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Bydand, Dulnain Bridge, PH26 3LU
POA

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

UNDER OFFER - A special and exceptional home which has been refurbished exquisitely and with a fastidious eye for detail to provide a luxury residence in a simply splendid location with luscious gardens and Cairngorm views. The immaculate accommodation is arranged over two floors and comprises of an impressive bespoke kitchen with AGA range and which further extends into a beautiful snug with patio doors to the gardens, there is heavenly lounge with dining area and garden access, shower room, stairs to the first floor accommodation with three double bedrooms two of which offer opulent en-suite bath and shower rooms. Outside the house is approached by an electrically operated gated entrance leading to the lock block driveway with parking for several vehicles. The entire plot extends to around 0.6 acres of beautifully landscaped garden grounds and includes a variety of specimen trees, plants and shrubs, dry stone walls, rolling lawns, feature outside lighting to the house and gardens, garden office ideal for those working from home, kennels, chicken run and wood and timber store. The large decked veranda and separate raised decking is beautifully designed and ideal for entertaining in the summer months. There is a detached large garage with laundry room adjacent to the house in addition to a large car port. The property is a real 'one off' and would suit a variety of purchasers. Energy Performance Certificate Rating C, Council Tax Banding F

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Dalnain Bridge

Near Grantown-On-Spey, and in the Cairngorms National park, the village is comprised of two communities, Dalnain Bridge itself is centred to the north of the bridge with a shop and garage. The crofting community of Skye of Curr stretches for about a mile to the south, terminating at the famous Speyside Heather Centre. Grantown-On-Spey situated nearby is within the Cairngorms National Park and 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, 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.

Overview

Bydand is currently operated as an exclusive 2 bedroom Bed & Breakfast, set in the heart of the Cairngorm National Park in the Scottish Highlands with guests experiencing the utmost luxury. It enjoys a fabulous reputation and is featured in many blogs and recommended websites. It has five star google and trip advisor reviews in addition to an exceptional rating on booking.com and a 5 star Scottish tourist board rating. The property is available as a sumptuous family home or if required all necessary furniture and service items can be purchased by separate negotiation. This amazing home is offered in immaculate condition with every detail thought of; from the outside mood and security lights and cameras to the internal sumptuous bathrooms and finishings.

Entrance Porch

Located to the rear of the property is a lovely timber porch where a timber glazed door opens into the kitchen. There is outside lighting and log storage.

Kitchen / Breakfast Room

6.0m x 3.32m 19'8" x 10'11"

An exceptionally stylish kitchen that stands out from the crowd and provides a great range of base, wall and larder units with stunning bespoke quartz worktops and further complemented with a matching central island / breakfast bar with marble worktop, storage and featuring a circular sink with chrome P spring spout tap. Integrated within the kitchen is a four oven oil fired Aga range enjoying two

stoves and a hot plate, a Belfast sink with modern pull out rinser mixer tap, pull out integral bins and a Lamona dishwasher and there is space for a fridge / freezer. Double windows to the rear and a further window to the side allow fabulous light to shine through and there is tiled flooring, recessed ceiling lighting and a charming feature light is situated above the breakfast bar.

Snug

4.0m x 3.85m 13'1" x 12'8"

On open plan with the kitchen this is a beautifully bright, comfortable and sunny room featuring a Morso wood burning stove with a timber mantle and offers a lovely social space to gather together and relax. Full height glazing and French doors to the gardens provide tremendous panoramic views of the Cairngorm mountains and access to the decked veranda. A low level cupboard provides storage and there is tiled flooring and recessed down lighting.

Lounge with Dining Area

4.66m x 10.0m 15'3" x 32'10"

A beautifully spacious lounge spanning the width of the house and enjoying floor to ceiling glazing with French doors providing excellent views over the garden and the Cairngorm mountains in addition to providing access onto the marvellous decking area and covered veranda with down lighting. The lounge centres around a homely freestanding Morso wood burning stove set on a slate hearth with feature slate wall surround and to the rear of the room there is a dining area and further patio doors lead out onto the side gardens which all combine to create a fabulous place for family and friends to come together to relax and unwind. Additionally there are windows to the side and rear which allow excellent levels of natural light to shine in and show off the quality natural oak flooring. There is ceiling and wall lighting and a contemporary vertical radiator.

Shower Room

1.37m x 2.51m 4'6" x 8'3"

A crisp and fresh shower room in white comprising of a back to wall WC with integral chrome flush, a contemporary wall hung vanity unit with drawer storage with a ceramic wash hand basin, chrome mixer tap and an led illuminated demister mirror and large shower enclosure with sliding door housing a mains pressure shower with chic white tiling behind. There is chequer tiled flooring, recessed down lighting, extractor and a chrome towel radiator.

