



masson  
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Homefield And Cottage, Heathfield Road, Grantown On Spey, PH26 3HX  
Offers over £375,000

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solicitors and estate agents



A hugely impressive and manageable traditional detached home with additional separate cottage to the rear, combining exceptional modern living and charming history, located in the ever popular Granttown On Spey in the Cairngorms National Park. Both buildings have enjoyed complete refurbishment with the result of a stunning and modern family home including a wealth of immaculate period features alongside a useful and luxurious cottage providing separate accommodation. The main house accommodation extends to approximately 197 sq m and includes a grand entrance vestibule and hall, lounge with multi fuel stove, dining room, luxury oak kitchen with granite worktops, utility room, shower room and fifth bedroom to the ground floor. There is a half landing with bathroom and then up to the first floor with a further landing, master bedroom with en-suite shower room and three further bedrooms. Further to the main house is a delightful detached timber cottage with slate roof which has enjoyed complete refurbishment and comprises open plan area with kitchen, shower room and attached garage. The garden grounds are well maintained and there is parking for several vehicles, lawns and a covered seating area. Energy Performance Certificate Rating D, Council Tax Band F

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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

1.49m x 2.26m 4'11" x 7'5"

Double timber doors open into this grand entrance vestibule and a glazed timber door with a glazed panel at either side leads into the hallway. There is a charming tripe point ceiling light, hooks for hanging outerwear and vinyl flooring.

## Hallway

This welcoming spacious hallway provides access to the lounge, dining room and bedroom five, a further door leads to the kitchen and shower room and carpeted stairs lead to the first floor. There is a lovely 5 point ceiling light, warm carpet flooring, a radiator and smoke alarm.

## Lounge

4.03m x 4.46m 13'3" x 14'8"

A comfortable lounge enjoying large windows to the front and side allowing lovely views over the garden and Cromdale hills beyond, centred around a warming Heritage multi fuel stove with black hearth, timber surround and mantle. There is an integrated glazed display cabinet with storage underneath and there is a charming five point ceiling light, carpet flooring and a radiator.

## Dining Room

4.03m x 4.42m 13'3" x 14'6"

With a feeling of grandeur, the marvellous dining room has an abundance of space to house a 6-8 seater dining set, enjoys two large windows to the front flooding the room with natural light and

centres around a homely open fire with black hearth, ornamental tiled surround and timber mantle. There is a shelved press cupboard, laminate flooring, radiator and lovely five point ceiling lighting.

## Kitchen

3.22m x 4.34m 10'7" x 14'3"

An attractive kitchen providing a great range of oak wall, drawer and base units with integrated basket storage enjoying superior granite worktops and complementary splash back surrounding. Integrated within this lovely kitchen is a Franke sink with mixer tap, microwave and Indesit dishwasher and there is a freestanding Baumatic range cooker with double electric oven and grill and 5 ring gas hob with a Belling extractor hood over and a Beko larder fridge. There is a tall window to the rear overlooking the garden which allows natural light to flood through, a radiator, laminate flooring and two charming triple point ceiling lights.

## Bedroom Five

3.22m x 4.46m 10'7" x 14'8"

A charming comfortable double bedroom enjoying a window to the rear with views out to the garden. There is carpet flooring, ceiling lighting and a radiator.

## Shower Room

2.22m x 2.27m 7'3" x 7'5"

A handily placed and fresh shower room comprising of a white vanity unit with storage underneath housing a back to wall WC and wash hand basin with mixer tap and a large sliding door shower enclosure housing a mains pressure rainfall shower with sliding shower attachment with modern white splashback surrounding. There is an opaque window to the side, chrome towel radiator, extractor, shaver point, laminate flooring and ceiling lighting.

## Rear Porch

1.45m x 1.61m 4'9" x 5'3"

The light rear porch gives access between the kitchen and utility room and a quality glazed door provides entry out to the lovely covered rear patio and surrounding garden. There is a high level cupboard housing the electrical switchgear and there is laminate flooring, ceiling lighting and the Sunvic heating and hot water controls are placed here.

