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solicitors and estate agents

Nethy House Cafe and Rooms, Nethy Bridge, PH25 3EB

**SOLD £895,000**

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

**SOLD - Step into an unparalleled opportunity in the picturesque forest village of Nethy Bridge, nestled within the Cairngorms National Park. Presenting Nethy House, Cafe & Rooms – a testament to impeccable taste, vision, and dedication. This expansive stone and slate property underwent a meticulous, back-to-stone-wall renovation approximately six years ago. No stone was left unturned; from comprehensive rewiring, plumbing, and enhanced insulation, to window replacements, a strategic internal reconfiguration, and refined decor – every facet was revitalised to contemporary standards. Today, Nethy House stands as a beacon of success in the heart of the village. The ground floor boasts an extremely popular cafe with an exceptional turnover, a buzz with locals and visitors alike. Adjacent, self-catering letting rooms provide a steady income stream, popular with travellers seeking a slice of Nethy Bridge's charm. But Nethy House isn't just a thriving business. Attached, you'll find a commodious and luxurious three bedroom residence, masterfully designed for both comfort and aesthetic appeal. A sanctuary where you can unwind after a fulfilling day of serving the community and visitors. Venture outside to discover the large guest car park to the rear, as well as private owners drive and parking. A generous raised decking area provides guests and cafe users with excellent amenity whilst there is a further private raised deck accessible from the main house which also has a garden area and large timber store and garage providing practicality alongside aesthetic appeal. Whether you've aspired to run a cafe, offer hospitality, or simply reside in a home with historical charm and modern comfort in the heart of Scotland's natural beauty, Nethy House beckons. Seize this ultra-rare chance and step into a life beautifully intertwined with business and leisure.**

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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 cafe, 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.

## Potential

In this beautiful property, lies a splendid opportunity for those with a passion for culinary arts or anyone poised to embark on their own business journey in any

sector. With its substantial existing customer base, beautiful locale, and turnkey operation, it promises a seamless transition and a fertile ground for further growth and success under new ownership. Undoubtedly, this thriving establishment is not just a purchase but an investment in a prosperous future within a community-rich setting. This business invites a new owner to not only continue a legacy of warm, community-focused service but to also weave their own chapter.

## Cafe

This highly successful café is primed for sale, after opening in 2017, the current owners are ready to begin a new life chapter after building a substantial base of local and returning customers on top of passing trade in this popular Highland Village. The current proprietors, having infused the establishment with care and meticulous attention to detail, are prepared to pass the torch to an aspiring entrepreneur, granting them a well-established business with a robust customer base, in addition to the consistent allure of passing trade. Upon entrance, one is embraced by a sprawling, brightly lit, open-plan main café area, adroitly leading through to a smaller, more intimate nook adorned with additional tables for a cozier dining experience. The eclectic mix of furniture, paired with a strategically raised counter and display area, showers the space in a cascade of natural light, emanating from thoughtfully placed glazing. The heart of the café centers around a rustic wood-burning stove, infusing the environment with a warm, homely, and inviting ambiance.

Patrons are treated to a delightful menu featuring an assortment of home baking, breakfasts and light lunches, all available with attentive table service or as a convenient takeaway. The artisan coffee, sourced from the revered Glen Lyon roastery in Aberfeldy, has its own tale of rich flavor and community, amplifying the local appeal.

Venture outside to discover a rear raised deck area, offering additional al fresco dining options amidst the tranquil Highland air. Practicality is also considered with a dedicated parking area, accommodating several vehicles and ensuring convenience for visiting guests. The professional kitchen does not shy away from meeting the rigorous demands of any culinary endeavor, boasting a comprehensive array of professional equipment and designated prep areas. All relevant fixtures and fittings are inclusively offered, ensuring a smooth transition for the new owner to commence trading from day one, whether continuing as a café, or venturing into restaurant or takeaway sectors.