Landing

A window to the side shines natural light over the white timber staircase which leads up to the first floor landing and where doors open to all three luxury bedrooms. A high level cupboard houses the

electrical switchgear and there is carpet flooring, recessed down lighting and a loft access hatch.

Bedroom One

4.95m x 4.65m 16'3" x 15'3"

An exquisite and large en-suite double bedroom which enjoys a dual aspect with double windows to the front and side allowing views over the spacious garden and beyond to the Cairngorm mountains. Beautiful natural oak flooring flows throughout, there is recessed down lighting and T.V point.

En-Suite Bathroom

4.47m x 2.32m 14'8" x 7'7"

This indulgent and contemporary en-suite bathroom benefits from comfort underfloor heating, enjoys beautiful quality features and comprises of a WC, an antique marble topped wash hand basin and vanity area with a feature bare brick wall behind, a large walk in shower enclosure housing a mains pressure rainfall shower with separate hand attachment and contemporary fresh tiling behind. To complete the splendid arrangement there is a freestanding double ended oval bath with a freestanding floor mixer tap and with a porthole window to admire the outstanding views over to the Cairngorm Mountains as you soak and relax in the bubbles. Integral cupboards provide shelving and hanging storage, a double window allows views to the Cairngorms and there is a chrome towel warmer, tiled flooring, recessed down lighting and wall lighting on the feature brick wall.

Bedroom Two

3.34m x 3.55m 10'11" x 11'8"

Relax in luxury in this en-suite double bedroom with the wow factor benefitting from a double window to the rear overlooking the beautiful garden grounds and woodlands beyond. Total relaxation is guaranteed and there is recessed down lighting, a radiator, T.V point and cosy carpet flooring.

En-Suite Bathroom

3.38m x 2.85m 11'1" x 9'4"

Another sumptuous and stylish en-suite bathroom which is open to the bedroom and enjoys an impressive freestanding slipper bath with contemporary floor standing mixer tap, over sized walk in enclosure housing a rainfall shower with hand held attachment and a wall hung wash hand basin with contemporary mixer tap. Full height windows to the side allow in lovely natural light and they are beautifully surrounded by traditional window shutters. An opaque door opens to the WC room and there is underfloor heating, tiled flooring, recessed ceiling lighting, wall lighting and an extractor.

The WC room provides separation from the en-suite area and houses a back to wall WC with integrated chrome flush button and a wash hand basin with mixer tap. A window to the side allows natural light



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and there is a chrome towel warmer, ceiling lighting and tiled flooring.

Bedroom Three

2.76m x 3.30m 9'1" x 10'10"

An attractive double bedroom enjoying a double window to the front providing excellent woodland views. An entire wall has been fitted with integral wardrobes providing fantastic storage and there is a charming three point ceiling light, natural oak flooring, T.V point and a radiator.

Planning

Full Planning Permission has been obtained from the Highland Council for the erection of two single storey extensions to the east and west elevations of Bydand. These extensions would of further enhanced the space within the property by adding a further en-suite bedroom with dressing room, a formal dining room, WC and store.

Reference 18/00629/FUL . The decision notice of approval was issued on the 14th June 2018.

Further details on planning can be obtained by visiting the Highland council E-Planning website and typing in the reference 18/00629/FUL

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

Outside

A large electrically operated and remotely controlled security gate opens in a manner befitting of the residence to a very large lock blocked parking area with availability for at least 6 vehicles in addition to the car port and garage. The expansive and immaculate garden grounds extend to over 0.5 acres and combine a wondrous combination of rolling lawns interspersed with neat flowerbeds and mature ornamental shrub and tree planting. There are two delightful decking areas where you can sit in the sunshine with a drink and take in the breathtaking views. There are various sheds, a summer house, log stores, a container, chicken run and a dog kennel creating ample amenity for storage of garden and sports equipment, logs and lots lots more. There is security lighting placed in all of these areas to provide confidence and outside decorative lighting has been tastefully located throughout the garden to create a fantastic ambience. There are two oil tanks and an outside tap.

Double Garage and Car Port

9.70m x 5.36m 31'10" x 17'7"

A wonderful timber double garage and separate large carport create space to house lots of vehicles and keep them all protected from the elements. Two sets of double doors open into the spacious timber

double garage which enjoys concrete flooring, power and light and a door provides access to the laundry room.

