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**Mullochard Farmhouse, Carrbridge, PH26 3LZ**  
**Offers over £90,000**

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



A unique chance to acquire a fantastic site with derelict farmhouse and paddock enjoying a quiet and private location with beautiful open views just outside the popular highland village of Carrbridge in the Cairngorms National Park. The site which is reached via a private track extends to approximately 0.31 Ha or 0.77 acres and enjoys the benefit of planning permission in principle for the demolition of the existing farm house shell and for the erection of a detached 1.5 or 2 storey villa. It is envisaged that any new build could incorporate some of the demolished farmhouse stone to produce an outstanding and bespoke home of the highest quality. The combination of outside space, location and anticipated new build design offer the chance for any purchaser to create a haven of light and airy living spaces in a peaceful and secluded site which provides easy access to Carrbridge and the further amenities of the National Park. The area has a rich and diverse range of services and amenities and is becoming a haven for arts, cultural and social events with many new independent shops in the area.

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Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

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## Carrbridge

Carrbridge is located in the heart of the Cairngorms National Park in the Scottish Highlands and has a vibrant and friendly community (including a primary school, village shop, post office and two hotels). The area is peaceful and tranquil and is surrounded by spectacular mountain and moorland scenery making it the ideal base for exploring the Highlands. Famed for its outstanding beauty the area offers an extensive range of outdoor pursuits including skiing at Scotlands leading ski resorts - Aviemore, hillwalking, mountain biking, golfing, fishing and stalking. Other attractions include Landmark Forest Park, Strathspey Steam Railway and the Malt Whisky Trail. Carrbridge has a main-line railway station. The A9 is easily accessible with Inverness 25 miles north, which provides excellent shopping facilities, Cathedral, Theatre, Leisure Centre and Castle. Inverness Airport has regular daily flights to London, Manchester, Birmingham and other UK destinations.

## Description

The original farmhouse was unfortunately largely consumed by fire in October of 2016 when the occupants were not in the property. The remaining stone built shell

would be ideally suited for use as reclaimed stone facing on any new build and which should also offer a cost saving on build materials. The private track and large grounds outlined in red on the plan include a paddock and offer excellent external amenity in addition to having the benefit of far reaching open views over the surrounding National Park countryside and hills.

## Services

It is understood mains water, electricity and telecoms are on site and drainage is to a private septic tank. Purchasers should satisfy themselves on connection costs.

## Planning

Planning Permission in Principle has been obtained from the Highland Council for the demolition of the existing building and for the erection of a detached house. Reference 17/04252/PIP. The decision notice of approval was issued on the 6th November 2017

Further details on planning can be obtained by visiting the Highland council E-Planning website and typing in the reference 17/04252/PIP

<http://wam.highland.gov.uk/wam/>

## Home Report

A home report is not required for this property.

## Entry

By arrangement

## Price

Offers over £90,000 are invited

## Viewings and Offers

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

Masson Cairns

Strathspey House

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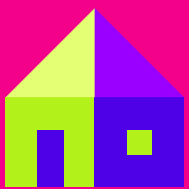








Plans not to scale, for illustration only



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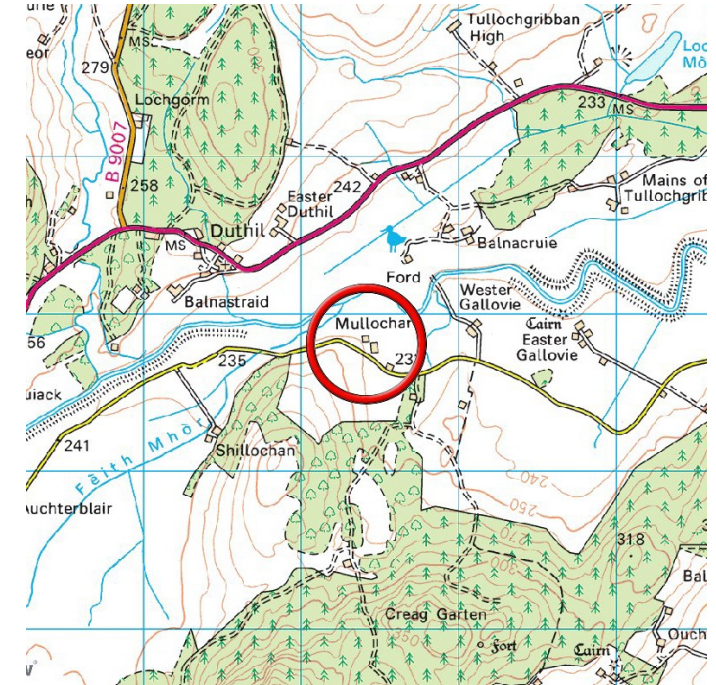
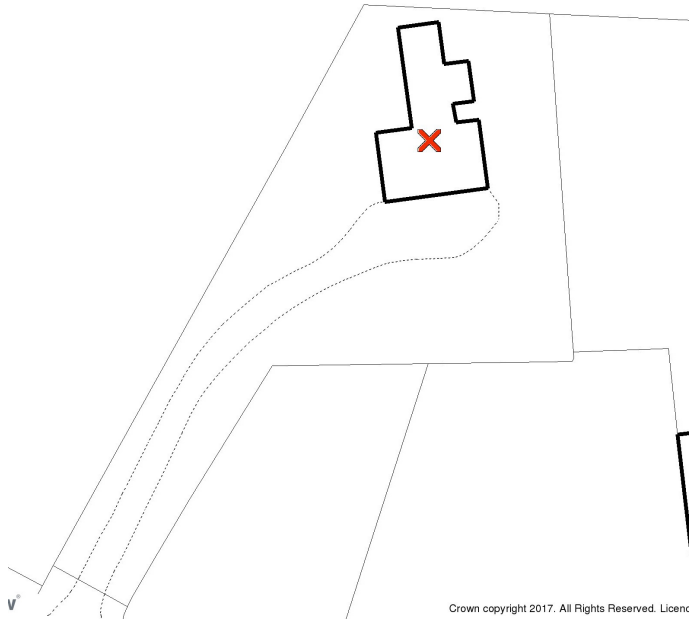
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**While the above particulars are believed to be correct  
they are not guaranteed and all offerers must satisfy  
themselves on all matters**



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