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solicitors and estate agents

Woodlands, Nethy Bridge, PH25 3DR

Offers Over £750,000

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

A striking and generously proportioned residence, built to an exacting standard and nestled at the heart of this forest village, mere steps from the delightful Balnagowan Woods. This distinguished property spans around 3174 sq. ft. of living space across two levels, adorned with a plethora of architectural delights such as impressive fireplace designs, quality oak finishes, seamlessly coupled with modern fittings and efficiencies. Upon entry, the vestibule leads into a grand reception hall, highlighted by a magnificent oak staircase and panelling. The home warmly welcomes guests with its front-facing reception and sun room, showcasing vaulted ceilings, bay windows and a statement fireplace. The sun room offers the luxury of double doors that open out to a charming forest garden. Beyond, the kitchen presents a suite of wall and base units, complemented by Smeg appliances and extending into a family room with double doors to the gardens. Additionally, the ground floor features a sophisticated dining room, cloakroom, two WC's, a utility room, pantry and fourth bedroom with en-suite bathroom. Ascending to the first floor, there are three further generously sized bedrooms, each boasting built-in wardrobes, delightful views and complemented by en-suites. The master suite is particularly inviting with its dual aspect and private living area. The top floor also hosts an impressive spa and recreation room adding a final touch to this expansive and elegant home. The property sits in a substantial plot accessed via a gated entrance opening to the gravelled driveway, giving access to the detached double garage. Mature trees surround and intersperse the plot, which also features expansive level lawns with various shrubs and a sun terrace with covered veranda including BBQ. EPC Rating E, Council Tax Band H

To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download.

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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

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EPC Rating E

Entrance Vestibule

2.60m x 1.91m (8'6" x 6'3")

Welcome guests in style through the impressive double timber doors of the entrance vestibule. Bathed in natural light from a high-level transom window, the space boasts durable mosaic tile flooring, ensuring both elegance and easy maintenance. This inviting entryway sets the tone for the grandeur and meticulous attention to detail found throughout the residence.

Hallway

Step into the heart of "Woodlands" through the expansive reception hall, where architectural splendour meets functionality. Anchored by a striking oak staircase and panelling, this central hub effortlessly connects all ground floor rooms. The hall's grandeur is further accentuated by its seamless flow and warm ambiance, making it the perfect introduction to the home's captivating charm.

Sitting Room

5.89m x 5.0m (19'3" x 16'4")

Unwind in the sophisticated ambiance of the sitting room, where every detail exudes timeless elegance. A glazed door beckons you into this tranquil retreat, adorned with an impressively sized open fireplace framed by bespoke granite hearth and mantle. Illuminated by a large bay window, the room is bathed in natural light, enhancing its inviting atmosphere and offering picturesque views of the front garden.

Sun Room

4.13m x 3.90m (13'6" x 12'9")

Bask in the beauty of nature from the sun-drenched sanctuary of the sun room. Its high vaulted ceiling and triple aspect windows create a sense of spaciousness and airiness, while providing panoramic views of the surrounding gardens. Whether enjoying a morning coffee or afternoon read, this inviting space seamlessly blends indoor comfort with outdoor serenity, offering a peaceful haven for relaxation and contemplation.

Dining Room

4.08m x 3.58m (13'4" x 11'8")

Entertain in style within the refined confines of the dining room, where elegance meets functionality. Flowing seamlessly from the sun room and the reception hall, this spacious area offers ample room to accommodate an 8-person dining suite, making it ideal for hosting gatherings and special occasions. Adorned with low-level oak panelling and bathed in natural light, the room exudes a welcoming ambiance, creating the perfect backdrop for memorable dining experiences.

Bedroom Four & En-Suite

4.41m x 5.05m & 2.08m x 2.39m (14'5" x 16'6" & 6'9" x 7'10")

Retreat to the tranquility of the fourth bedroom, where comfort meets sophistication. Bathed in natural light from a bay window overlooking the front garden, this generously sized room offers a peaceful sanctuary for relaxation and rest. An integral wardrobe offers ample hanging and shelved storage, seamlessly blending functionality with the room's aesthetic. A spacious en-suite bathroom, complete with a full-sized bath and shower enclosure, provides the ultimate in luxury and convenience, ensuring a rejuvenating retreat after a long day.