## Guest Rooms

Every detail is crafted for the guests comfort and delight, featuring five spacious and convivial letting rooms, each adorned with its own individual design and thoughtful amenities. Upon entry, the warmth and accessibility of the ground floor bedroom

welcomes you and is thoughtfully arranged to accommodate every need with ease of wheelchair access and flexible sleeping arrangements – choose between a majestic Super King Size bed or the cosiness of twin beds. Ascend to the first floor where there are a further four letting rooms, discover the family room, an enchanting upstairs retreat designed with families in mind, boasting a plush king size bed accompanied by discreetly built-in bunk beds, providing a perfect blend of togetherness and tranquility. Your exploration continues with two additional superking size / twin rooms, a canvas of comfort that stands ready to morph into your desired configuration. Finally, there is another king-size room. In every space, enjoy the luxury of ensuite facilities and allow the fully fitted kitchen, available for guests' use, to be the stage where guests can prepare their own culinary creations in the heart of this home away from home.

## Attached Owners Accommodation

This exquisite three-bedroom home harmoniously connects to the cafe and self catering accommodation, a symbol of luxurious, yet comfortable accommodation spanning an impressive 120sqm over two meticulously designed floors. This stunning property, invites you into a world where elegance and practicality converge to create a uniquely wonderful living environment. As you step through, you are greeted by a ground floor that boasts a remarkably equipped and contemporarily styled kitchen. A gastronomic haven that seamlessly flows into an open-plan dining and family area, promising moments of familial warmth and culinary delights to be cherished in every instance. The adjacent doors coax you into the enchanting outdoor realm of raised decking and a separate garden area, offering a serene escape and an idyllic setting for leisurely afternoons and social gatherings alike. Navigating through the home, the hallway leads to a discreetly positioned downstairs WC and a sophisticated entrance vestibule, which thoughtfully accommodates outerwear storage without compromising on style or space. Further on, a large, dual-aspect sitting room unfolds, presenting a space where relaxation meets aesthetic beauty, highlighted by a focal wood-burning stove and an intelligently separate home working space, offering a quiet alcove for productivity amidst tranquility.

Ascending the staircase reveals a harmoniously arranged upper level, featuring three spacious double bedrooms, including a principal that luxuriously hosts an ensuite, promising a private retreat within the retreat. A well-appointed family bathroom further encapsulates an atmosphere of serene indulgence.

Externally, the property unveils a private driveway with vehicular parking, a sunny, raised deck that whispers promises of relaxed outdoor moments, and a private garden area. The presence of a large timber store / workshop enhances the practical allure of this magnificent residence.



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## Basement Area

Beneath the café there is a capacious basement area, spanning a robust 103 sqm of multifunctional storage and amenity space. Thoughtfully subdivided into five versatile areas or rooms, each with its own power and light, this basement unfolds a canvas for utilitarian efficiency and creative opportunities alike. Direct access is granted via a stairway from the main building, as well as through a door that thoughtfully leads to the car park, strategically facilitating the swift movement of deliveries, allowing for accessibility and practicality. This expansive generously harbours space for an array of needs – from the dry storage of vital café staples and personal items, to a safe, dedicated spot for bicycles and equipment.

Another room houses the mechanical heart of the building, with the boiler, water cylinders, and electrical consumer boards neatly encompassed, along with plumbing provisions for washing machines, providing a laundry and workshop area that stands ready to support the operational necessities of the business. In totality, this basement is a space of versatile functionality, presenting future owners with a foundation that seamlessly marries operational needs with the potential for further expansion or diversification.