## Utility

1.84m x 4.04m 6'0" x 13'3"

A spacious utility room providing a good range of white base and wall units with complementary worktop and splash back with an integrated stainless steel sink with mixer tap. There is plumbing for a washing machine, venting for a tumble dryer and space for further household appliances as well as hooks for hanging outerwear and handy shelved storage. Two windows to the rear allow the natural

light to flood in and there is laminate flooring, ceiling lighting and a radiator.

## Half Landing and Landing

A carpeted mahogany staircase leads up to half landing and first floor landing. The charming half landing houses a lovely lit display area and provides access to the bathroom and store and the landing allows access to the master en-suite bedroom and bedrooms two, three and four. There is a Velux window to the side flooding the stairs with natural light, carpet flooring and ceiling lighting.

## Bathroom

3.58m x 4.03m 11'9" x 13'3"

Enjoy a little bit of luxury in this fabulous spacious bathroom which enjoys a freestanding double ended oval bath with freestanding bath shower mixer tap, a curved sliding door shower enclosure housing a mains pressure rainfall shower with sliding shower attachment surrounded by contemporary wet wall and a lovely vanity area providing drawer and cupboard storage which surrounds a modern back to wall WC and a wash hand basin with mixer tap. Two windows to the rear allow in lovely natural light and there is a large shelved storage cupboard, contemporary curved chrome towel warmer, radiator, extractor, laminate flooring and recessed ceiling lighting.

## Store

1.14m x 1.52m 3'9" x 5'0"

This sizeable store enjoys a window to the side allowing natural light and provides hanging rails for great storage. There is carpet flooring and ceiling lighting.

## Master Bedroom

3.80m x 4.46m 12'6" x 14'8"

A bright welcoming en-suite double bedroom enjoying a lovely bay window to the front allowing fabulous views of the garden and Cromdale hills beyond. There is a charming triple point ceiling light, carpet flooring and a radiator.

## En-Suite Shower Room

2.52m x 2.30m 8'3" x 7'7"

A charming en-suite shower room comprising of a back to wall WC, a white vanity unit with storage underneath incorporating a modern wash hand basin with mixer tap and a spacious sliding door shower cubicle housing a mains pressure rainfall shower with sliding shower attachment with modern wet wall surrounding. A further white unit provides great storage and there is a window to the front allowing in lovely natural light, extractor, recessed ceiling lighting, chrome towel warmer and laminate flooring.



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### Bedroom Two

2.94m x 4.46m 9'8" x 14'8"

A double bedroom enjoying a window to the rear overlooking the garden. There is carpet flooring, ceiling lighting and a radiator.

### Bedroom Three

3.70m x 4.40m 12'2" x 14'5"

A light double bedroom benefitting from a bay window to the front offering lovely views over to the Cromdale hills. There is carpet flooring, ceiling lighting and a radiator.

### Bedroom Four

3.02m x 4.40m 9'11" x 14'5"

A delightful double bedroom which has a window to the rear providing lovely garden views. There is carpet flooring, ceiling lighting and a radiator.

### Self Contained Cottage

A wonderful bright and spacious cottage with glazed French doors to the front and windows to the front, side and rear allowing fabulous levels of natural light. The cottage is open plan, enjoys a modern kitchen area and separate shower room and could be used for a multitude of uses such as a gym, games room or self contained granny flat. Laminate flooring flows throughout and there is a charming four point ceiling light as well as recessed ceiling lighting, two Dimplex panel heaters and a smoke alarm.

### Kitchen Area

7.11m x 4.55m 23'4" x 14'11"

A lovely selection of modern grey gloss wall, drawer and base units with chrome handles and complementary wood effect worktop enjoying an integrated round black sink with contemporary black mixer tap. Integrated appliances include a Russell Hobbs fridge and a Beko hob, grill and oven with extractor hood positioned above.

