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Ardconnel, Woodlands Terrace, Grantown On Spey, PH26 3JU
Fixed asking price £580,000

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

solicitors and estate agents

An impressive and elegant granite and slated Victorian villa standing in extremely attractive grounds of approximately 0.5 acres within easy reach of all amenities, the golf course and walks through woodland to the River Spey. Retaining many period features this desirable property has extensive and stylish accommodation over three floors with the benefit of oil fired central heating, a well fitted kitchen with timber worktops, an AGA and quality appliances, six luxury bedrooms (all with recently upgraded en-suites), large and bright lounge and dining room, a study, separate WC, utility rooms, rear porch, hallway and entrance vestibule. The current owners let out two bedrooms on an ad hoc basis and Ardconnel is recognised by Visit Scotland as a 4 Star establishment. This delightful home can offer added value for the incoming purchaser with well established business from the many discerning holidaymakers who visit this popular area within the Cairngorms National Park. With mature and manicured gardens including a timber garage and summer house, Ardconnel presents a brilliant lifestyle business opportunity or a substantial family home in a prominent position within this popular and thriving Highland town. Energy Performance Certificate Rating E, Council Tax Band G

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Granttown On Spey

Situated within the Cairngorms National Park Granttown 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 Granttown 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 Granttown on Spey - Aviemore 15 miles; Elgin and Inverness 34 miles; Aberdeen 80 miles; Perth 95 miles.

Entrance Vestibule

2.01m x 2.40m 6'7" x 7'10"

Double timber doors open into this attractive welcoming entrance vestibule and a glazed timber door with decorative side panels allows entry into the hallway. There is decorative tiled flooring and a charming three point ceiling light.

Hallway

This impressive hallway provides access to the lounge, dining room and study and is open to a further hallway area at the rear allowing access to the kitchen / dining room and bedroom one. Stairs lead up to the first floor accommodation, a handily placed cupboard provides hanging and shelved storage and there is carpet flooring throughout, ceiling lighting and two radiators.

Lounge

5.27m x 4.55m 17'3" x 14'11"

A beautifully bright and elegant room featuring ornate decorative corning and enjoying a large bay window to the front providing beautiful views, all centred around a warming Jotul multi fuel stove set on a black slate hearth with stone surround. At either side of the stove are recessed shelved display areas with a low level cupboard underneath and this lovely relaxing lounge has chandelier lighting, carpet flooring and two radiators.

Dining Room

5.27m x 4.47m 17'3" x 14'8"

A light and spacious dining room enjoying a beautiful bay window to the front overlooking the garden grounds and lovely surrounding scenery. An excellent feature of the room is an open fire with decorative tiled surround set on a black slate hearth with a painted timber mantle. At either side of the fireplace there are recessed shelved display shelves and the room enjoys decorative corning, carpet flooring, a radiator and a chandelier ceiling light.

Study

2.95m x 4.50m 9'8" x 14'9"

A generous and attractive study with a window to the side allowing in fabulous natural light and enjoying a homely open fire with slate hearth and timber mantle and surround. There is laminate flooring, ceiling and wall lighting and a radiator.

Bedroom One

3.84m x 4.47m 12'7" x 14'8"

A marvellous and capacious en-suite double bedroom enjoying windows to the rear and side overlooking the lovely garden grounds and benefiting from a upvc door at the side providing entry to the parking area at the side of the property. Steps lead down to the en-suite shower room and there is carpet flooring, ceiling lighting and two radiators.

En-Suite Shower Room

2.28m x 3.09m 7'6" x 10'2"

Steps lead down to this harmonious fully tiled fresh en-suite shower room which comprises of a WC, pedestal wash hand basin with mixer tap benefitting from an illuminated mirror cabinet with internal shaver point situated above and a wonderful spacious walk in shower enclosure housing a mains pressure rainfall shower with separate hand held attachment with quality wet wall surrounding and there is a lovely shelved vanity area with illuminated mirror above. An opaque window to the side allows in natural light, a cupboard provides good storage and there is laminate flooring, recessed ceiling lighting, a radiator, chrome towel radiator and extractor.

