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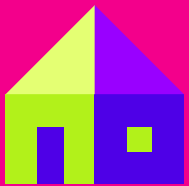
Farthings, Nethy Bridge, PH25 3DR  
POA

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



UNDER OFFER - A well proportioned and detached timber built two bedroom bungalow with attached one bedroom annexe in need of improvement or replacement but with beautiful large gardens in an enviable location within the forest village of Nethy Bridge. The property sits on a large plot extending to one-third of an acre on the Causer within the village, enjoying an elevated position above the River Nethy and extending to its wooded banks. The spacious accommodation is laid out over one floor and is split into main accommodation comprising of entrance hall, two bedrooms, bathroom, lounge, conservatory, kitchen and porch; with annexe accommodation comprising of entrance porch, lounge, bedroom and separate shower room. Outside there are several storage outbuildings in addition to off street parking, driveway and large front and rear gardens. This is a rarely available project or prime building plot (subject to the necessary consents) in this much sought after locale within the Cairngorms National Park. The home report states the property is not suitable for mortgage purposes. Energy Performance Certificate Rating E, Council Tax Band E

## POA



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## Nethy Bridge

Nethy Bridge is a charming village situated in the Cairngorms National Park, 5 miles from Grantown on Spey and 8 miles from Aviemore and is ideally placed to take advantage of the many sporting and recreational facilities which the Cairngorms National Park has to offer. With the dramatic backdrop of the often snowcapped Cairngorms and hundreds of acres of Abernethy Forest (RSPB owned) where Ospreys nest, Nethy Bridge spans the lower reaches of the River Nethy, a mile before it reaches the River Spey one of Scotland's foremost salmon rivers.

There is a 9 hole golf course at Nethy Bridge and excellent 18 hole golf courses in the surrounding villages. Salmon fishing is available at moderate cost on the River Spey. The village has a well respected Primary School with education to University entrance standard provided by the Grammar school at Grantown and there is a post office, grocery shop, butchers, farm shop, cafe and community hall. Within easy reach are the Cairngorm Mountains with their winter sports facilities and the beaches of the Moray Firth are also close by. Aviemore in on the main Inverness - London Inter City rail line and the A9 gives easy access to all parts of the U.K.

## Entrance Hall

A quality composite door with a glazed panel at either side opens into the entrance hall which in turn provides access to the lounge, bedrooms and bathroom. There is carpet flooring, ceiling lighting, a radiator and a loft access hatch.

## Lounge

3.55m x 6.0m 11'8" x 19'8"

A spacious lounge centred around an open fire with stone surround, tiled hearth and timber mantle. Glazed doors open into the sun room, a window to the side looks into the store and a door provides access to the kitchen. There is carpet flooring, ceiling lighting and a radiator.

## Sun Room

2.73m x 3.56m 8'11" x 11'8"

Accessed from the lounge, the bright sun room enjoys full height glazing to all sides enjoying views over the private garden grounds. A glazed door to the side provides ease of access out into the garden.

## Kitchen

2.34m x 2.95m 7'8" x 9'8"

The kitchen provides a range of base and wall units with worktop space and an integral stainless steel sink is ideally situated at the twin windows to the front allowing views over the garden grounds. There is space for a fridge and freestanding cooker with Homark extractor hood above. The Boulter Buderus boiler and the electrical switchgear are located here. A door opens to the side hall which has vinyl flooring, ceiling lighting and a radiator.

## Bathroom

2.34m x 1.73m 7'8" x 5'8"

The well proportioned bathroom comprising of an Armitage Shanks WC, wash hand basin with twin taps and a bath with twin taps housing a MX Duo electric shower with a glazed shower screen and tiling surrounding. A shelved cupboard provides good storage, an opaque window to the front allows in natural light and there is carpet flooring, ceiling lighting and a radiator.

## Bedroom One

2.34m x 3.56m 7'8" x 11'8"

A double bedroom enjoying a large window to the front overlooking the garden and benefitting from a spacious integral wardrobe providing good storage. There is ceiling and wall lighting, carpet flooring and a radiator.

## Bedroom Two

2.94m x 4.78m 9'8" x 15'8"

Another double bedroom with a large window to the rear looking out over the spacious garden grounds. There are two integral double cupboards providing storage, ceiling lighting, carpet flooring and a radiator.

## Side Hall

The side hall is accessed from the kitchen and doors open to the WC and the store. A window to the side allows in natural light and there is carpet flooring and wall lighting.

## WC

0.71m x 1.37m 2'4" x 4'6"

The WC houses a WC and wash hand basin. There is integral storage and ceiling and wall lighting.