## Outside

Nestled outside and diligently serving both the cafe and the self-catering rooms, a separate and sizeable car park easily accommodates approximately 13 vehicles, thoughtfully including an accessible space, ensuring the facility is welcoming and convenient for all patrons. Thoughtful in design, this exterior space not only provides access to the practical basement area but also guides visitors via steps that ascend towards the raised decking, where tables and umbrellas invite guests to relish in alfresco dining and leisure. A rear door provides an exit from the café, allowing ease of movement throughout the property. Aesthetically pleasing and practical, a border at the rear of the car park is adorned with a modest arrangement of shrub planting, while a dedicated bike wash area, outdoor lighting, and electrical sockets subtly enhance the functionality of the space. Striking a balance between guest and private areas, a vertically aligned timber fence tactfully demarcates between the guest car park and a secluded owner's area.

This intimate space unfolds into a separate tarmac drive and parking area, capable of housing several vehicles, while also generously providing space for an outdoor table and chairs set, inviting relaxation and private outdoor enjoyment. Furthermore, a private raised deck peers over a gentle garden area, where mature planting softly cradles a sizeable timber store. Each aspect of this property has been meticulously crafted, intertwining practicality with aesthetic charm, ensuring that every visitor, from café patrons to overnight guests, are

enveloped in a space that is both welcoming and functionally robust, while also providing private tranquility for the owners. This carefully designed and maintained space offers a harmonious blend of business and private life, cradled in the scenic embrace of Nethy Bridge.

## Services

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

## Home Report

To obtain a copy of the home report which relates to the house portion of the sale, please visit our website [massoncairns.com](http://massoncairns.com) where an online copy is available to download.

EPC Rating D

Council Tax Owners Accommodation - Band E  
Commercial Element - Rateable value £13,000