Laundry Room

3.50m x 2.54m 11'6" x 8'4"

Accessible from the garden and from within the double garage, this excellent timber built laundry room has plumbing for a washing machine, venting for a tumble dryer and provides fabulous shelved storage.

Garden Office

2.91m x 3.81m 9'7" x 12'6"

An excellent timber built office which has been fully insulated and enjoys laminate flooring, ceiling lighting, a Dimplex panel heater, BT phone line and plenty of power points. A door opens at the front and windows to the front and rear allow in lovely natural light and enjoy views over the garden and over to the Cairngorm mountains.

Services

It is understood there is mains drainage, electricity and water. 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 Rating C

Entry

By arrangement

Price

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Most of the furniture is available by separate negotiation and the hanging lamp in the lounge is not included

Viewings and Offers

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

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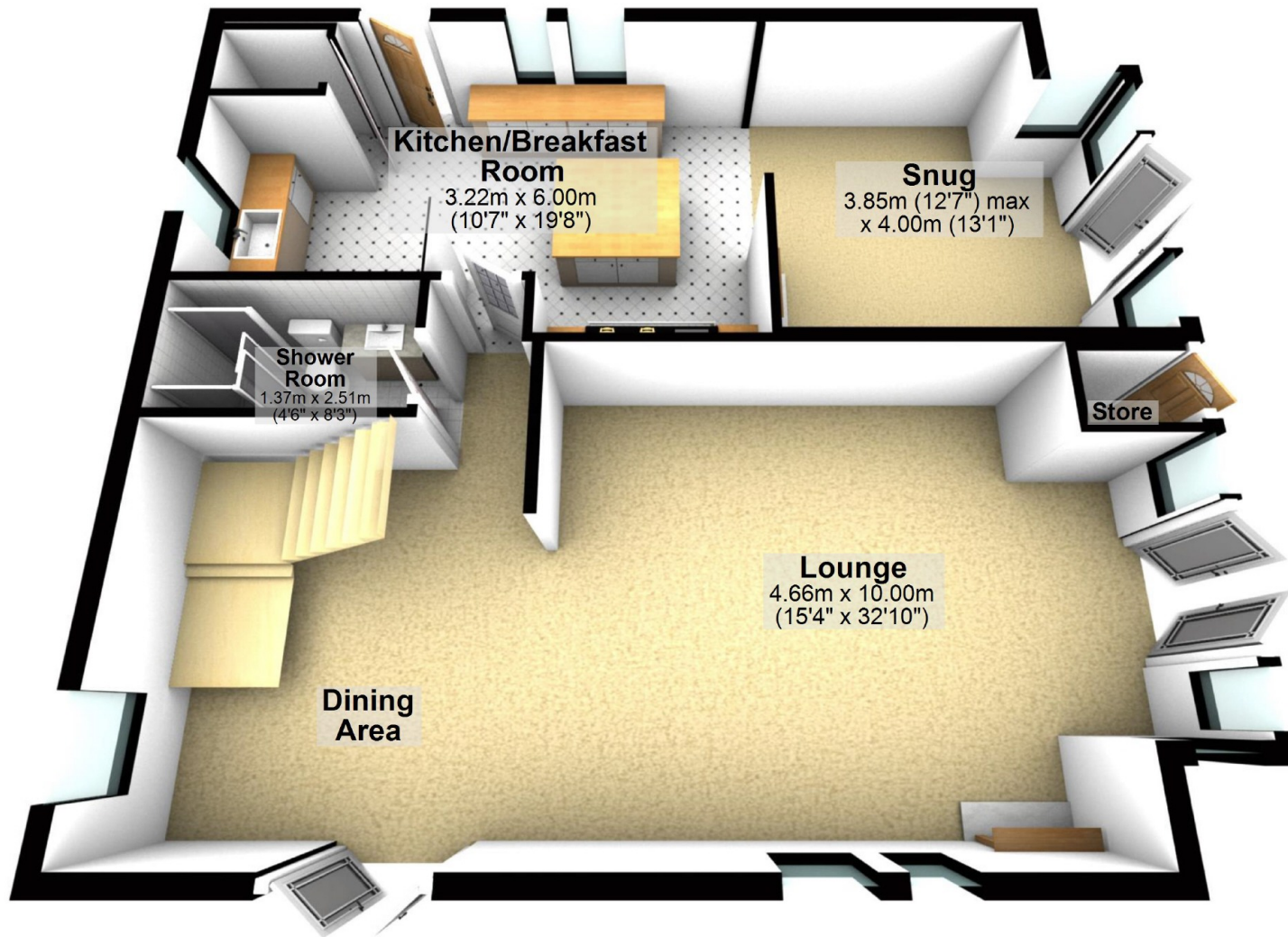