Cloakroom WC

1.82m x 1.08m (5'11" x 3'6")

Discover convenience and style in the thoughtfully designed cloakroom WC. Divided into two sections, this space seamlessly combines practicality with elegance. The cloakroom area provides ample storage for luggage, footwear, and outerwear, keeping essentials organised and easily accessible. Meanwhile, the WC area features a sleek two-piece suite, including a WC and pedestal wash hand basin with twin taps. Enhanced by decorative mosaic flooring, this versatile space offers both functionality and aesthetic appeal, making it a welcome addition to the ground floor amenities.

Utility Room & WC

3.62m x 1.73m & 1.82m x 1.08m (11'10" x 5'8" & 5'11" x 3'6")

Embrace efficiency and organisation in the practical space of the utility room and WC. Designed for functionality, the utility room offers convenient access to the driveway, making it the perfect entry point for everyday essentials. With its ample storage, countertop space, and plumbing provisions, this well-appointed area ensures a clutter-free environment, while the adjacent WC provides added convenience for guests and residents alike.

Pantry

3.18m x 1.25m (10'5" x 4'1")

Enhance the culinary experience with the convenience of the walk-in pantry, where storage meets style. Featuring shelved storage for dry goods and a wine rack for your favourite vintages, this well-appointed space ensures easy access to kitchen essentials, while maximizing efficiency and organisation. With its thoughtful design and practical amenities, the pantry elevates the functionality of the kitchen, making meal preparation a breeze.

Kitchen / Family Room

5.21m x 3.38m / 5.21m x 3.55m (17'1" x 11'1" / 17'1" x 11'7")

Experience the epitome of luxury in the kitchen and family room, where culinary delights and cosy gatherings converge. The well-appointed kitchen boasts a great range of base, drawer, and wall units, complemented by tiled splashbacks and granite countertops. A wood-fired stove, nestled within an impressive fireplace, anchors the adjacent family living area, creating a warm and inviting space for family gatherings and casual dining. With its seamless integration of style and functionality, this open-concept area offers the perfect blend of comfort and convenience for everyday living.

Landing

Principal Bedroom / Sitting Area & En-Suite

4.04m x 7.76m & 2.75m x 2.38m (13'3" x 25'5" & 9'0" x 7'9")

The expansive principal bedroom is thoughtfully designed to offer both comfort and elegance. It features a designated sleeping area, graced with a double window facing the front, ensuring the space is bathed in natural light. An integral wardrobe offers ample hanging and shelved storage, seamlessly blending functionality with the room's aesthetic. A cosy sitting area, positioned to overlook the rear gardens and the serene woodland beyond, creates a peaceful retreat within the bedroom. Enhanced with ceiling coving and lighting, the space is further accentuated by a feature gas fired stove, adding warmth and character. Additionally, a private door leads to the bright en-suite shower room, completing this master suite's luxurious amenities.

Bedroom Two & En-Suite

4.04m x 5.60m & 1.97m x 2.06m (13'3" x 18'4" & 6'5" x 6'9")

Another well-sized, front-facing bedroom offers a harmonious blend of form and function, with a window that frames the front view, infusing the space with natural light. An integral wardrobe is thoughtfully included, providing ample storage for both hanging and shelved items. This bedroom also boasts the convenience of an en-suite shower room, ensuring privacy and comfort for its occupants.



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Bedroom Three & En-Suite

3.12m x 4.10m & 1.58m x 3.18m (10'2" x 13'5" & 5'2" x 10'5")

This spacious and airy double bedroom is designed with a front aspect, offering a tranquil view and ensuring a light-filled space. It comes complete with a fully tiled ensuite shower room, blending convenience with modern elegance for a comfortable and private living experience.

Spa & Recreation Room

7.74m x 6.40m (25'4" x 20'11")

This spa and recreation space is designed for ultimate relaxation, featuring a sauna and hot tub for a tranquil escape. A drinks preparation area, featuring a sink and cabinets, ensures refreshments are always within reach, enhancing the relaxation experience while a dedicated relaxation area, bathed in natural light through triple Velux windows, invites tranquility, further accentuated by a stunning curved glass tiled wall leading into a WC and shower area. Extending the space, a covered veranda offers serene views into the Balnagowan Woods whilst maintaining privacy with recessed areas, creating a perfect backdrop for unwinding and reconnecting with nature.