## Store

2.68m x 1.37m 8'10" x 4'6"

Steps lead down into this bright store which has windows to the rear and side allowing in great natural light. A glazed door to the side provides access to the garden and there is a concrete coal bunker and timber store.



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### **Annexe Entrance Porch**

0.84m x 1.43m 2'9" x 4'8"

Steps lead up to the entrance porch which in turn opens into the lounge. There are windows to the side and rear.

### **Annexe Lounge**

2.91m x 4.24m 9'7" x 13'11"

A spacious lounge with a window to the rear overlooking the private garden grounds. Doors lead into the bedroom and WC and there is ceiling lighting.

### **Annexe Bedroom**

2.40m x 5.06m 7'10" x 16'7"

A sizeable bedroom enjoying a window to the front looking out at the garden. There are wall and base units housing a wash hand basin with twin taps and there is ceiling lighting.

### **Annexe WC**

2.91m x 0.79m 9'7" x 2'7"

A neat room containing a WC and a wash hand basin. A window to the rear allows in natural light and there is ceiling lighting and vinyl flooring.

### **Outside**

A particular feature of the property are the marvellous garden grounds which offer excellent amenity and outside living space. There is a gravel drive way from the roadside which sweeps through a timber double gate to the front of the property and offers parking for several vehicles. The front and rear garden areas extend to approximately 1/3 of an acre and are at present in a natural state, but have superb potential to provide excellent amenity amongst mature trees and shrubs with banking which reaches all the way down to the River Nethy. There are a number of outbuildings and a car port all of which require replacement but give an impression of the various placement opportunities and space that is

available. Subject to the necessary consents the house could be replaced with a more efficient home which would complement and enhance this unique location in this sought after village.

### **Services**

It is understood that the property is served with mains electricity, water and drainage. There is oil central heating. There is no heating system within the annexe.

### **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.

EPC Band F

### **Entry**

By arrangement

### **Price**

UNDER OFFER

N.B. The home report states that the property is NOT suitable for mortgage purposes and on this basis potential purchasers / viewers will be required to provide evidence of funding to satisfy the sellers prior to the acceptance of any suitable offer.

CLOSING DATE - 07 June 2019 at 12 noon

### **Viewing and Offers**

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

Strathspey House

Grantown on Spey

Moray

PH26 3EQ

Tel: (01479) 874800

Fax: (01479) 874806

Email: [property@lawscot.com](mailto:property@lawscot.com)

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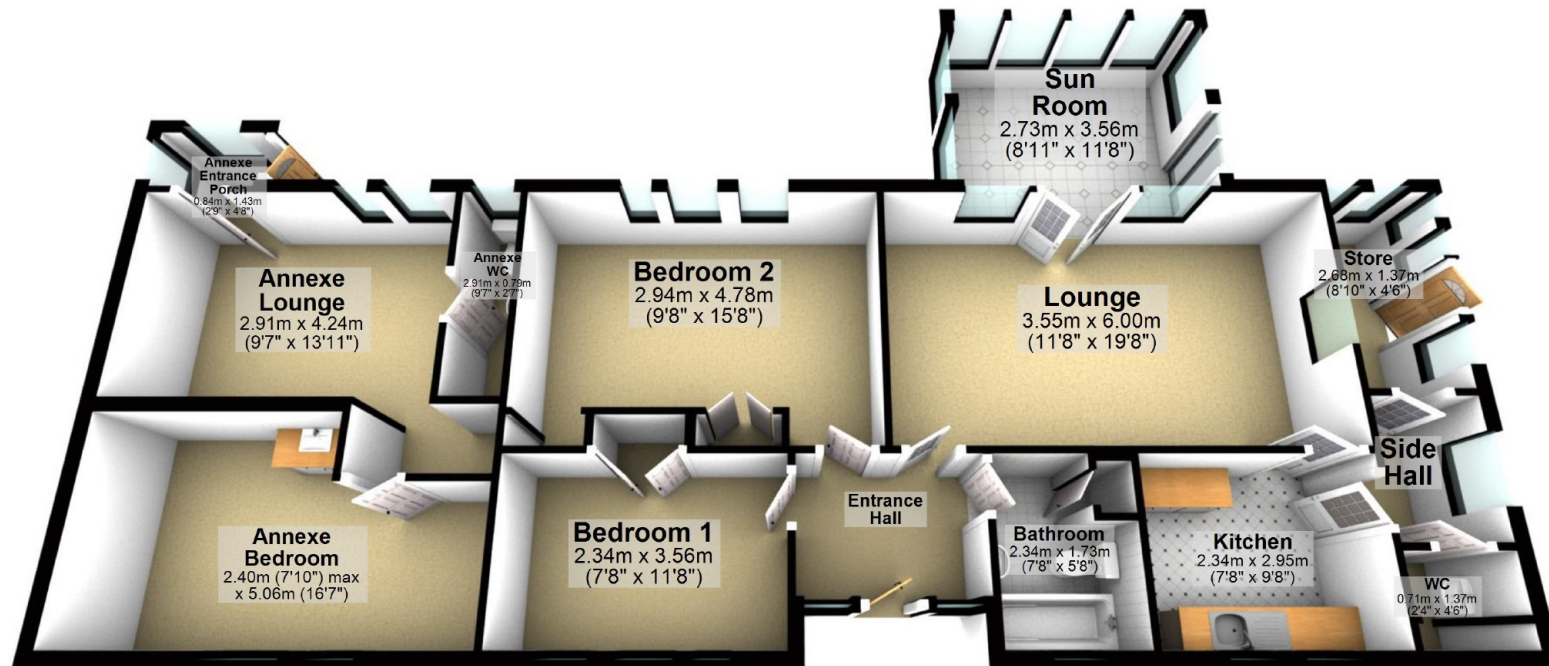