### Shower Room

1.80m x 1.82m 5'11" x 6'0"

A delightful fresh shower room comprising of a modern corner WC, pedestal wash hand basin with mixer tap and a sliding door corner shower enclosure housing a Triton electric shower with fresh contemporary tiling. There is an opaque window to the front, an Airvent extractor, tile effect laminate flooring and recessed ceiling lighting.

### Garage

5.58m x 2.73m 18'4" x 8'11"

An up and over door opens at the front of this spacious garage which has concrete flooring, power and light. A quality composite glazed door allows access at the side and two windows to the side provide

excellent levels of natural light.

### Outside

A wrought iron gate opens at the front of the property which is laid to lawn, bordered by mature shrubs and bushes and enclosed by a low level wall. A paved path leads to the front door and around the side to the rear garden. The large rear garden is laid with gravel and provides parking for several vehicles and there is quality timber fence surrounding. A private covered paved patio area has been created at the rear entry door providing the perfect place to sit with a drink and relax and enjoy the fresh air. There is an oil tank and an outside tap.

### Services

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

### Home Report

To obtain a copy of the home report, please visit [www.massoncairns.com](http://www.massoncairns.com) where an online copy is available to download.

Homefield EPC Rating D

Cottage EPC Rating E

### Entry

By arrangement

### Price

Offers over £375,000 are invited

There is a house plot adjacent to the property available at offers over £100,000. Please visit <https://www.massoncairns.com/property/house-site-market-road-grantown-on-spey/>

### Viewings and Offers

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

Strathspey House

Grantown on Spey

Moray

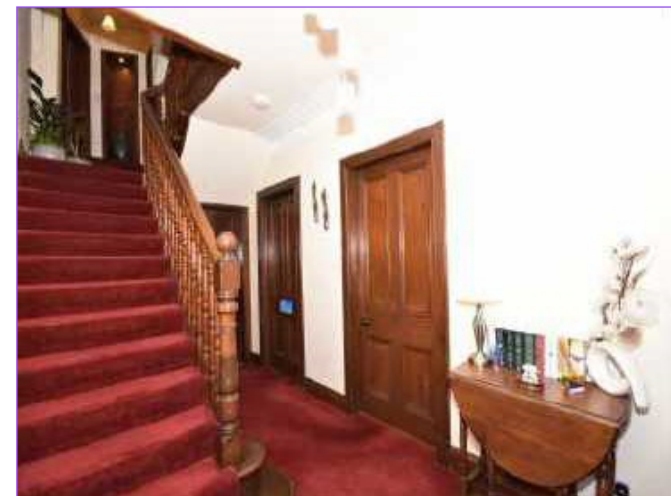
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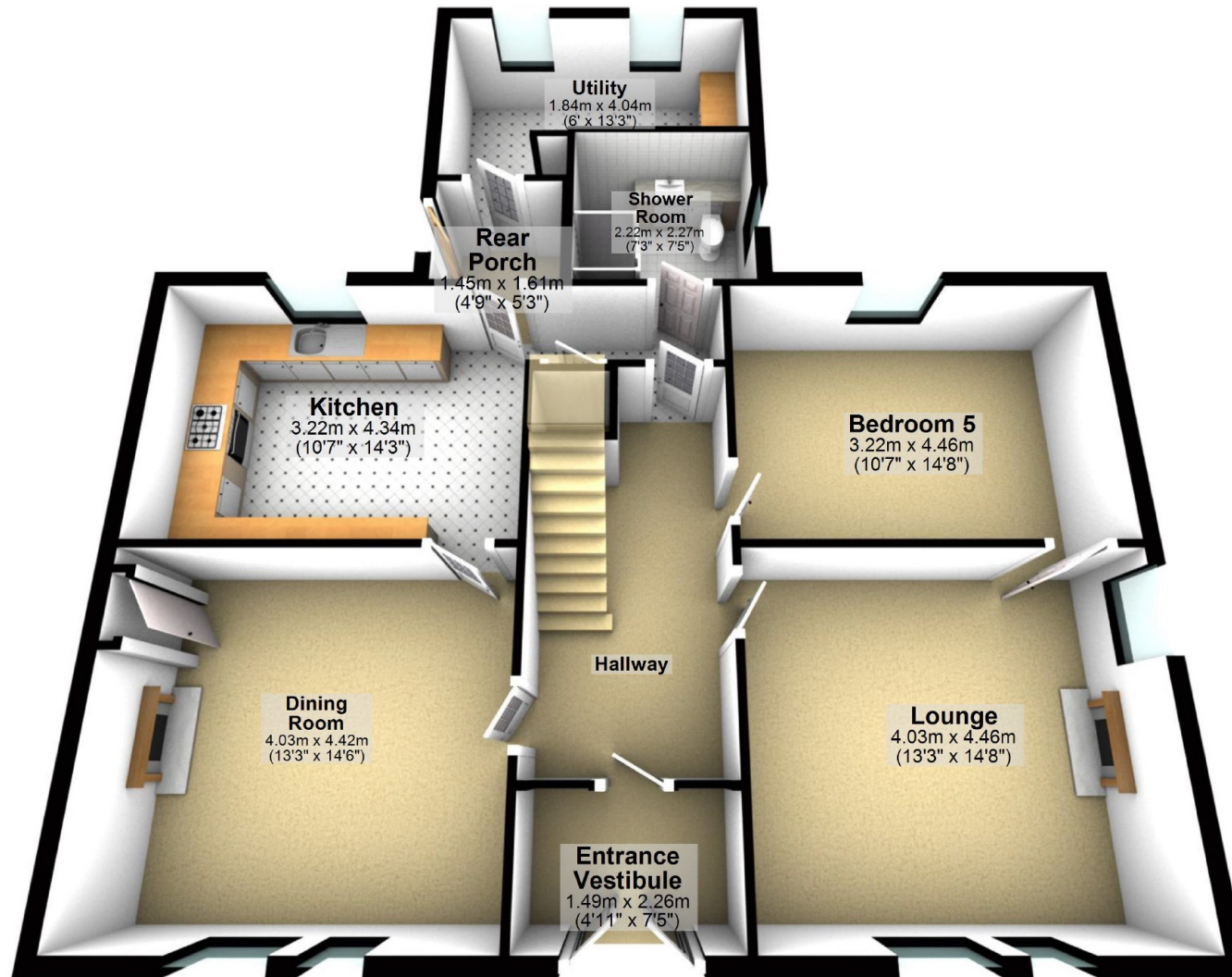