Outside

Step into a haven of natural beauty and tranquility in the expansive outdoor space surrounding "Woodlands". Spread across approximately 0.60 acres, the meticulously landscaped grounds offer a picturesque setting for outdoor living and recreation. From the gravelled driveway to the front, side, and rear gardens, every corner of the property exudes charm and serenity. Mature trees and lush shrubbery dot the landscape, providing privacy and seclusion, while expansive lawns offer ample space for outdoor activities and relaxation. At the rear of the property, a spacious patio area beckons for al fresco dining and entertaining, complete with a covered veranda and BBQ area, creating the perfect backdrop for gatherings with family and friends.

Garage

6.23m x 6.28m (20'5" x 20'7")

Experience the epitome of convenience and functionality in the detached double garage of "Woodlands". Constructed with sturdy block-built walls and featuring twin electric remote-controlled up-and-over doors, this spacious garage offers ample room for vehicle storage and workshop space. A concrete floor provides durability and easy maintenance, while a side door entrance ensures convenient access to the driveway. The garage's upper floor has been converted to provide additional storage space. Two separately accessible storage areas at the rear offer additional practicality and versatility for residents' needs. Whether housing vehicles, outdoor equipment, or DIY projects, this well-appointed garage is a valuable asset to the property, combining practicality with quality craftsmanship.

Services

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

Entry

By mutual agreement.

Price

Offers over £750,000 are invited

Viewings and Offers

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

Strathspey House

Granttown on Spey

Moray

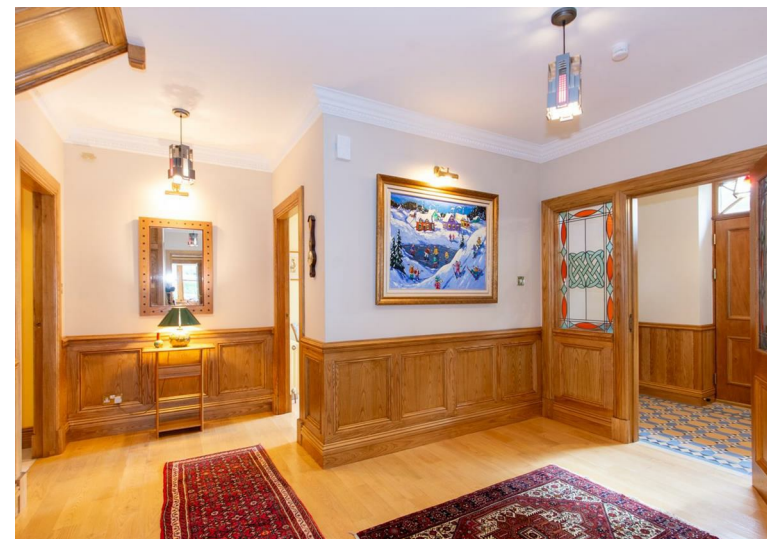
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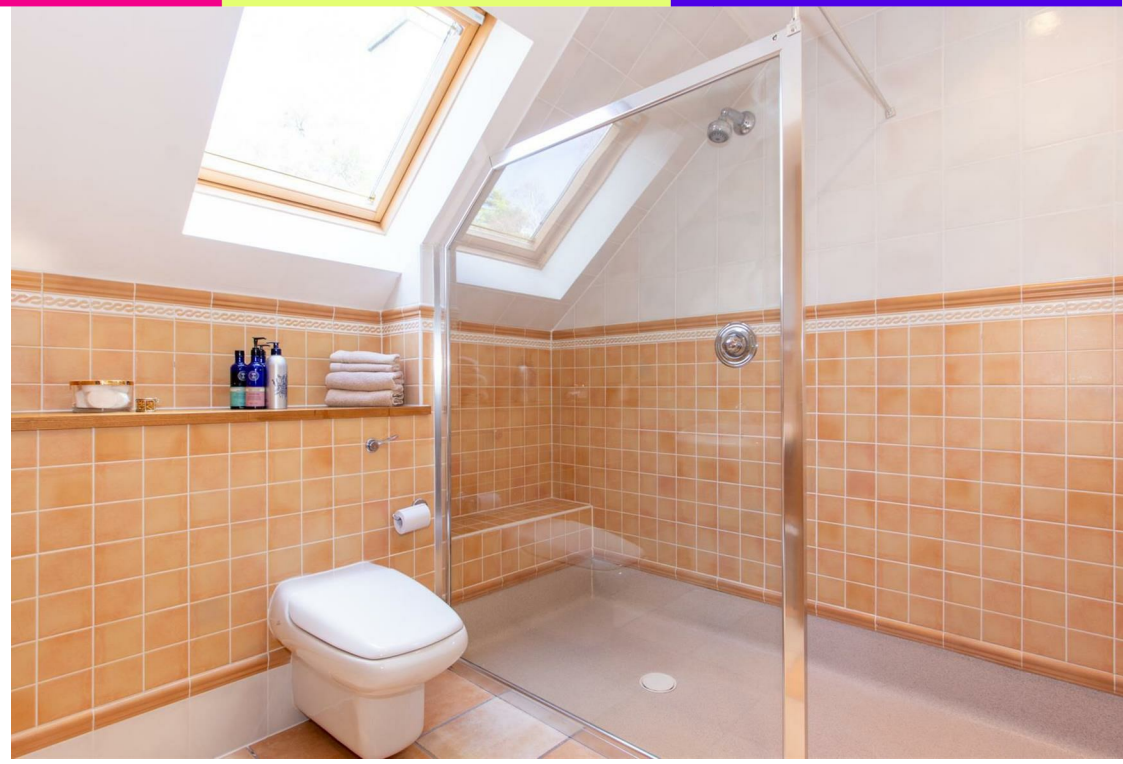