Ground Floor



Plans not to scale, for illustration only



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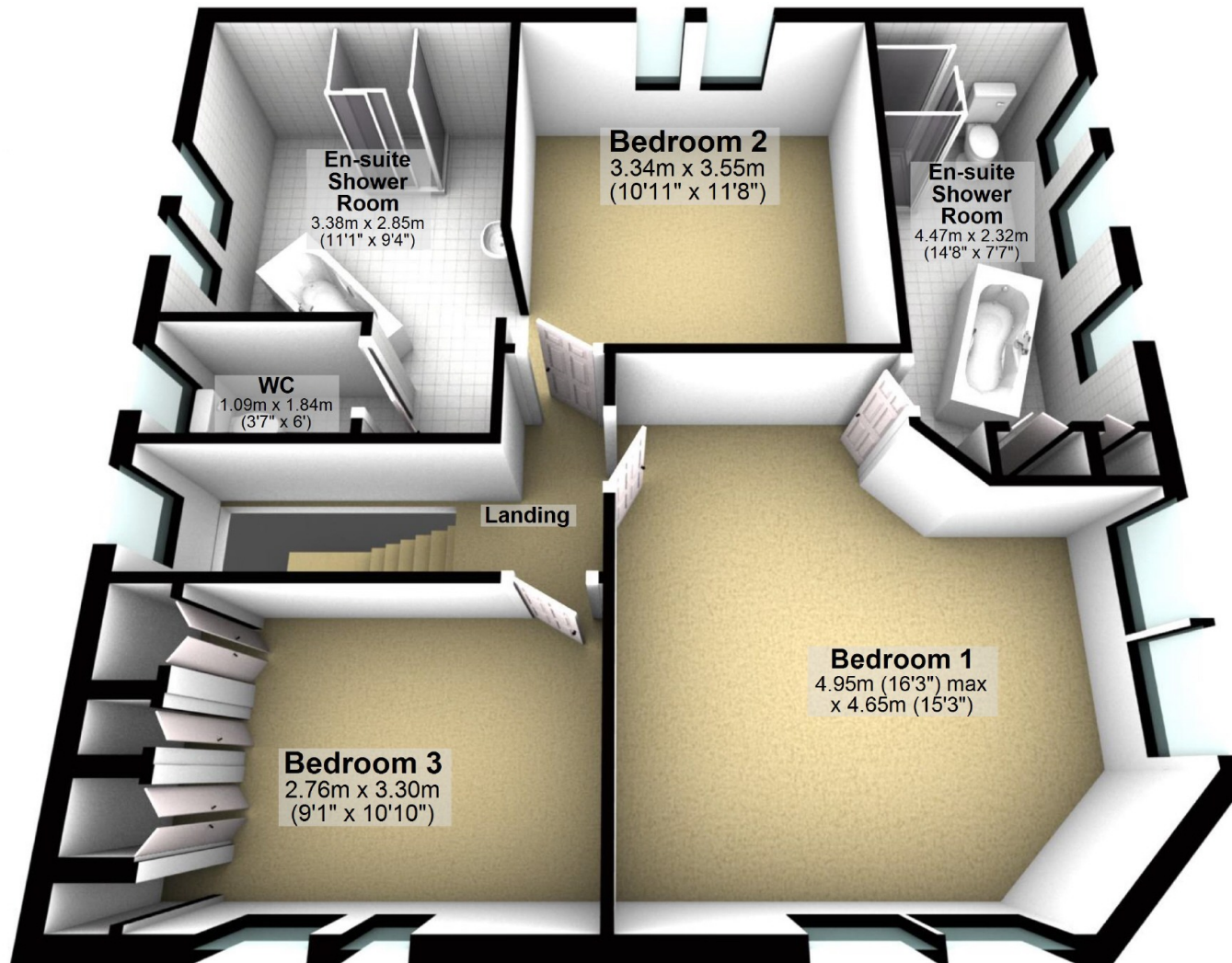
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First Floor