## 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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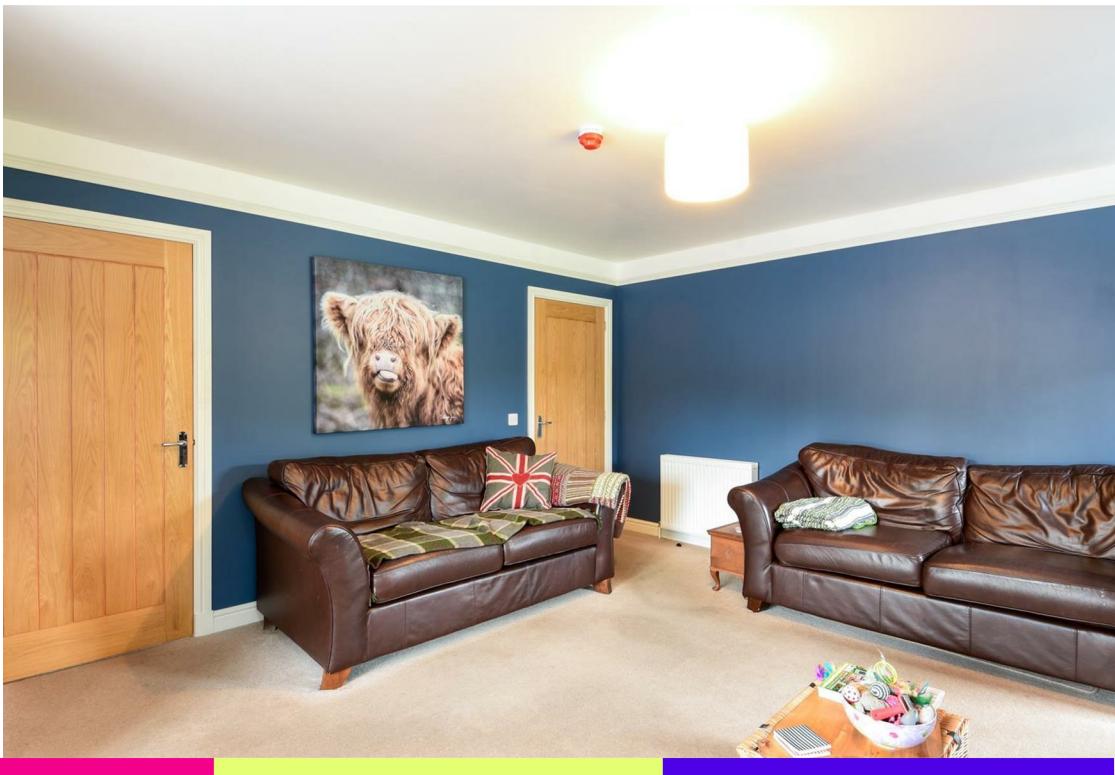