Kitchen / Dining Room

3.56m x 4.54m 11'8" x 14'11"

A warm and inviting kitchen / dining room providing a lovely range of cream base and drawer units with complementary timber worktops and featuring a white ceramic one and a half bowl ceramic sink with mixer tap and centred around a four oven oil fired Aga range with boiling, simmering and warming plates. Tall twin windows to the side flood the room with wonderful natural light and there is laminate flooring, ceiling lighting and room to situate a large dining set.

Utility Room

2.22m x 7.0m 7'3" x 23'0"

A large L-shaped utility room providing a great range of cream base, wall and drawer units with complementary worktop and splashback surrounding featuring a stainless steel sink with mixer tap. Integrated appliances include a Teka oven / grill and Teka gas hob with a stainless steel extractor hood over. There is plumbing for a dishwasher and space for a further four household appliances. Windows to either side allow the natural light to flood through and there are two further skylights adding to the light and airy ambiance. A high level cupboard houses the electrical switchgear and the Potterton hot water and heating controls. There is vinyl flooring, two radiators and strip light ceiling lighting.

Rear Porch

1.70m x 1.82m 5'7" x 6'0"

A bright porch with a window and upvc glazed door to the side providing access out into the rear garden. Doors open to the utility room and boiler room and there tiled flooring, ceiling lighting, hooks for hanging outerwear and space to situate footwear.

Laundry Room

1.72m x 4.21m 5'8" x 13'10"

Accessed from the rear porch this sizeable laundry room situates the Grant oil fired boiler and provides plumbing for two washing machines and space for a tumble dryer. Two windows to the rear flood the room with light and there is tiled flooring, strip light ceiling lighting, a radiator and a clothes pulley.

Half Landing

Carpeted stairs lead up to the half landing where a door opens to the WC and a window to the rear provides good natural light.

WC

1.65m x 2.10m 5'5" x 6'11"

A smart and sizeable room housing a WC and a light oak vanity unit with storage underneath situating a Vitra wash hand basin with mixer tap. One wall is fully encased with floor to ceiling integral wardrobes providing fabulous hanging and shelved storage. An opaque window is located to the side and there is vinyl flooring, ceiling lighting and a radiator.

First Floor Landing

From the half landing the carpeted stairs leads up to the spacious first floor landing allowing access to en-suite bedrooms two, three and four. Two generous cupboards, one is shelved and enjoys wall lighting and the other houses the Santon premier plus water tank. There is carpet flooring, a lovely three point ceiling light and a radiator.

Bedroom Two

4.25m x 4.58m 13'11" x 15'0"

This is a wonderfully bright and elegant en-suite double bedroom with a twin window to the front allowing beautiful views over the garden and to the hills beyond. A door opens to the en-suite bathroom and there is carpet flooring, ceiling lighting and a radiator.

En-Suite Bathroom

3.63m x 3.27m 11'11" x 10'9"

Soak your cares away in this luscious fully tiled fresh and spacious bathroom featuring a WC, coloured vanity unit with useful cupboard and drawer storage housing an Ideal Standard wash hand basin with mixer tap with a large illuminated mirror over, a double ended freestanding oval bath with chrome feet and Roca mixer tap with pull out shower attachment and a wonderful generous walk in shower enclosure situating a mains pressure rainfall shower with separate hand held attachment surrounded by quality wet wall. An opaque window to the side allows in lovely natural light and there is tiled flooring, recessed ceiling lighting, a radiator, chrome towel radiator and an extractor.

Bedroom Three

5.30m x 4.53m 17'5" x 14'10"

An enchanting attractive en-suite double bedroom benefitting from windows to the front and side flooding the room with natural light and providing beautiful views. There is carpet flooring, lighting and two radiators.

En-Suite Bathroom

2.95m x 2.27m 9'8" x 7'5"

A beautiful, fresh and inviting fully tiled bathroom comprising of a WC, pedestal wash hand basin with twin taps featuring an illuminated mirror cabinet above, a freestanding double ended oval bath with mixer shower tap and a spacious walk in shower enclosure housing a mains pressure rainfall shower with separate hand held attachment. A window situated to the front allows great natural light and there is a chrome towel radiator, recessed ceiling lighting, tiled flooring and an extractor.