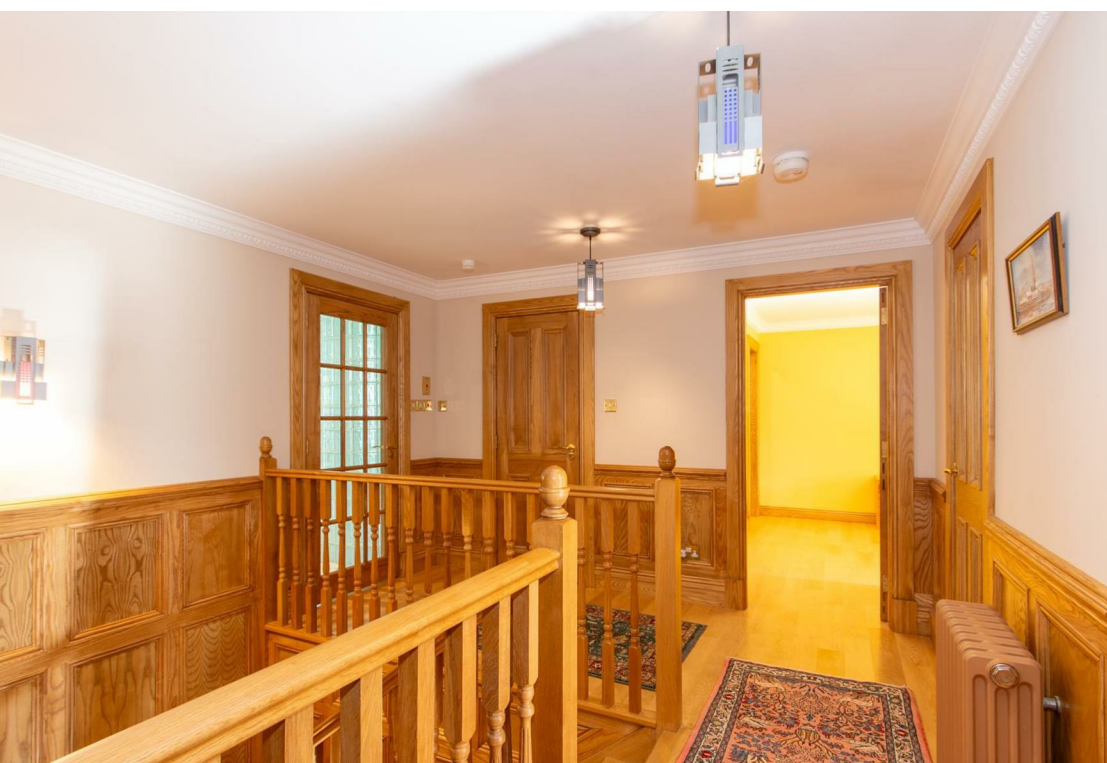


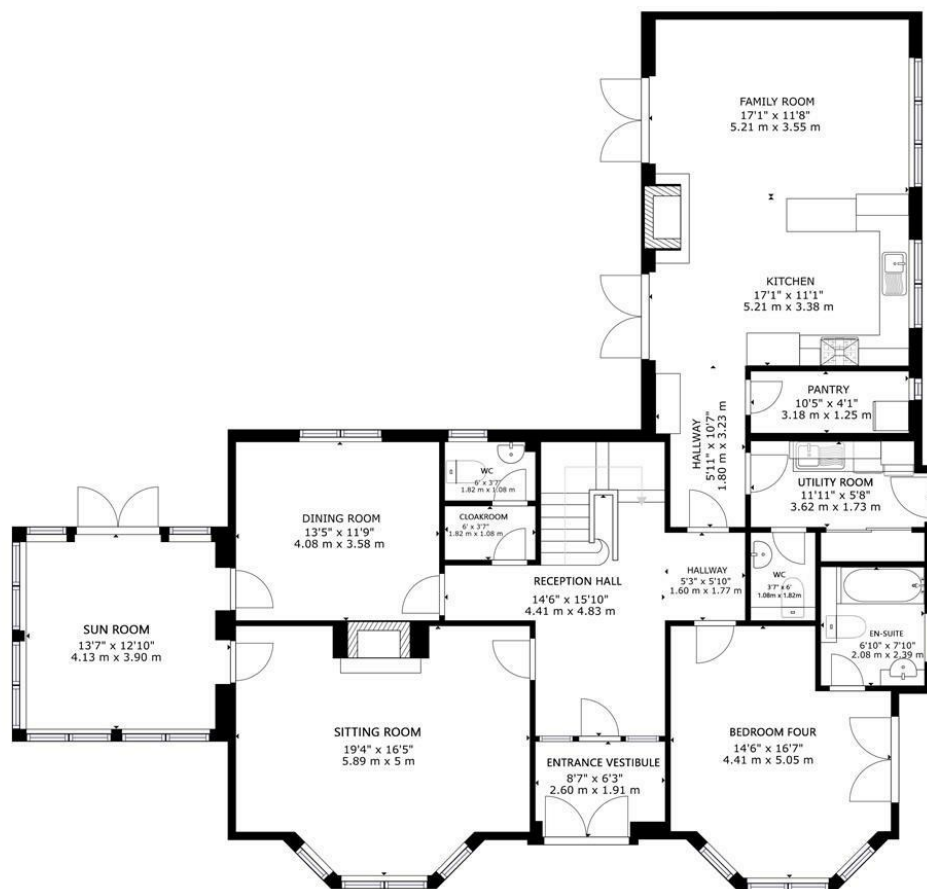












FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1: 1882 sq ft, 174.83 m², FLOOR 2: 1722 sq ft, 159.95 m²
 EXCLUDED AREAS: BALCONY: 127 sq ft, 11.78 m²
 TOTAL: 3604 sq ft, 334.78 