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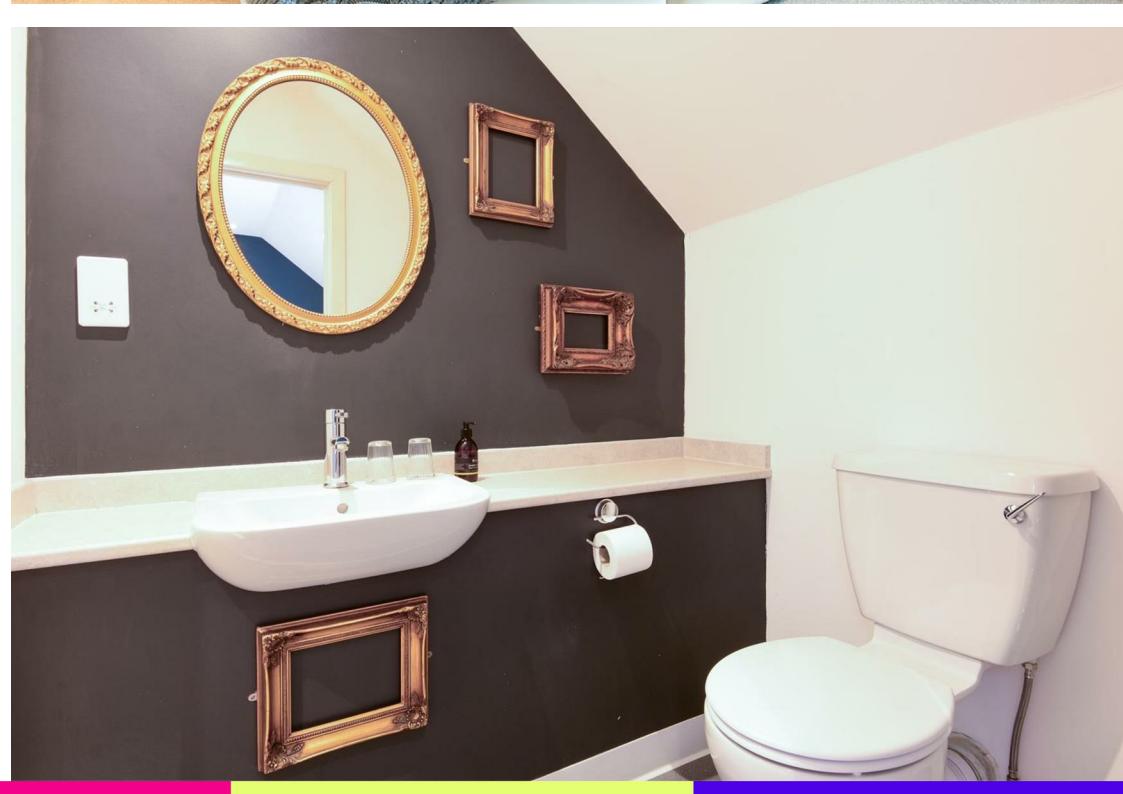
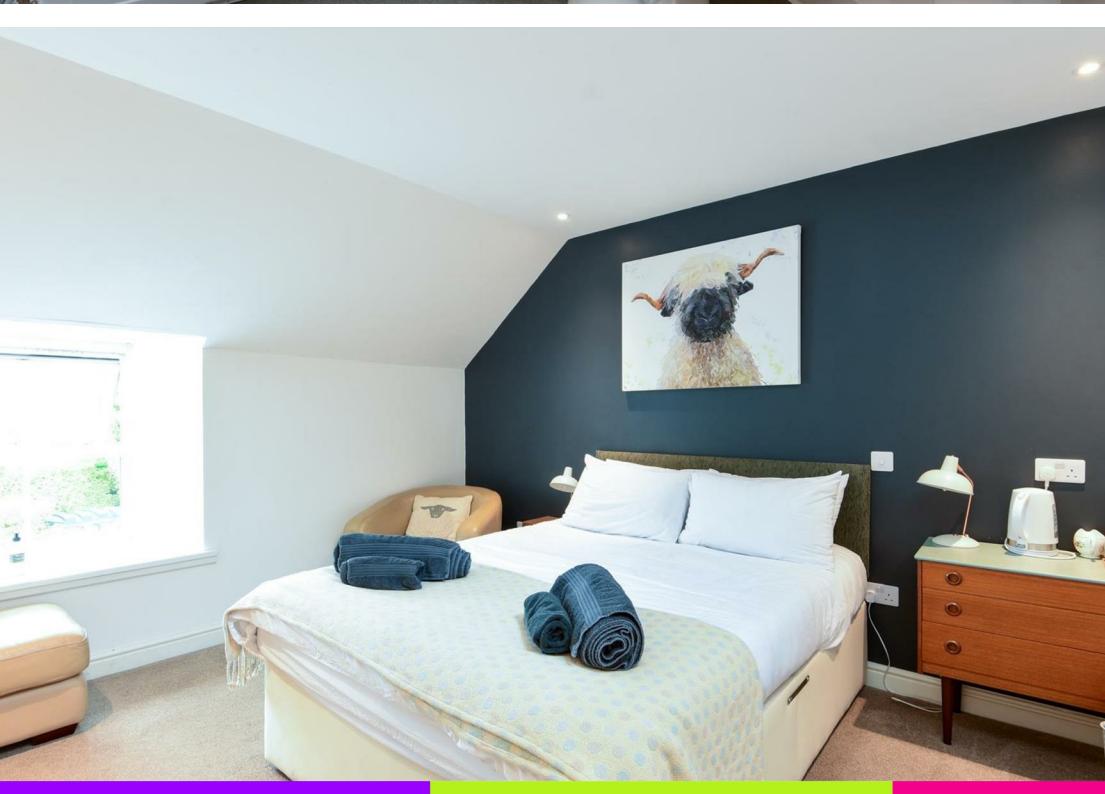