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Bedroom Four

2.79m x 4.48m 9'2" x 14'8"

A relaxing en-suite double bedroom with windows to the rear and side where you can enjoy views over the beautiful garden. An open integral wardrobe provides great hanging space and there is a charming three point ceiling light, carpet flooring and a radiator.

En-Suite Shower Room

0.82m x 2.93m 2'8" x 9'7"

A well proportioned and stylish en-suite featuring a back to wall WC with concealed cistern and integral chrome flush button, a white vanity unit with storage underneath situating a wash hand basin with mixer tap benefitting from an illuminated mirror with integral concealed shaver point above and a pivot door shower enclosure housing a Mira Vie electric shower with wet wall surrounding. There is vinyl floor tiling, recessed ceiling lighting, an extractor and a white towel radiator.

Second Floor Landing

A carpeted stairwell with white painted balustrade leads up to the second floor where doors provide access to en-suite bedrooms five and six. There is a large cupboard which enjoys carpet flooring and a Velux window to the rear provides excellent storage. The landing benefits from a high level Velux window to the rear allowing in natural light and there is carpet flooring and ceiling lighting.

Bedroom Five

4.97m x 4.50m 16'4" x 14'9"

A wonderful and spacious double en-suite bedroom enjoying windows to the front and side providing views and benefitting from an integral wardrobe with double sliding doors with good storage. There is a charming three point ceiling light, two radiators and carpet flooring.

En-Suite Shower Room

2.10m x 2.14m 6'11" x 7'0"

A delightful en-suite shower room comprising of a back to wall WC with concealed cistern and chrome push flush button, a white vanity unit with storage underneath housing a wash hand basin with mixer tap enjoying an illuminated mirror with concealed shaver point and a generous shower enclosure with a Mira Vie electric shower and quality wet wall surrounding. There is vinyl flooring, recessed ceiling lighting, an extractor and a chrome towel radiator.

Bedroom Six

4.97m x 4.58m 16'4" x 15'0"

An attractive and welcoming double en-suite bedroom with a window to the front and side looking out to beautiful scenery and enjoying an integral wardrobe with double sliding doors providing good hanging storage. There is ceiling lighting, two radiators and carpet flooring.

En-Suite Shower Room

2.10m x 2.14m 6'11" x 7'0"

An en-suite shower room with white vanity unit housing a wash hand basin with mixer tap enjoying an illuminated mirror with concealed shaver point, a back to wall WC with concealed cistern and chrome push flush button and a generous shower enclosure with Mira Vie electric shower and quality wet wall surrounding. There is vinyl flooring, recessed ceiling lighting, an extractor and a chrome towel radiator.

Attic

A wall hatch from bedroom six allows access into a large attic which is floored, enjoys ceiling lighting and provides fabulous storage.

Timber Garage, Summerhouse and Shed

To the side of the property is a large timber garage measuring 6.0m x 3.50m. Double timber doors open at the front of the garage which enjoys concrete flooring, power, ceiling lighting and two high level windows allow in lovely natural light.

Tucked behind the garage is a timber shed measuring 3.50m x 3.50m which enjoys concrete flooring, power and light and provides fabulous storage for garden and sports equipment. Access is through a timber door at the side and a window to the side allows in natural light.

Glazed doors open into a beautiful summerhouse which enjoys views over the fabulous rear garden. Measuring 2.95m x 2.34 and enjoying power and light, this charming summer house is the perfect place to sit and relax and enjoy the peace and tranquility this fabulous garden enjoys.

Outside

A large sweeping tarmac drive leads up to the front of the property and along the side to the garage creating parking and turning for numerous vehicles. The grounds extend to circa 0.5 acres and the immaculate front garden is laid to lawn with a low level wall at the front and a mixture of hedging and high level timber fencing surrounds the sides. A timber gate at the side opens into the rear spacious garden grounds where there is a beautiful patio area which is the perfect place to situate a table and chairs and enjoy a barbecue in the sunshine. Steps at one side and a gradual slope at the other side extend up to a fabulous lawned garden at the rear which is surrounded by high level fencing and mature hedging. The garden features lovely flowerbeds, a drying green and various areas to place a garden bench and enjoy the sunshine and fabulous views. There is an oil tank and outside tap.