## Ground Floor



Plans not to scale, for illustration only



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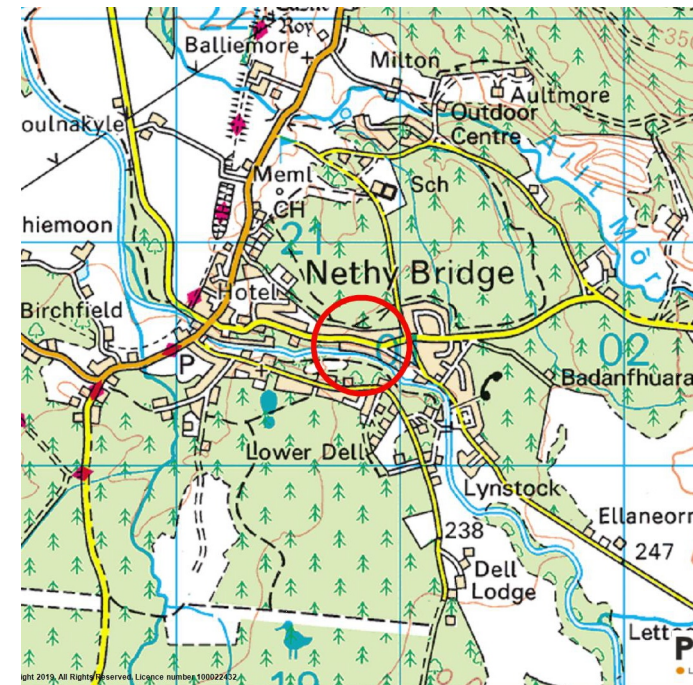
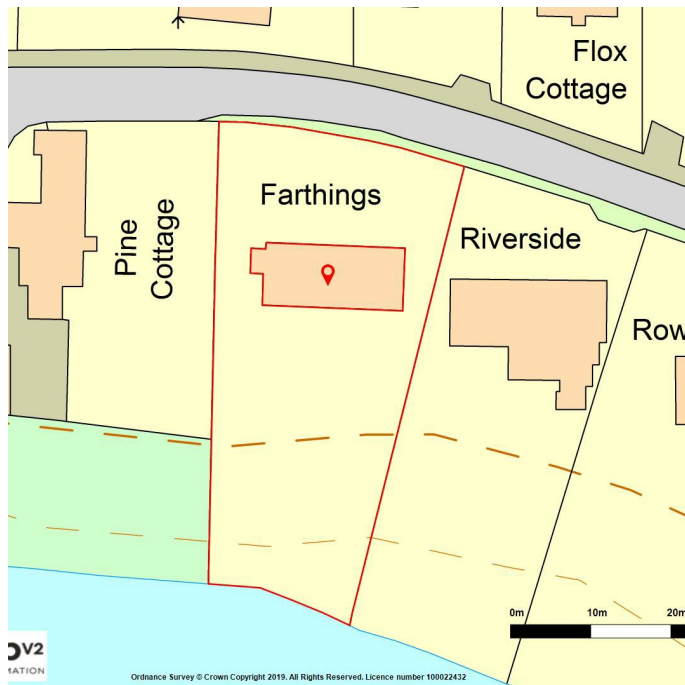
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**While the above particulars are believed to be correct  
they are not guaranteed and all offerers must satisfy  
themselves on all matters**



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