## Ground Floor



Plans not to scale, for illustration only



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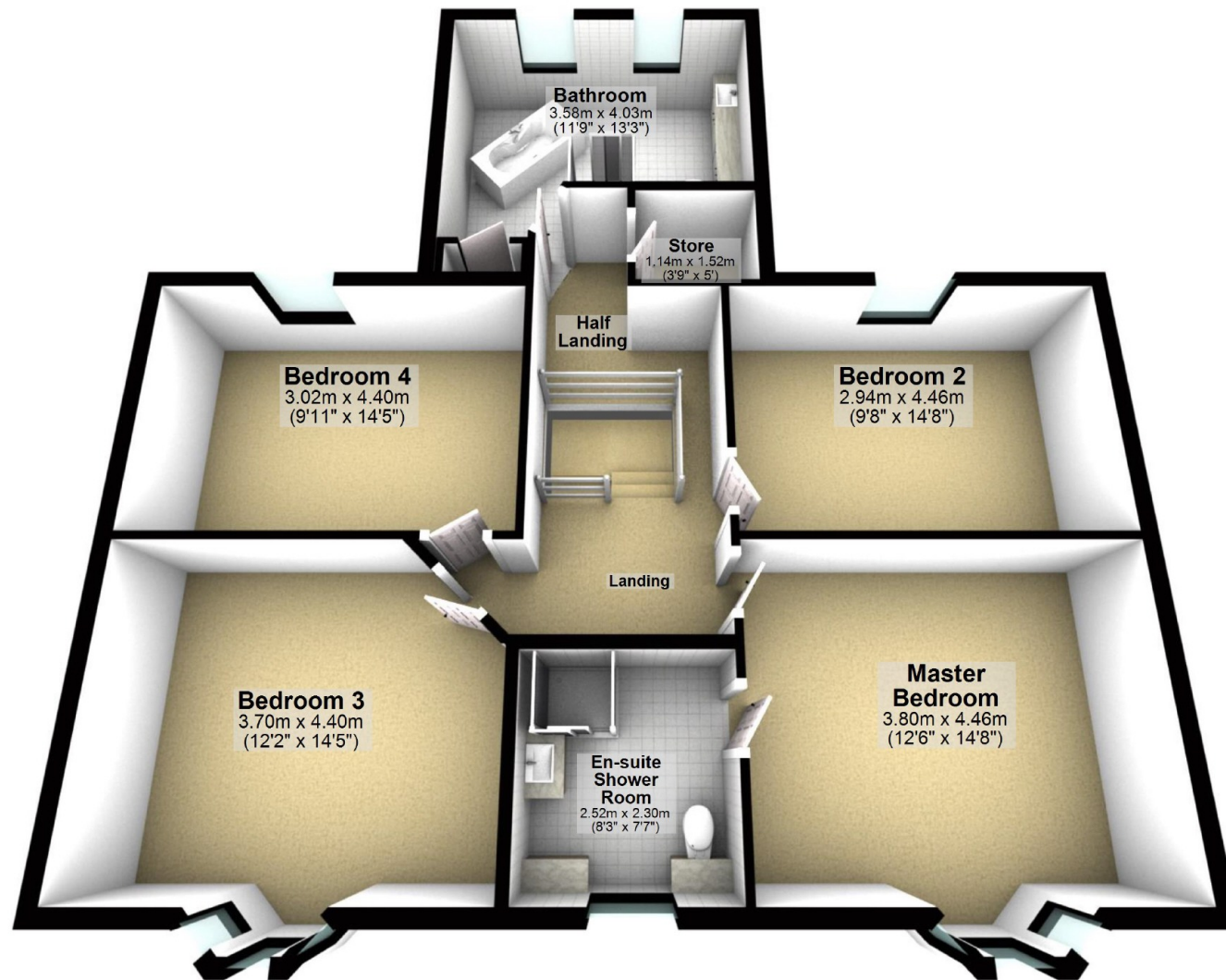
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## First Floor