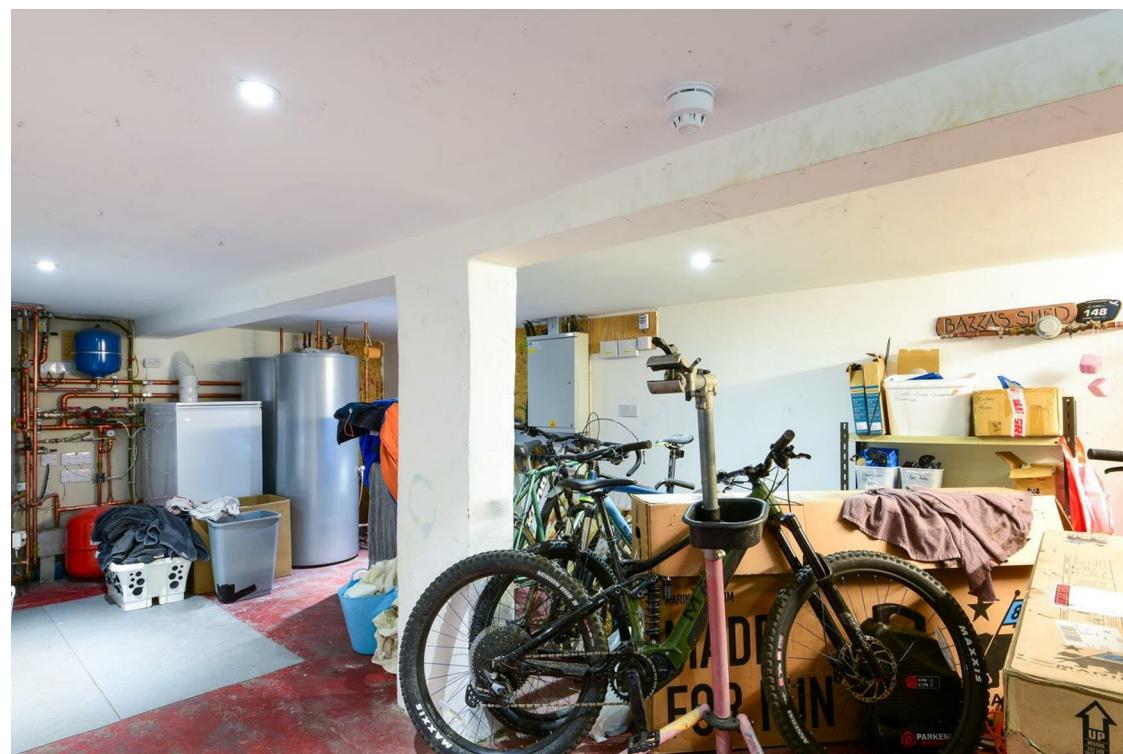




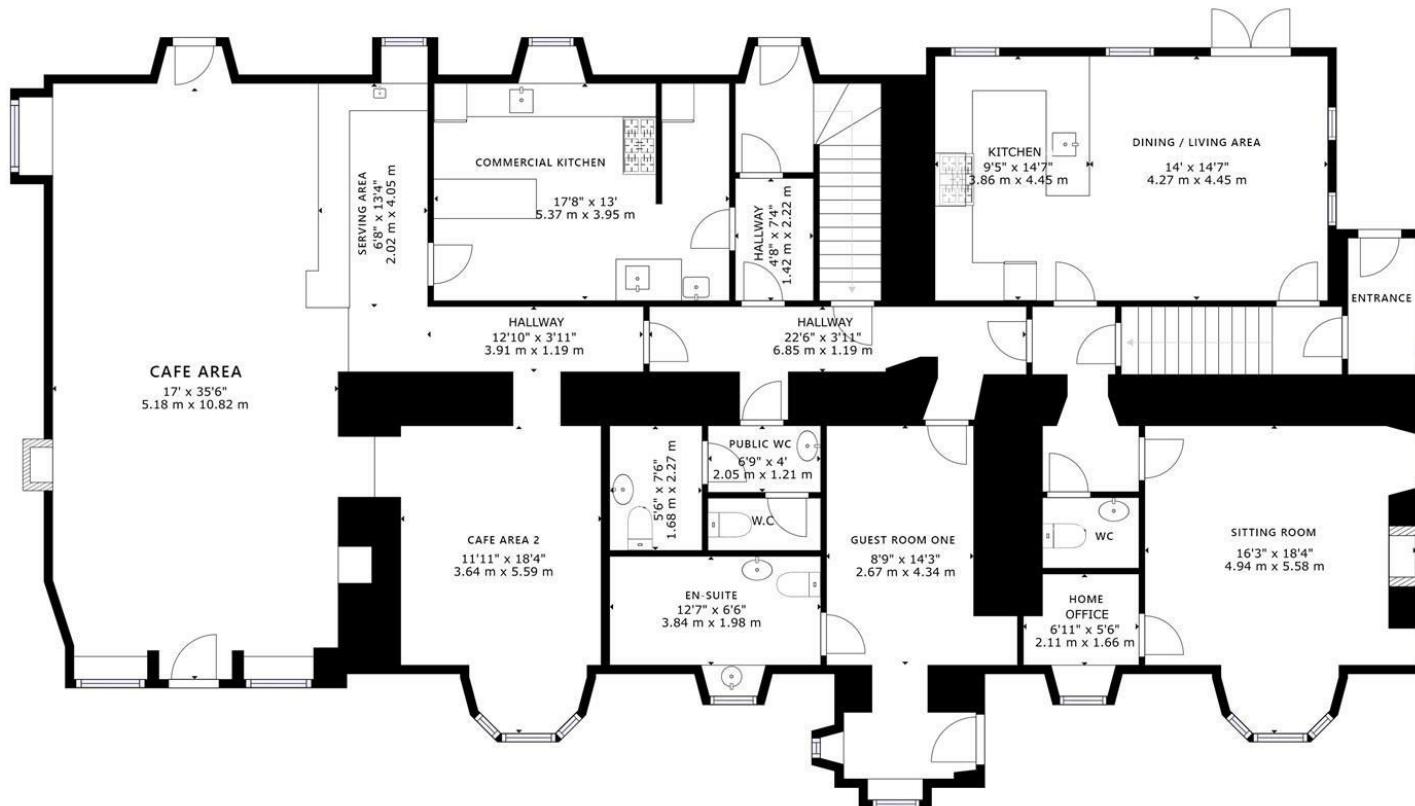












**GROSS INTERNAL AREA**  
 FLOOR 1: 1115 sq ft, 103.63 m<sup>2</sup>, FLOOR 2: 2974 sq ft, 276.30 m<sup>2</sup>, FLOOR 3: 2744 sq ft, 254.90 m<sup>2</sup>  
 REDUCED HEADROOM: 49 sq ft, 4.62 m<sup>2</sup>  
 TOTAL: 6833 sq ft, 634.83 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 2:

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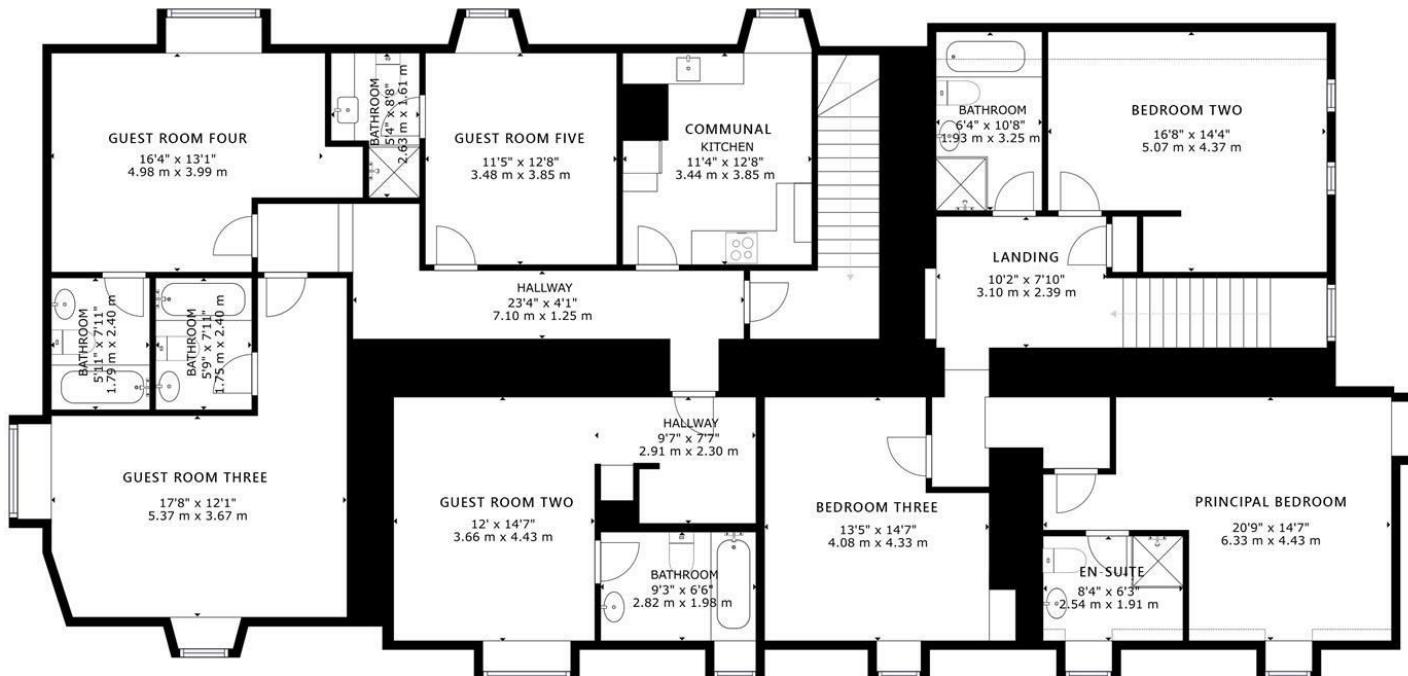
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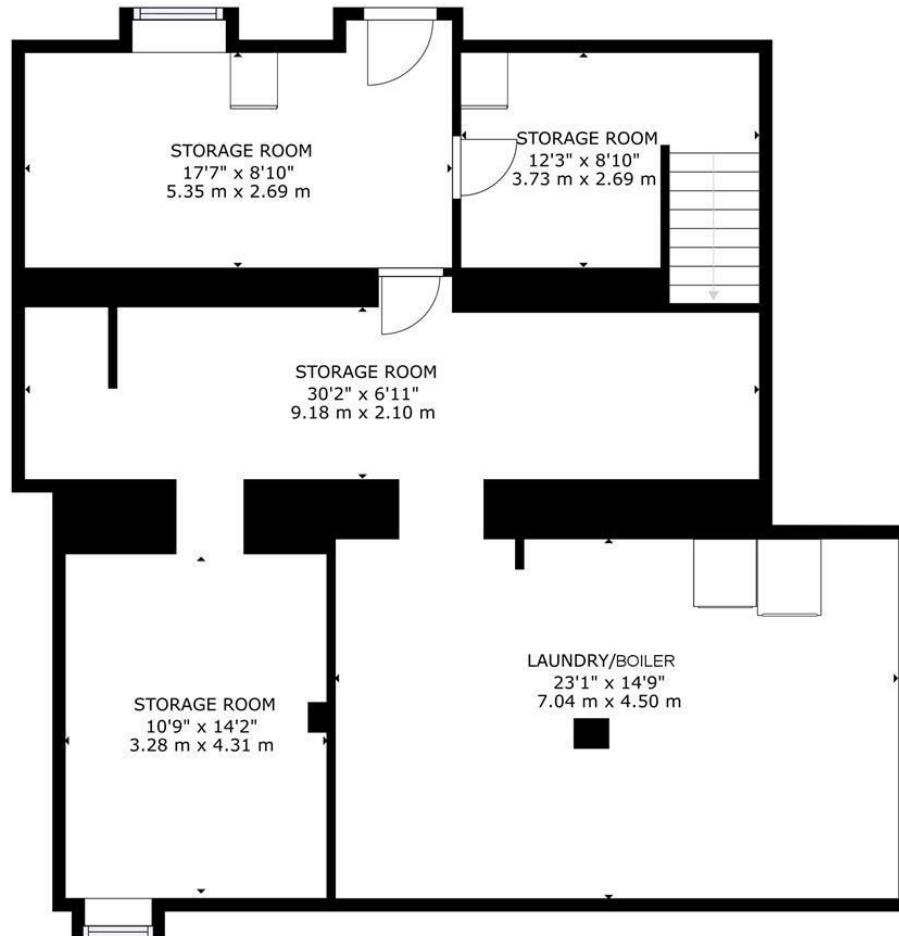
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## BASEMENT

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FLOOR 1

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	



While the above particulars are believed to be correct  
they are not guaranteed and all offerors must satisfy  
themselves on all matters



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