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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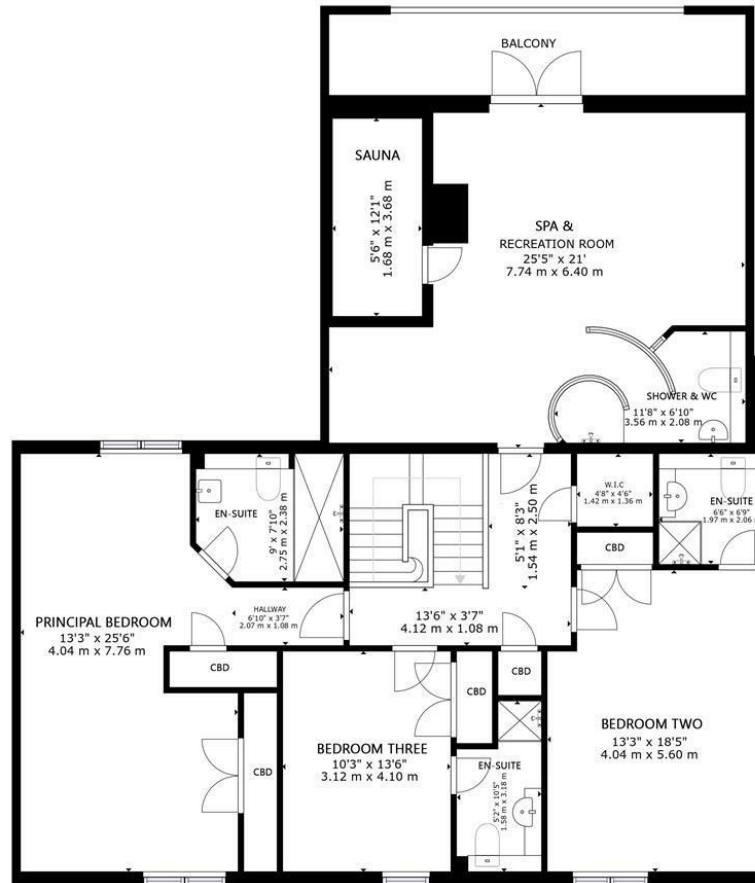
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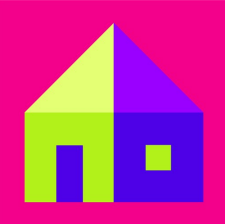
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FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1: 1882 sq ft, 174.83 m², FLOOR 2: 1722 sq ft, 159.95 m²
