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Woodlands Cottage, Nethy Bridge, PH25 3ED

UNDER OFFER £320,000

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

UNDER OFFER **£10,000 below valuation** Nestled in the picturesque village of Nethy Bridge, surrounded by enchanting Highland woodland, stands this modern home that seamlessly marries contemporary design with rustic allure. Ideally located, this residence promises both seclusion and accessibility, a rarity that discerning homeowners often seek. Spread gracefully over two levels, the home warmly greets you with an inviting entrance vestibule, your first taste of the thoughtful design that lies beyond. As you step through, the bright and cosy sitting room unveils itself, where modern comfort meets timeless charm. Central to this space is an inset wood-burning stove, exuding warmth and creating an ambiance perfect for relaxation or intimate gatherings. Adjacently, space has been carved out for a dining table, ensuring meals are enjoyed against a backdrop of elegance and serenity. Venturing further, you'll be greeted by the kitchen, an epitome of functional luxury. It boasts a well-equipped space, crowned with a vaulted ceiling that amplifies its spaciousness. Sunlight streams in generously through windows at both the front and rear, with added Velux's in the roof, ensuring that this culinary haven is always bathed in natural light. On the ground floor, a comfortably sized bedroom presents itself, adjoined by the convenience of a Jack and Jill bathroom. Ascend to the first floor, and discover two additional bedrooms. The principal bedroom, a luxurious retreat, boasts an en-suite, promising privacy. Additionally, a separate shower room ensures no compromise on comfort for the home's residents or guests. Externally, the property doesn't disappoint. Off-street parking promises convenience, while the rear garden beckons for moments of relaxation. The garden features a covered deck area and shed to cater to storage or hobby needs. Perfectly positioned and must be seen. The home is currently operated as a successful holiday let Rateable Value £3,900 EPC Rating C

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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 where an online copy is available to download.

EPC Rating C

Currently operated as a successful self catering unit with a rateable value of £3,900 and may be eligible for rate relief, more information can be found by searching rate relief highland and on the highland council website highland.gov.uk/info/2/business_rates/406/business_rates_discounts/13

It is anticipated the house may sell as a family home and if this is the case the seller will apply for a change of use to residential. If a potential purchaser wishes to operate the property as a holiday let, accounts can be made available upon viewing.

Entrance

1.65m x 1.42m (5'4" x 4'7")

The entrance vestibule of the house is welcoming and practical, accessed through a high-performance timber door, complemented by a window to the side. This arrangement ensures both privacy and an inviting stream of natural light. The vestibule floor is laid with coir matting, known for its durability, practicality and stylish appearance. Additionally, there's a handy storage cupboard featuring both hanging and shelved storage, perfect for organising outerwear and shoes. To continue further into the house, a contemporary pine door with glazing provides a stylish transition into the main hallway, visually connecting the spaces while maintaining separate functions.

Open Plan Sitting Room & Dining Area

5.52m x 4.50m (18'1" x 14'9")

Step into this gorgeous sitting room with dining area, where traditional design meets modern comfort, creating an atmosphere of warmth and tranquility. The room exudes a sense of expansiveness with windows that adorn the front, ushering in soft, natural light and offering panoramic views of the rugged beauty outside. Doors at the rear invite you to a generously sized deck, seamlessly blending the interior with the outdoor. There is half-height timber dado, imparting a classic rustic charm, perfectly complementing the centerpiece: an inset wood-burning stove which is crowned by a rustic timber mantle, the stove promises to fill the space with a gentle warmth and the soothing sounds of crackling logs. Generously proportioned, the room offers ample space for both lounge furniture and a dining set-up. Picture a plush sofa facing the hearth, and a wooden dining table with chairs, creating a versatile space for both relaxation and entertaining. The rich oak flooring underfoot not only enhances the room's aesthetic appeal but also ensures durability and easy maintenance. A tasteful opening leads you to the adjacent kitchen space, ensuring fluidity whilst the room's design also thoughtfully includes an understair cupboard, a hidden gem of storage, keeping the area clutter-free. Further doors lead to the Jack and Jill bathroom, offering convenience and style. Adjacent, discover the entrance

vestibule—a space echoing the home's Highland charm—and bedroom three.