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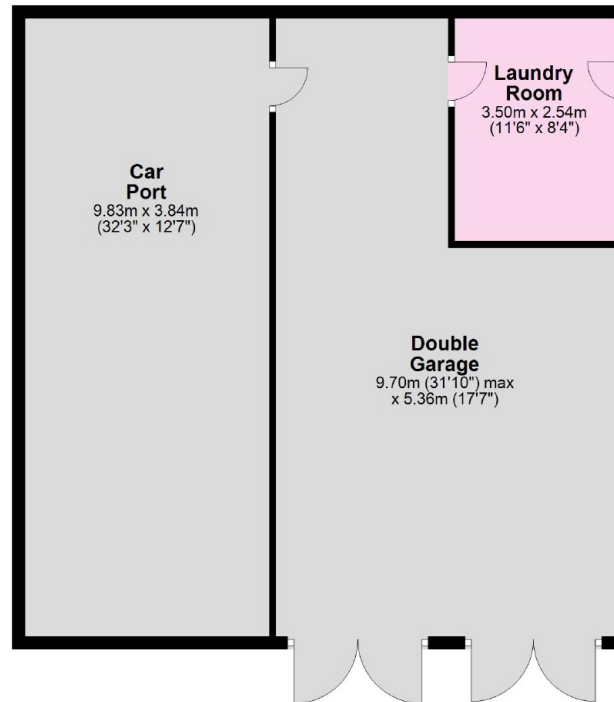
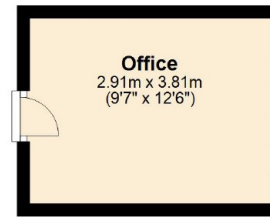
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Outbuildings



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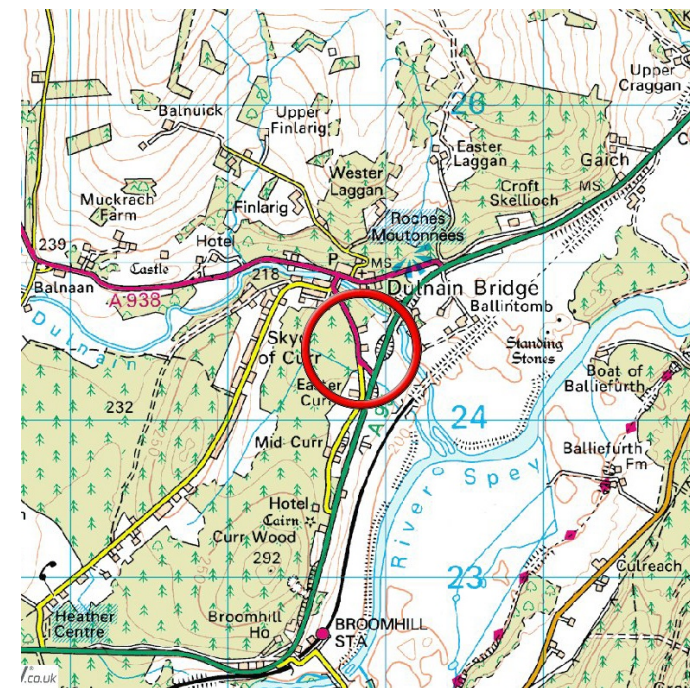
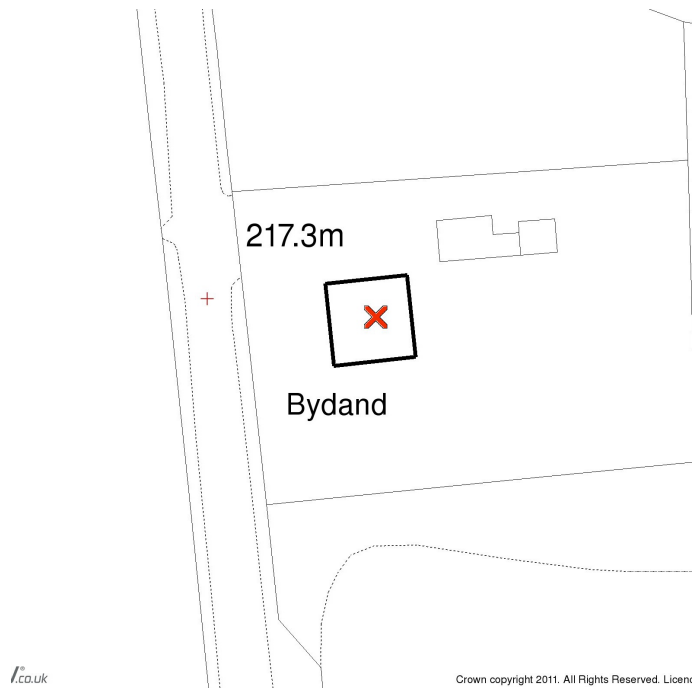
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**While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
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