Services

It is understood that the property is served by mains water, electricity and drainage. There is oil fired central heating and the oil tank is located in the rear garden.

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 E

Entry

By arrangement

Price

Fixed Price of £580,000.

The majority of furniture, linens, crockery, kitchen equipment, pictures and soft furnishings will be included in the sale price.

Viewings and Offers

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

Strathspey House

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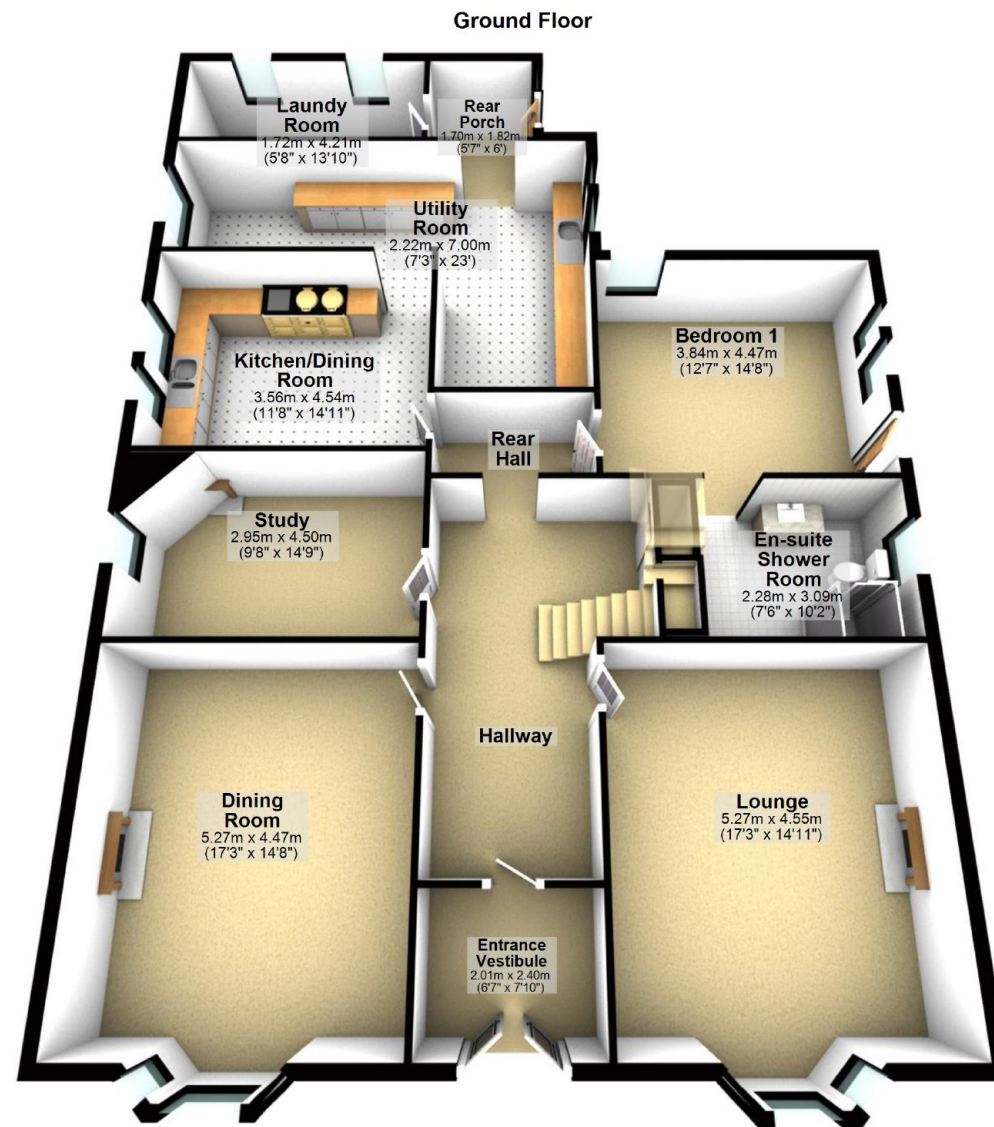