Overall, this sitting room embodies the spirit of the Highlands—a harmonious blend of tradition, comfort, and functionality.

Kitchen

2.69m x 3.05m (8'9" x 10'0")

An elegantly designed kitchen boasting a vaulted ceiling, illuminated by windows to the front, rear, and dual Velux skylights. Featuring a comprehensive array of base, wall, and drawer units complemented by sleek worktops and tasteful tiled splashbacks, modern amenities include an oven with ceramic hob and illuminated extractor, a functional breakfast bar, and a stainless steel sink set with a chrome mixer tap. Accommodations for a fridge-freezer and washing machine plumbing are thoughtfully integrated, all set atop rich oak flooring.

Bathroom

1.78m x 2.93m (5'10" x 9'7")

A convenient Jack and Jill bathroom shared with bedroom three, featuring a WC, a pedestal wash hand basin complemented by a tiled splashback and a sleek chrome mixer tap. Above the basin, a mirrored vanity cabinet provides stylish storage. The central-tapped bath is accentuated with tasteful half-height tiling, while an opaque window to the rear ensures privacy and natural light.

Bedroom Three

3.51m x 2.92m (11'6" x 9'6")

Nestled on the ground floor, this cosy bedroom features windows facing the front, allowing ample natural light to accentuate its plush carpet flooring. For added convenience, an integral storage wardrobe is at hand, and a door leads directly to the adjacent bathroom, seamlessly combining comfort with accessibility.

Landing

1.53m x 3.43m (5'0" x 11'3")

A welcoming landing adorned with soft carpet flooring, brightened by a Velux window to the rear. Additionally, it offers two built-in storage cupboards, optimising space and functionality. Further doors lead to the principal and second bedrooms.

Principal Bedroom

3.71m x 3.4m (12'2" x 11'1")

The principal bedroom exudes comfort and warmth, draped in plush carpet flooring. A generous double window to the front serves as its highlight, offering idyllic views of the encompassing woodland and a further door leads to the en-suite. There is an integral wardrobe providing hanging and shelved storage.



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En-suite

2.54m x 2.11m (8'3" x 6'11")

The sleek en-suite has a pedestal wash hand basin adorned with a chrome mixer and stylish tiled splash back. The WC is complemented by a contemporary shower enclosure, featuring full-height tiling and a high-pressure shower, enclosed with a clear glazed screen. Natural light filters in through a rear-positioned Velux window, while added conveniences include a shaver socket, towel rail, and efficient extractor. The ambiance is perfected with subtle recessed down lighting, making it the ultimate blend of form and function.

Bedroom Two

3.58m x 3.07m (11'8" x 10'0")

Currently configured as a twin, this further double bedroom offers serene views through a front-facing window overlooking lush woodland. The room is adorned with plush carpet flooring and features an integral storage wardrobe, thoughtfully designed with both hanging space and shelving.

Shower Room

2.5m x 1.93m (8'2" x 6'3")

A modern shower room equipped with a pristine enclosure featuring full-height tiling and a sleek glazed screen. Adjacent to the WC is the pedestal wash hand basin, accentuated with a chrome mixer tap and stylish tiled splash back. Natural light pours in from a rear-positioned Velux window, creating a bright and airy ambiance. Recessed down lighting, a convenient towel rail, and an efficient extractor round out the room's premium features, offering both elegance and functionality.

Outside

As you approach the property, the tranquility of its surroundings is immediately apparent. The sounds of the birds chirping and the beauty of the Balnagowan Woods creates a serene atmosphere, making it an ideal retreat from the hustle and bustle of everyday life. With direct access to these woods, residents can indulge in daily walks, watching the change of seasons, spotting local wildlife, or simply finding a secluded spot for a quiet moment of reflection. For those with a penchant for golf, the shortcut through the woods to the golf course is a delightful bonus. It not only makes it convenient for golf enthusiasts but also allows for a scenic walk that is bound to be enjoyed time and again. Families with young children would also appreciate the nearby primary school, making the morning school run a pleasant walk rather than a hectic drive. The house itself offers a harmonious blend of charm and practicality. The low-level timber picket fence at the front of the house gives it a cottage-like feel, while ensuring some privacy and defining the boundary. The gated entrance is both welcoming and secure, leading to a driveway that offers ample space for off-street parking.