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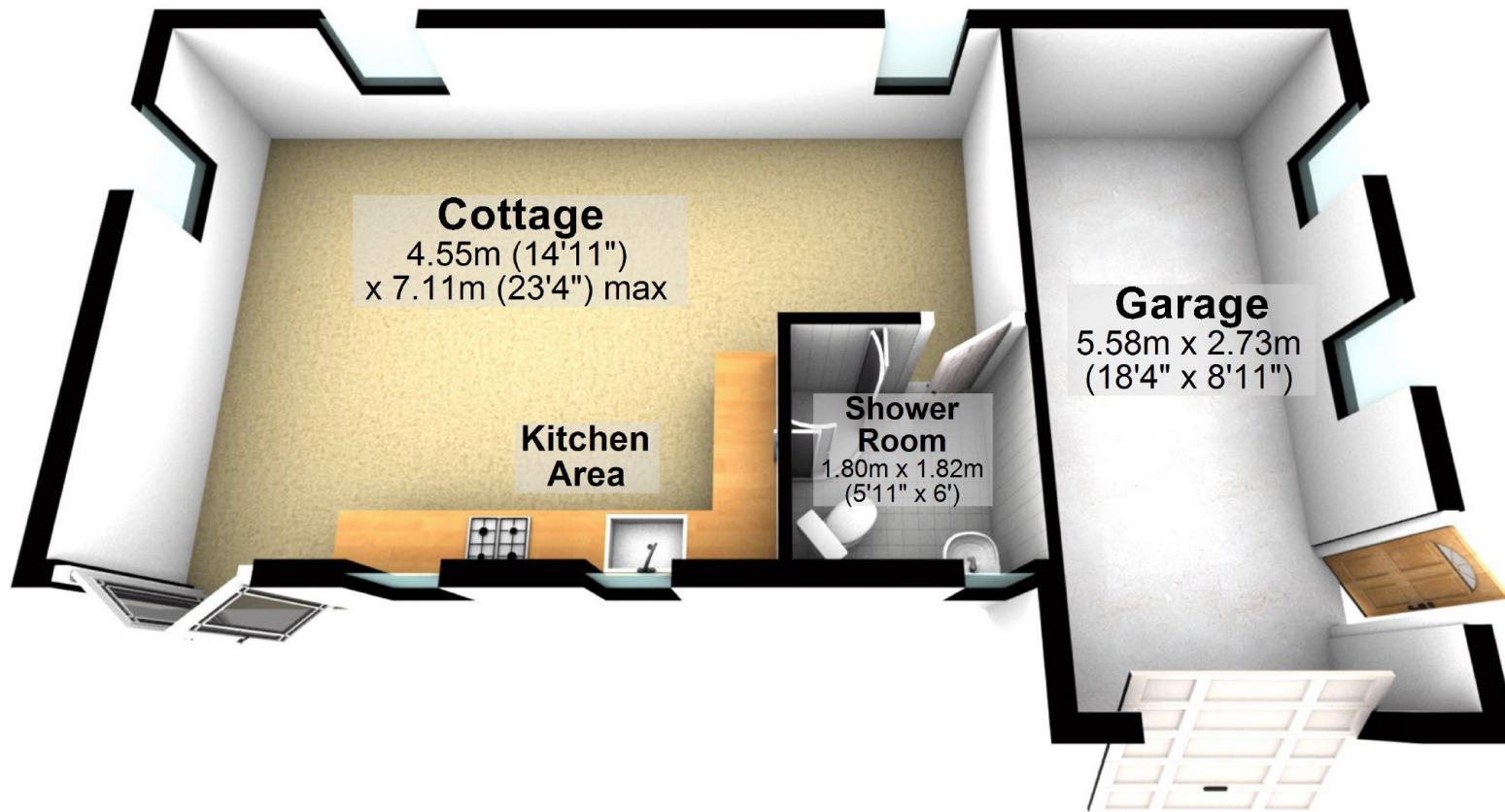
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## Self Contained Cottage and Garage



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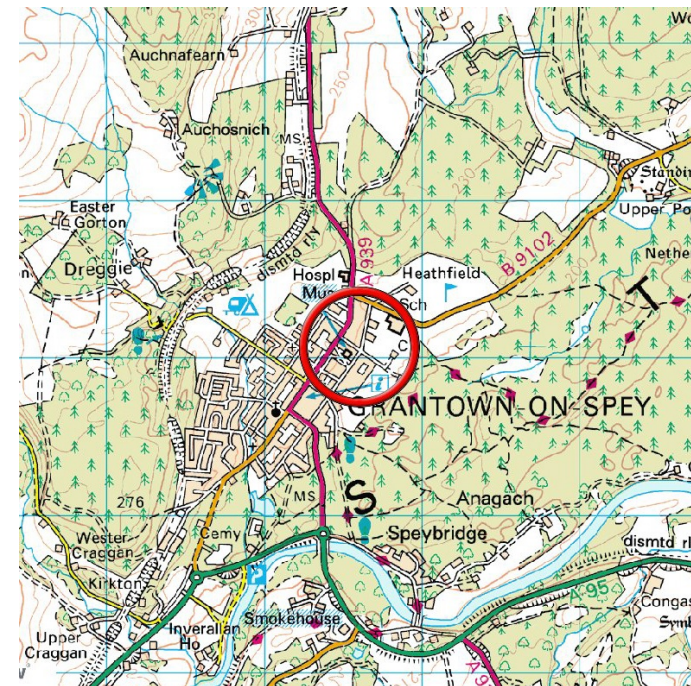
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**While the above particulars are believed to be correct  
they are not guaranteed and all offerers must satisfy  
themselves on all matters**



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