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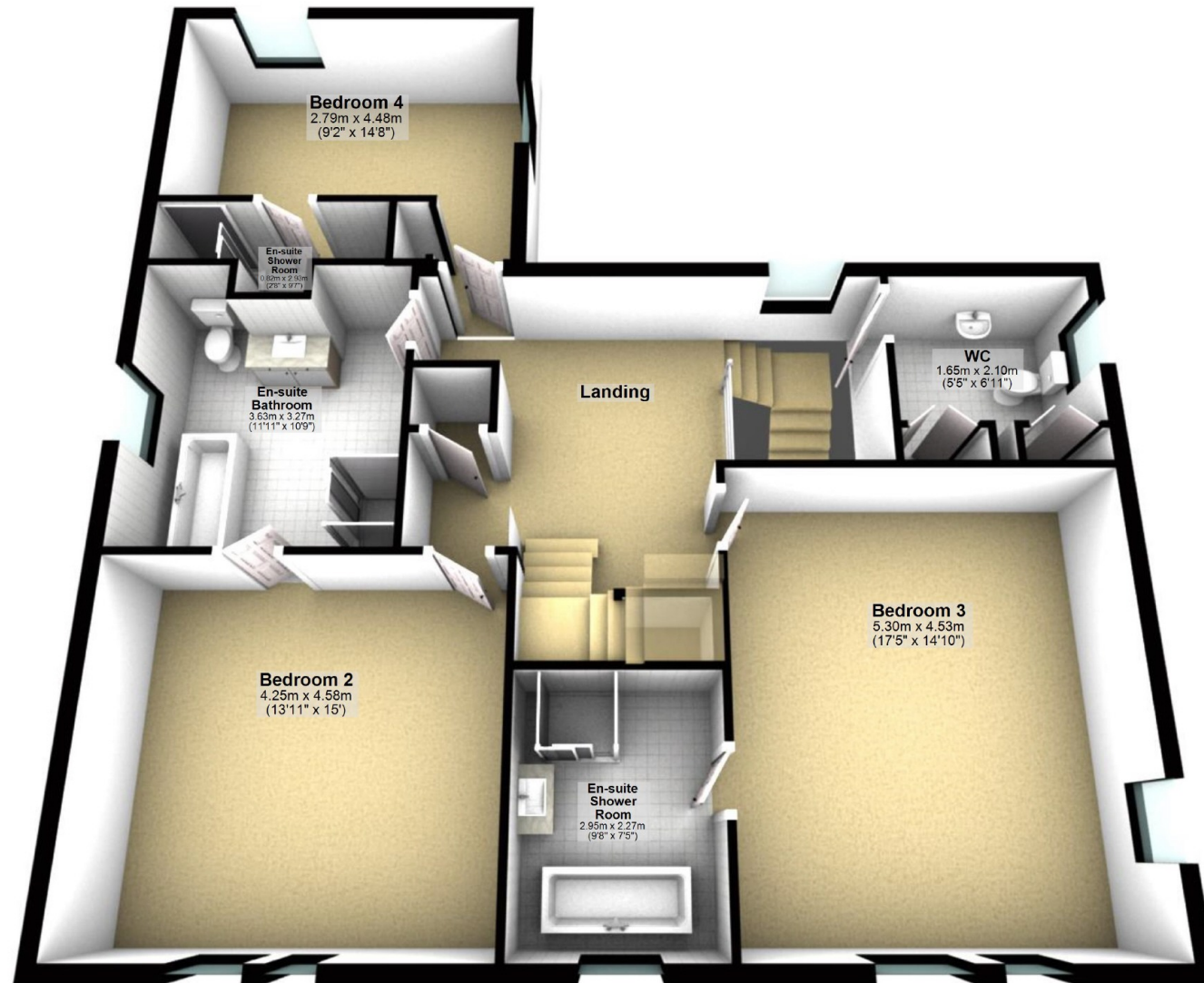
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First Floor