One of the notable advantages of this property is the ease of maintenance. The gravel gardens are not only aesthetically pleasing but also low-maintenance, which is perfect for those who may not have the time or inclination for gardening. The paved path leading to the rear of the house is both functional and inviting. It leads to the decked area which promises many an evening of relaxation or socializing. The covering over this decked area ensures that it can be enjoyed even on rainy days or during the hotter months when some shade is desirable. The shed, situated discreetly, provides storage space for tools, bikes, or any other outdoor essentials. In essence, this property offers the perfect blend of rustic charm and modern convenience, nestled in the heart of nature yet with all the necessary amenities of the village within easy reach. It's a home that promises both peace and activity in equal measure.

Services

It is understood that there is mains water, drainage and electricity.

Entry

By mutual agreement.

Fixed Price

UNDER OFFER

£10,000 below Home Report Valuation

Some furniture available by separate negotiation, curtains will be removed.

Viewings and Offers

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

Masson Cairns

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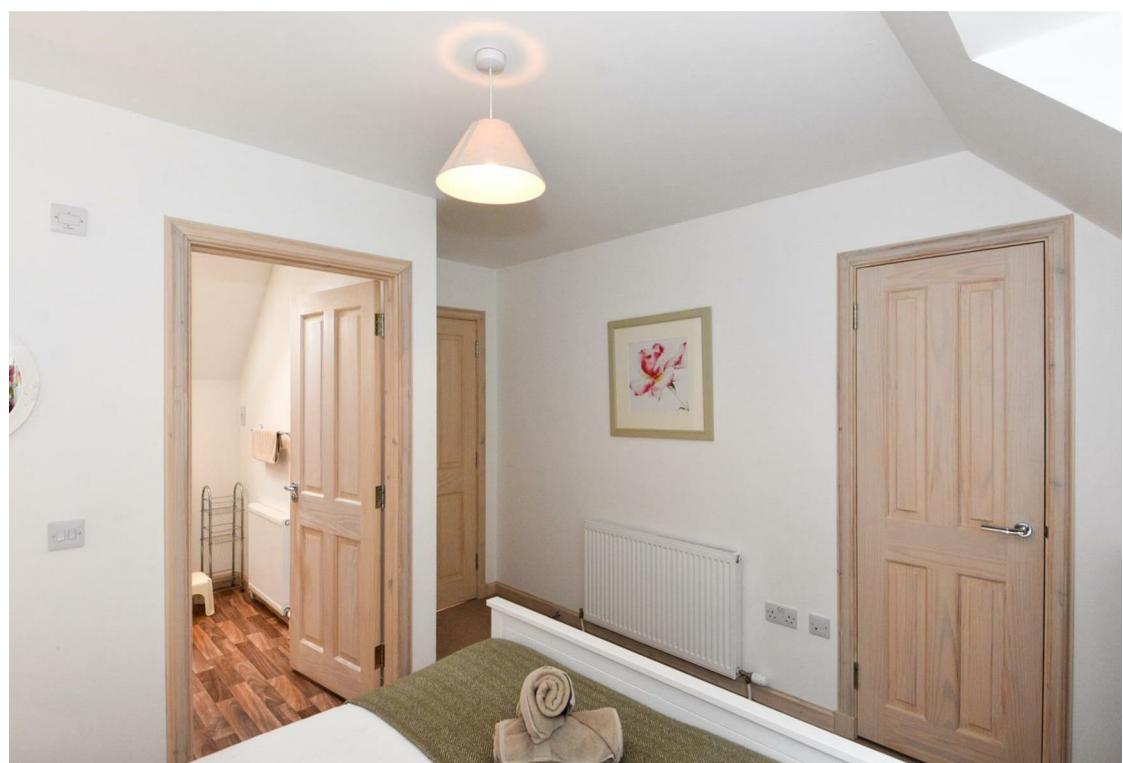
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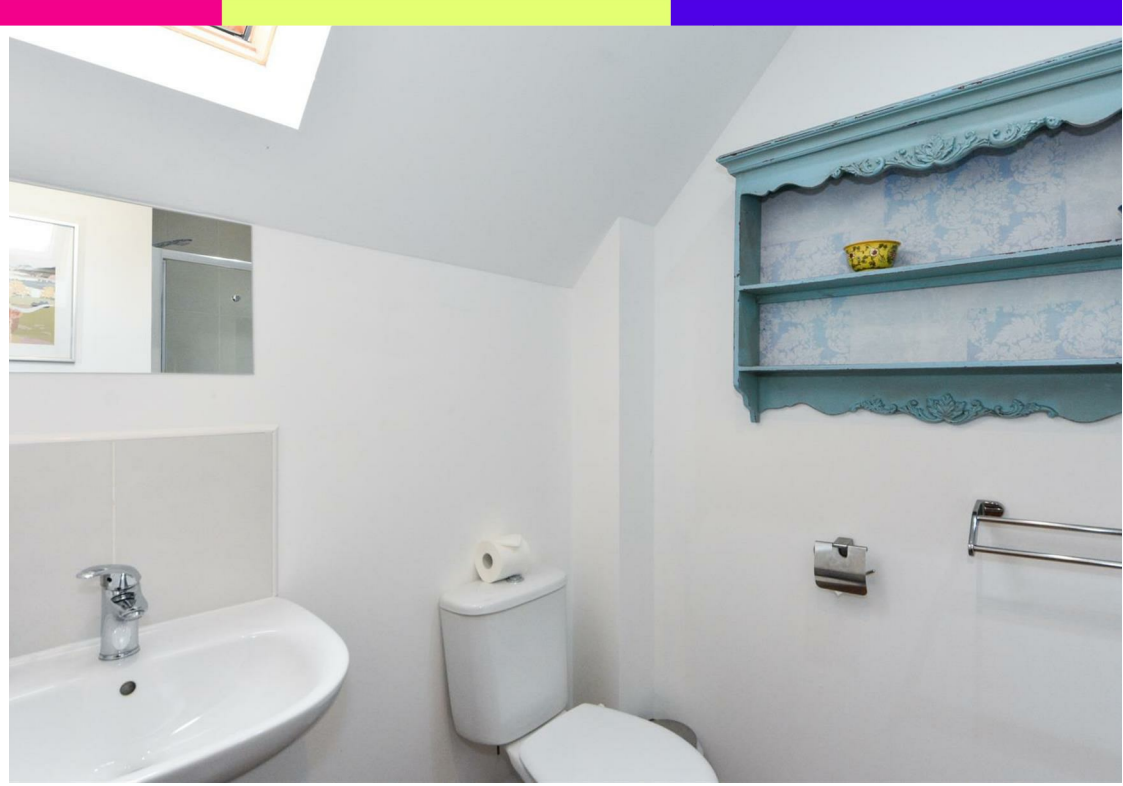
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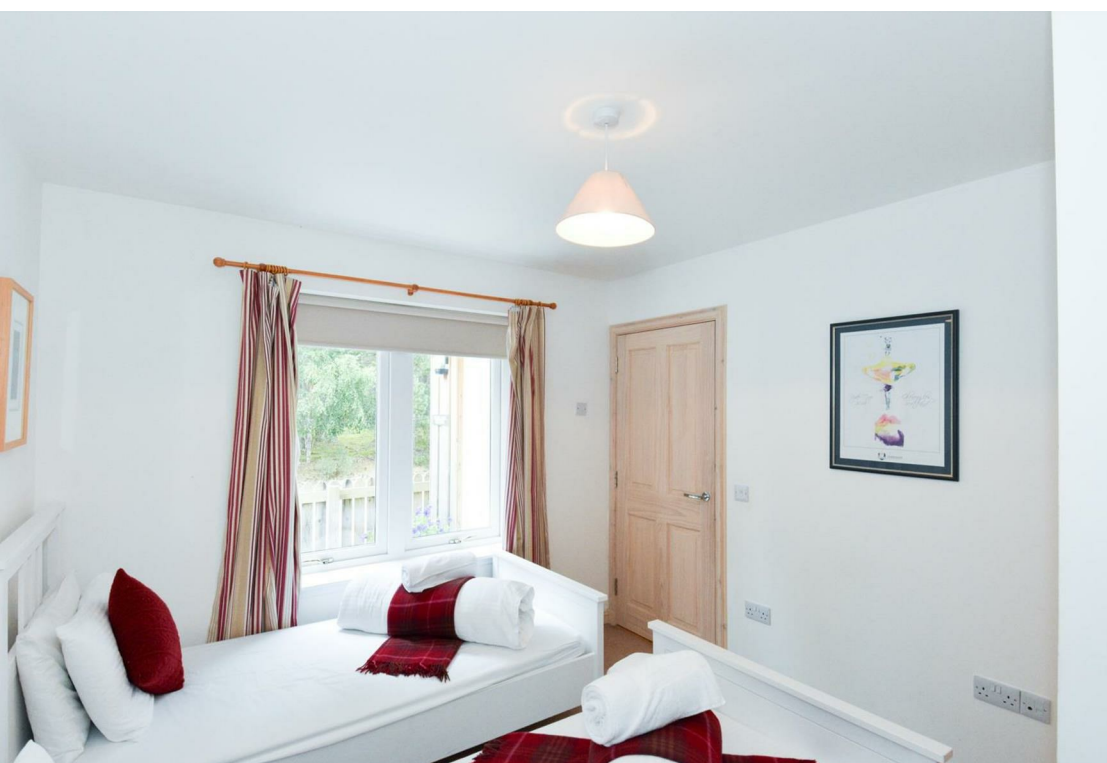