 EXCLUDED AREAS; BALCONY: 127 sq ft, 11.78 m²
 TOTAL: 3604 sq ft, 334.78 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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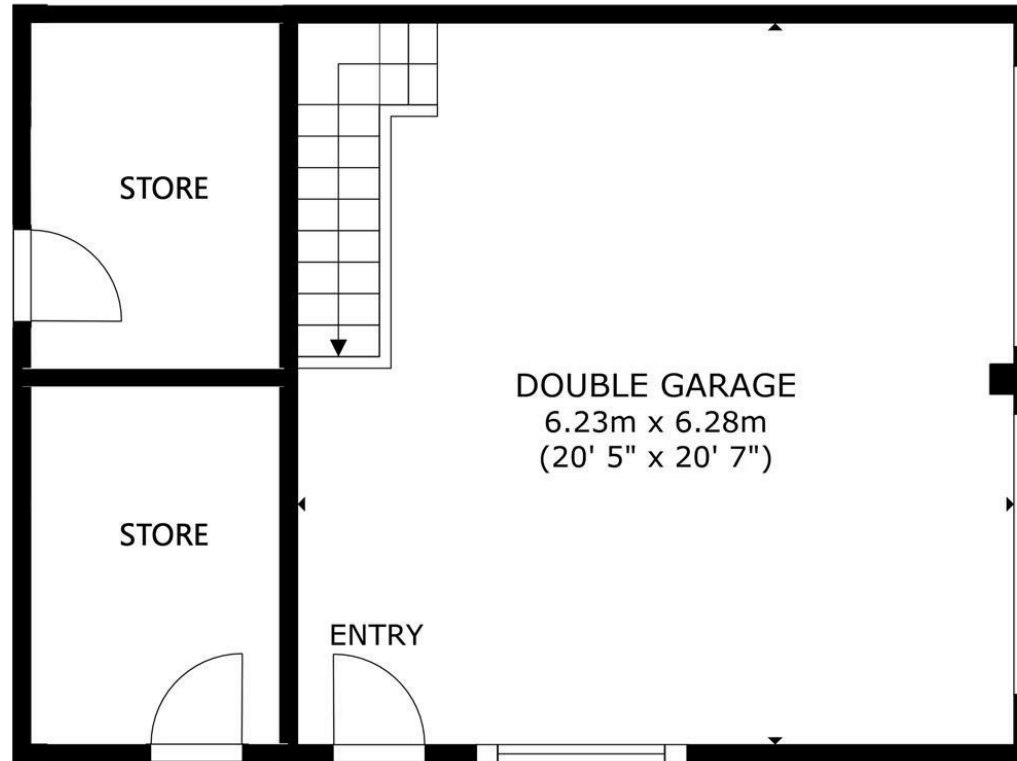
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FLOOR 1

