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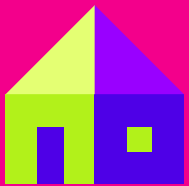
solicitors and estate agents

Ashfield, Ballieward, Grantown On Spey, PH26 3PR
Offers over £290,000

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

Ashfield and Steading is a beautifully positioned and charming detached three bedroom traditional stone and slate cottage with an additional stone steading to the rear. Immaculately presented and set in a superb location with grounds extending to approximately 1/3rd of an acre and close to the picturesque Grantown On Spey with plentiful amenities in the heart of the Cairngorms National Park. The spacious and well laid out accommodation of Ashfield is arranged over two floors and comprises a spacious lounge with spectacular views to the Cromdale Hills, kitchen with ample space for dining, wet room, family room / bedroom 3 and on the first floor are a further two double bedrooms and family bathroom. This beautiful home is sited in an exceptional location with views from Ben Rinnes to the Cairngorms and also benefits from double glazing and oil fired central heating. This delightful property has the added bonus of a superb traditional stone and slate steading in the garden grounds with development potential for further accommodation subject to the necessary planning permission. This property would make an ideal family, second or investment home in the Cairngorms National Park with many attractions and activities on your doorstep. Viewing is recommended to appreciate the quality of the accommodation on offer. Energy Performance Certificate Band D, Council Tax Band E

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Grantown On Spey

Situated within the Cairngorms National Park Grantown is the Capital of Strathspey and a leading tourist resort. It has a fine shopping centre, first class hotels and guest houses, Primary and Grammar schools offering education to university entrance standard, Cottage Hospital and Health Centre. Sporting facilities include 18 hole golf course, superb leisure centre with 4 court sports hall, climbing wall, fitness suite and 20m pool, excellent Salmon and Trout fishing in the River Spey and other waters, 8 tennis courts, bowling green, children's recreation park and forest walks through Grant Park. There are many places of interest to visit in the area with Grantown being the gateway to the Malt Whisky Trail.

The Grantown Heritage Centre is open through the summer and Highland Games are held at different venues throughout the Spey Valley. Within easy reach are the Cairngorm Mountains for winter sports facilities and hill walking. The sandy beaches of the Moray Firth are also close by. Other distances from Grantown on Spey - Aviemore 15 miles; Elgin and Inverness 34 miles; Aberdeen 80 miles; Perth 95 miles.

Entrance Vestibule

1.95m x 1.63m 6'5" x 5'4"

A timber panel door leads into the entrance vestibule. There are hooks for hanging outerwear and shelves offering storage as well as ceiling lighting and tiled flooring with an incorporated Matwell area at the doorway,

Hallway

The hallway provides access to the lounge, family room, kitchen / dining room and wet room and stairs lead up to the first floor. There is a shelved cupboard providing storage which houses the electrics and a radiator, ceiling lighting and tiled flooring.

Lounge

4.02m x 6.00m 13'2" x 19'8"

A spacious lounge enjoying double aspect windows to the front and rear providing fantastic open views over the stunning countryside, centred around a homely oil gravity fed stove with slate hearth, stone surround and chunky timber mantle. A panel door provides access to the sun porch and there two radiators, ceiling and wall lighting and carpet flooring.

Sun Porch

2.00m x 2.62m 6'7" x 8'7"

Situated to the front of the property and with far reaching open views over the countryside and to the Cromdale hills this is a fantastic spot to sit and relax. There is a door to the front which opens onto a patio area and a further door leads into the lounge.

Family Room / Bedroom Three

4.02m x 3.64m 13'2" x 11'11"

Solid pine flooring flows through the room which enjoys windows to the front and side providing beautiful views over the stunning open countryside centred around a warming wood burning stove with black hearth and stone surround. There is a large cupboard providing storage, two radiators and ceiling lighting.

Kitchen / Dining Room

4.0m x 3.02m 13'1" x 9'11"

The kitchen / dining room offers a good range of timber wall, drawer and base units with complementary oak effect worktop and tiling. There is a stainless steel sink with mixer tap, Beko oven / grill and Belling induction hob with Ariston extractor hood over, space for a washing machine and a four seater dining room table and chairs. There is a window to the side allowing fantastic scenic views, two shelved cupboards providing great storage, Worcester boiler, radiator, tiled flooring and wall and ceiling lighting.