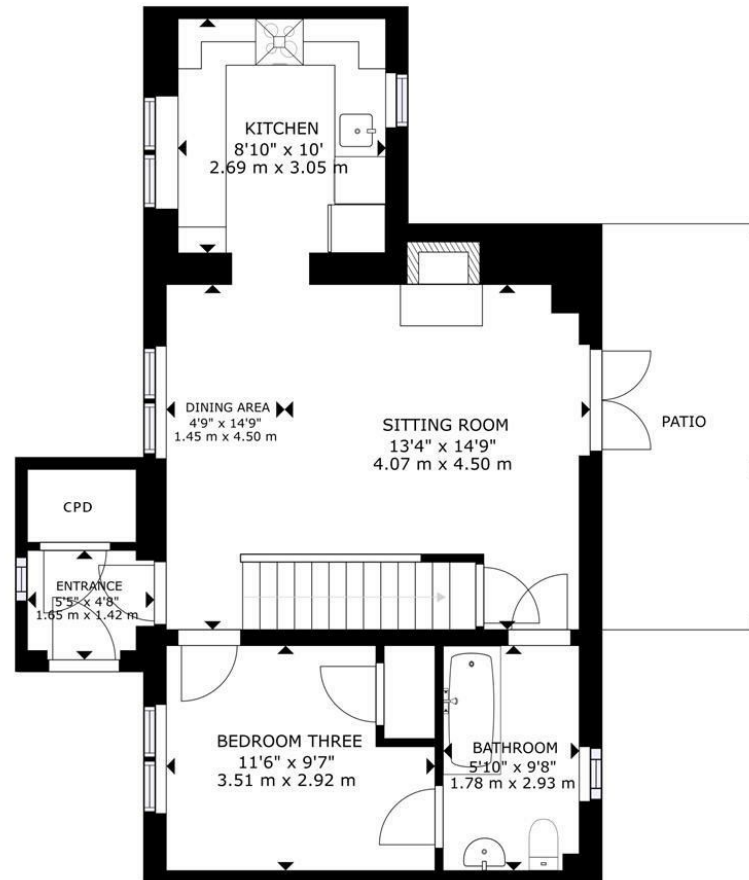












FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 : 643 sq ft, 59.71 m², FLOOR 2 : 452 sq ft, 42 m²
 TOTAL: 1095 sq ft, 101.71 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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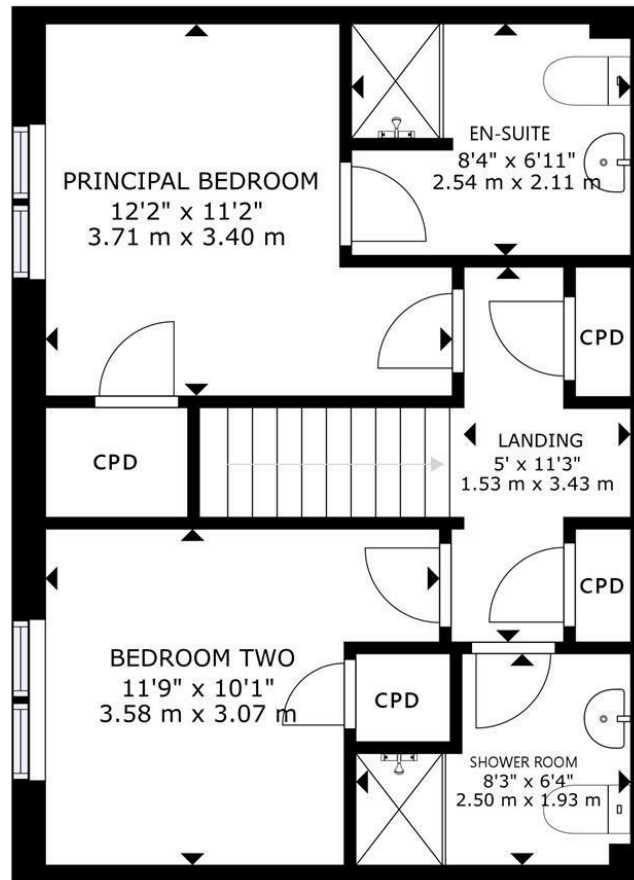
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FLOOR 2:

GROSS INTERNAL AREA
 FLOOR 1 : 643 sq ft, 59.71 m², FLOOR 2 : 452 sq ft, 42 m²
 TOTAL: 1095 sq ft, 101.71 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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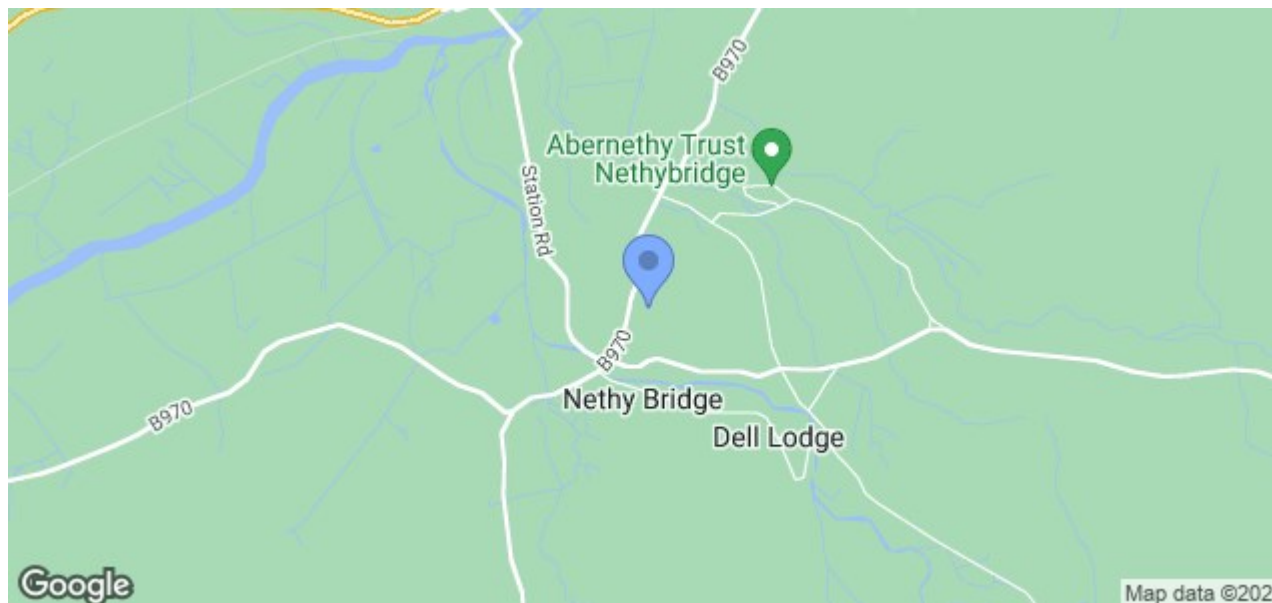
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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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