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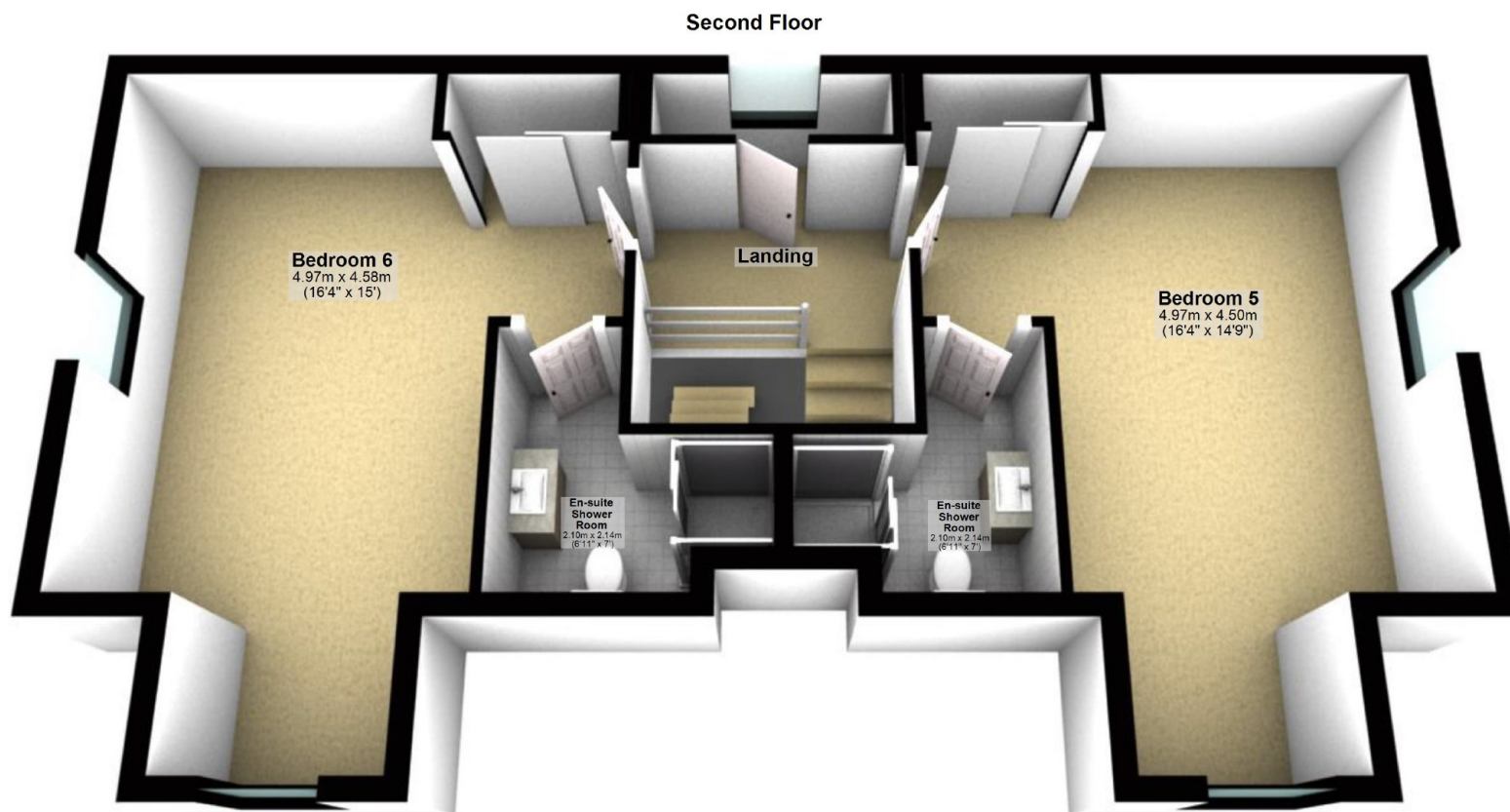
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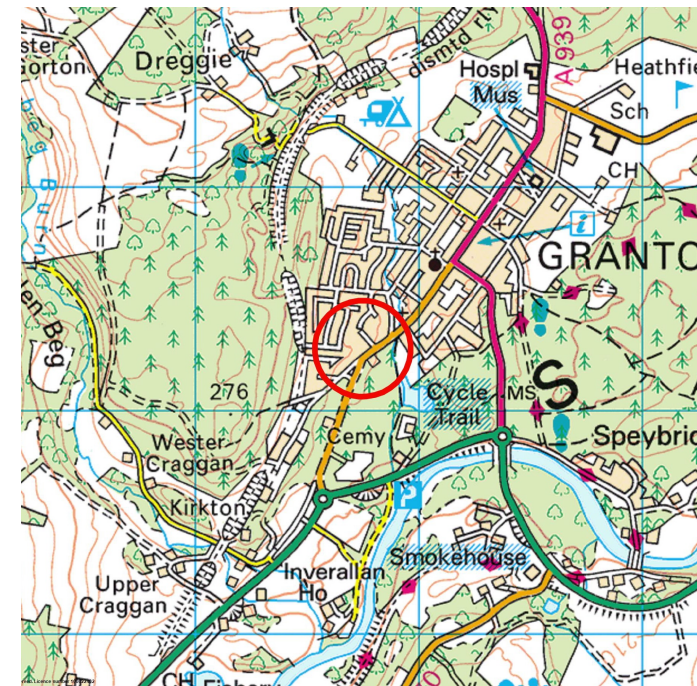
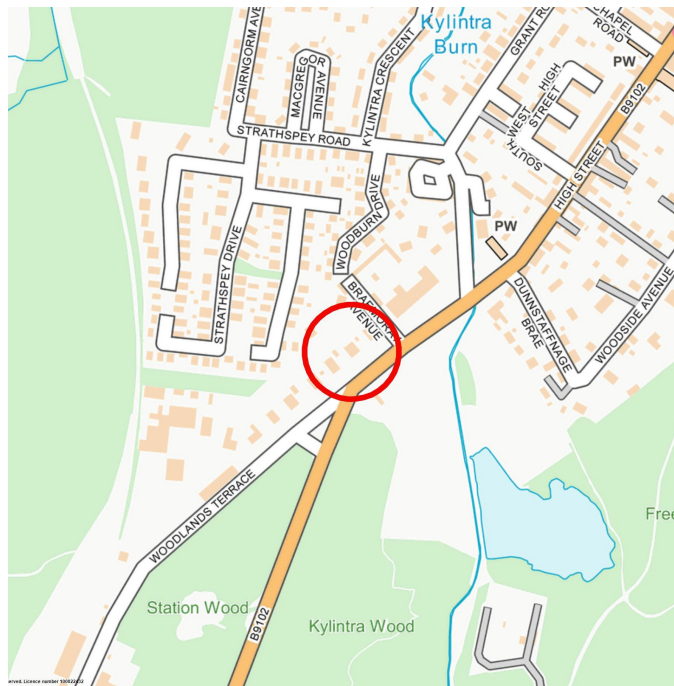