Wet Room

1.96m x 1.87m 6'5" x 6'2"

A fresh room consisting of a WC, Armitage Shanks wash hand basin with twin taps and a Mira Event electric shower encompassed by chic wet wall and fully tiled wet room flooring. There is an opaque window to the rear, radiator, extractor fan and ceiling lighting.

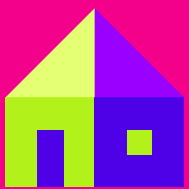
Landing

Carpeted stairs with a pine balustrade lead up to this light and airy landing which has a large window to the front providing lots of natural light and enjoying picturesque views. Louvre door cupboards house the water cylinder and offer great storage and there is a smoke alarm, ceiling lighting and carpet flooring.

Master Bedroom

3.47m x 3.48m 11'5" x 11'5"

A double bedroom which has a window to the front providing gorgeous scenic views over the



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countryside and benefitting from two double mirrored sliding door wardrobes offering fantastic storage. There is a radiator, ceiling lighting and carpet flooring.

Bedroom Two

3.47m x 3.20m 11'5" x 10'6"

A double bedroom with a window to the front with picturesque views. There is a radiator, ceiling lighting and carpet flooring.

Bathroom

1.83m x 2.54m 6'0" x 8'4"

The bathroom consists of a WC, wash hand basin with twin taps and a bath with twin taps and complementary tiling behind. There is a Velux window to the rear, RDL extractor, ceiling lighting and vinyl flooring.

Garage

10.3m x 4.58m 33'10" x 15'0"

Two double doors and a single door provide access into this spacious concrete garage with profile sheet roof and concrete floor. Two windows to the front allow in natural light and there is power and light.

Steading

17.83m x 3.86m 58'6" x 12'8"

A separate and superb traditional stone building offering great potential with the relevant planning permission. Three timber doors to the front allow access to the various storage areas within. One area has been separated and has an open fire and multi fuel stove creating a room to entertain guests. There is a power and light.

Outside

Ashfield is set in grounds extending to 1/3 of an acre with lovely lawn areas interspersed with mature trees and shrubs. A large gravel courtyard allows parking for several vehicles and there is a large steading, large garage, timber dog kennel with run measuring 3m x 6m, oil tank.

Services

It is understood that the property private water, septic tank drainage and mains electricity. There is oil fired central heating.

Home Report

To obtain a copy of the home report, please visit www.massoncairns.com where an online copy is available to download.
EPC Band D

Entry

By arrangement

Price

Offers over £290,000 are invited

Viewing and Offers

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

Masson Cairns
Strathspey House
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Email: property@lawscot.com

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Ground Floor



Plans not to scale, for illustration only



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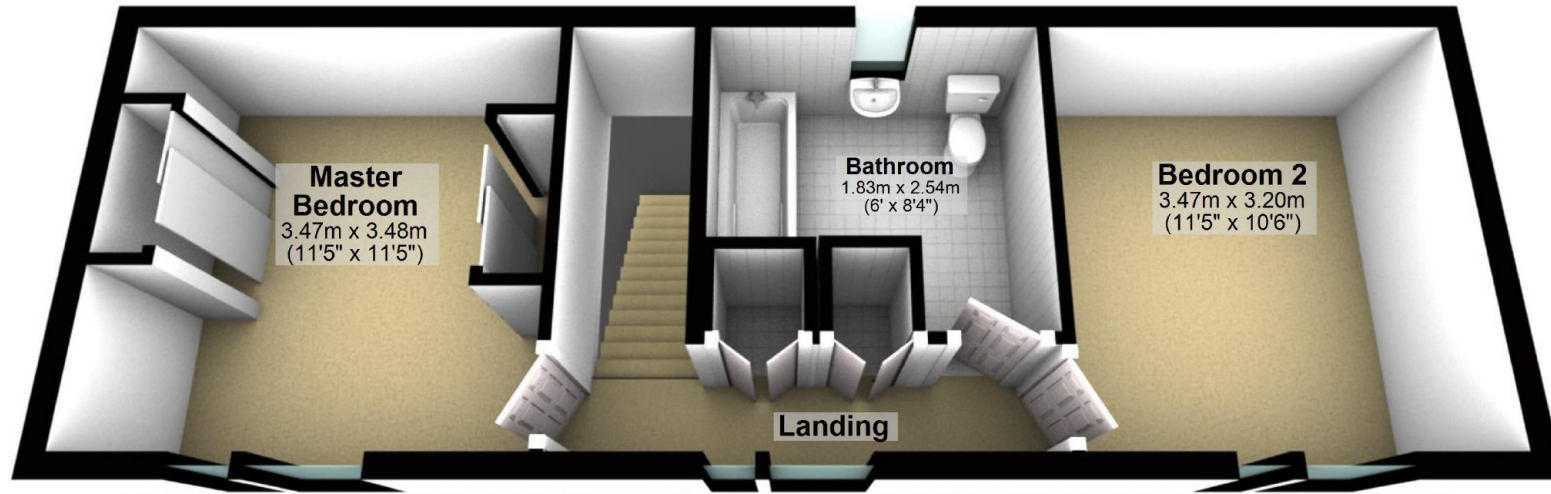
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First Floor



