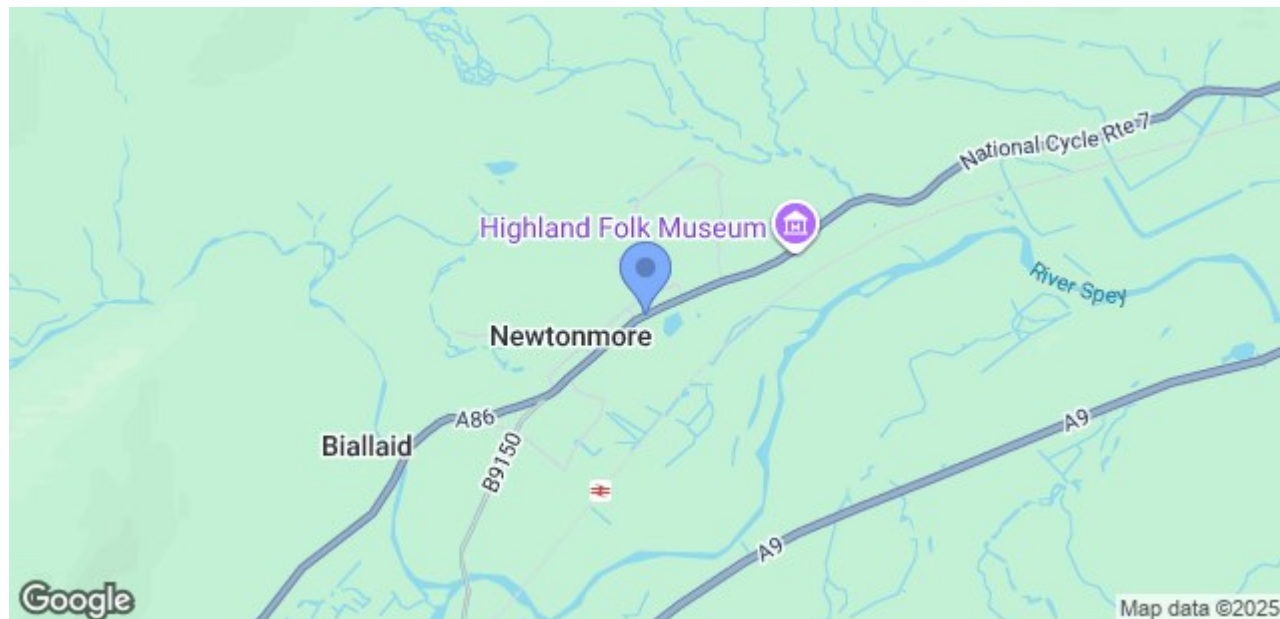
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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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