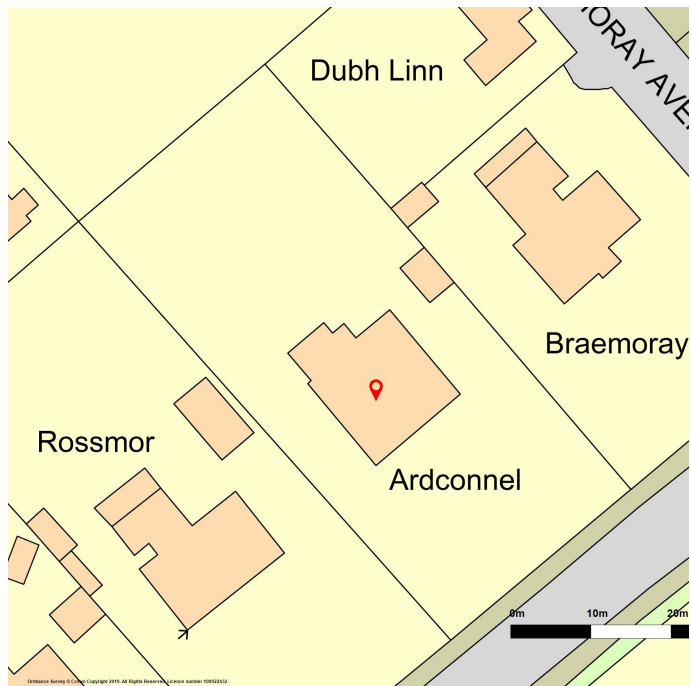
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**While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
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