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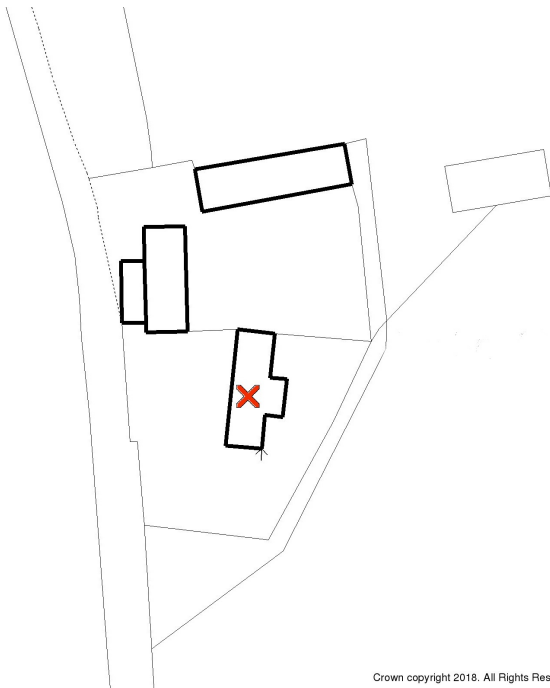
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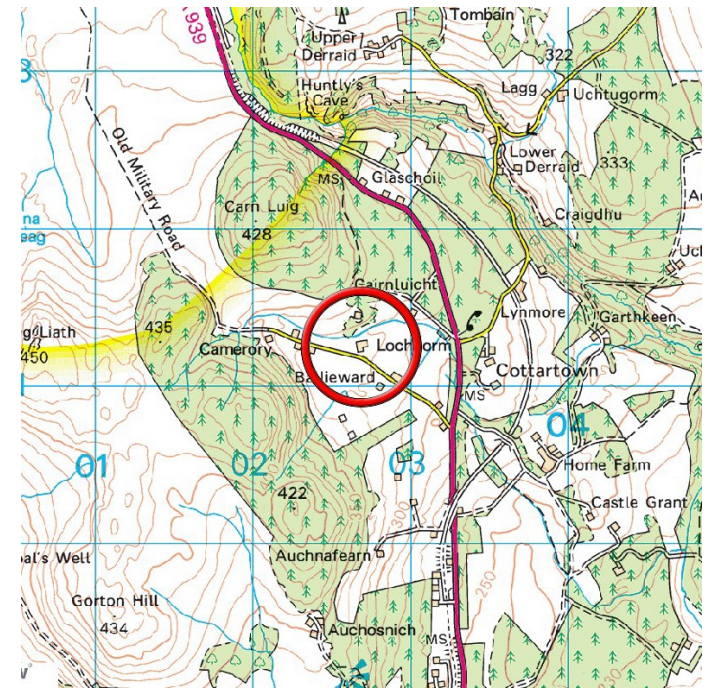
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**While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
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