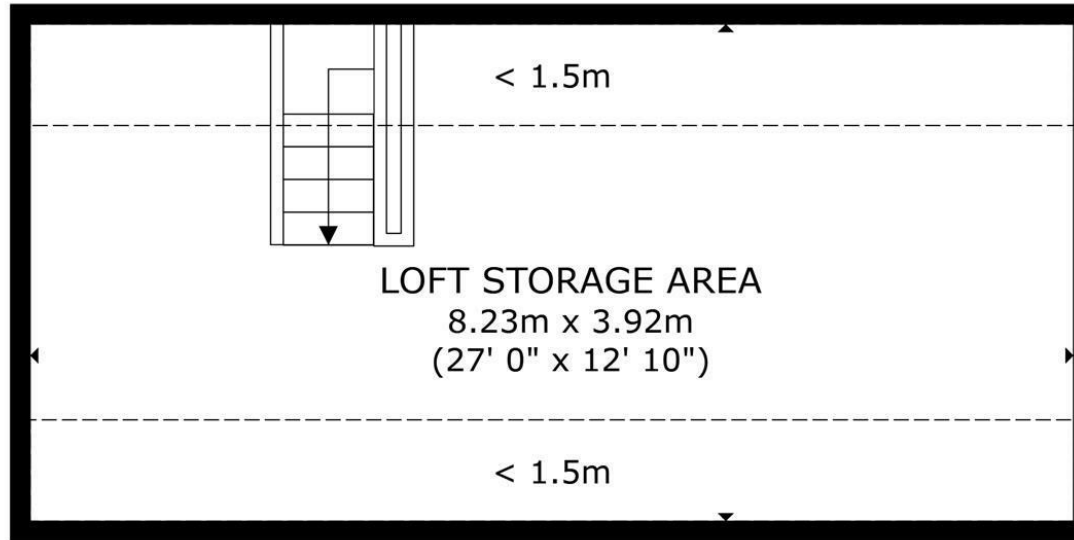


GROSS INTERNAL AREA
 FLOOR 2 19.1 m² (206 sq.ft.)
 EXCLUDED AREAS : DOUBLE GARAGE 39.1 m² (421 sq.ft.) REDUCED HEADROOM 13.2 m² (142 sq.ft.)
 TOTAL : 19.1 m² (206 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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FLOOR 2




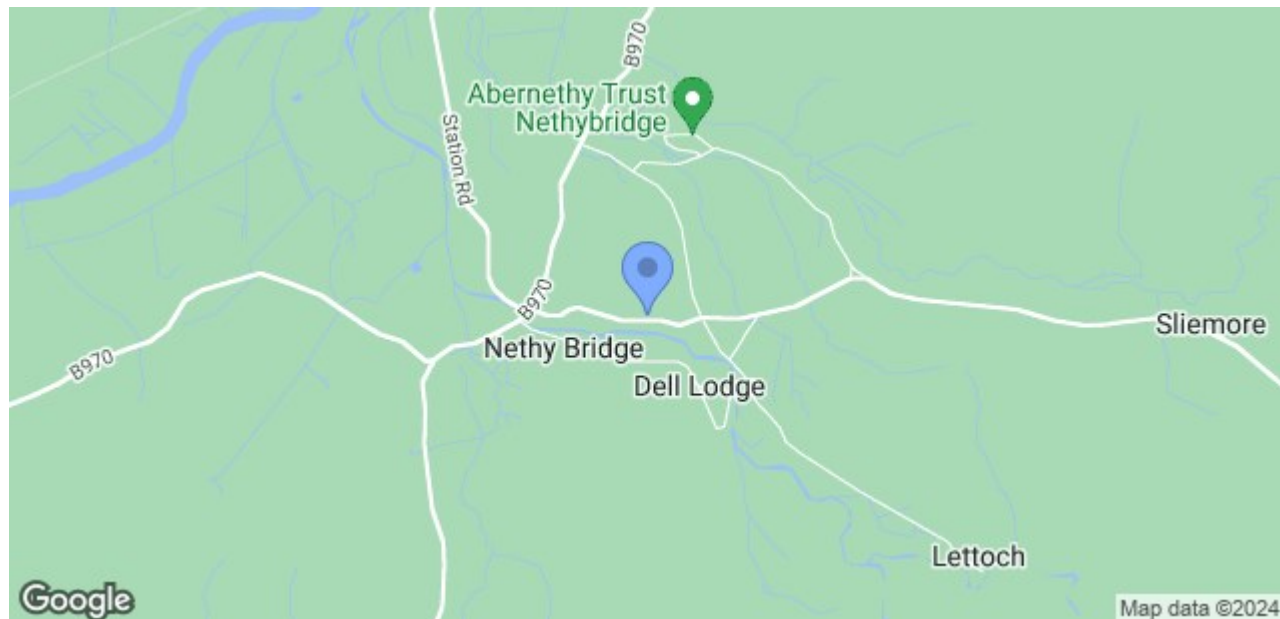
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	50	55
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	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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