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Nethy Station, Nethy Bridge, PH25 3DN
Offers over £230,000

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

A fantastic opportunity to own a characterful building in a prime location on the Speyside Way within the Cairngorms National Park. Nethy Station is currently run as bunk house business and is a popular property with active groups, it is basic but provides a good value place to return to after a hard day in the hills or a gentle day touring the distilleries! A conversion of the railway station that served Nethy Bridge until 1963 the property is located 12 miles from Aviemore and enjoys a wonderful location with superb access to surrounding sporting and leisure activities. The property would suit a variety of purchasers including those looking to continue the business or indeed upgrade and achieve added value; equally, subject to the necessary consents, this distinctive and important building provides an amazing and rare opportunity to rearrange and upgrade the current layout to provide a family home of the utmost character. Outside there is a large parking area which could be reconstituted to garden space and the original platform adds to the authenticity as well as providing a fantastic outdoor living area. Energy Performance Certificate Rating G

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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, tea room and community hall. Within easy reach are the Cairngorm Mountains with their winter sports facilities, Loch Morlich and water sports and with the beaches of the Moray Firth 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.

Accommodation

2 x Bunkrooms Sleeps 9, 3 x Triple Bunks
1 x Bunkroom Sleeps 2, 1 x Double Bunk
1 x Bunkroom Hobbit's Room Sleeps 2 Unusual Access Through a tiny door in Narnia!
1 x Mezzanine Narnia Sleeps 2 Unusual Access Through a wardrobe, of course!
1 x Bunkroom The Shed Sleeps 2 It's a shed!
2 x 2 Shower Rooms, 2 x 3 Hand Basins, 2 x 2 Toilets
Waiting Room, Washing Machine, Drying Room with Tumble Dryer
Dining/Sitting Room TV, Toasters, Water Heater, Tables with benches
Kitchen 2 x Domestic Cookers, Microwave, Fridge/Freezer
Hall Phone- Line-in Only+44 (0) 1479 821 117

Current Business

Currently run as a successful bunk house business with self catering accommodation for groups of 12-26. The Station is very popular and enjoys regular repeat custom with current bookings into 2020. This is a great opportunity to acquire an existing profitable business with accounts available to seriously interested purchasers upon viewing.

Entrance Hall

1.19m x 10.12m 3'11" x 33'2"

The resplendent entrance hall fronts onto the station platform and benefits from several original stained glass windows which provide character and plentiful natural light. This large and airy area extends over 10 meters in length and features a bar area with drinks optics and a beer pump which can easily be hooked up to a beer barrel and with ease of access to the platform this entire area becomes a sociable space for everyone to gather indoors and out. Conveniently located within the entrance hall is an industrial Whirlpool washing machine and there is a Fridgemaster fridge and an Icepoint drinks cooler. Doors open to the dining room, bunks one, two and three, the ladies and gents shower rooms, a floor hatch provides access to the cellar and there is a high level cupboard housing the electrical switchgear, vinyl flooring, ceiling lighting and two Dimplex storage heaters.

Kitchen

1.73m x 3.08m 5'8" x 10'1"

A well stocked catering kitchen providing stainless steel commercial shelving and a stainless steel triple commercial catering sink with double twin taps. Appliances include a freestanding Logik cooker, Flavel cooker and a Russell Hobbs larder fridge and a Burco hot water dispenser. Two window to the front allow in lovely natural light, a cupboard houses the Heatrae Sadia Megaflo 145 Litre water tank and there is non-slip vinyl flooring, ceiling lighting, an Xpelair extractor and the Horstmann heating and hot water controls are placed here.

Dining Room

3.72m x 4.00m 12'2" x 13'1"

A spacious dining room with vaulted full height ceiling, enjoys a hatch to the kitchen allowing ease of access to food when dining. Doors open to the kitchen, the front entrance hall and the side entrance hall creating an easily accessible and sociable room for everyone to gather together. A window to the rear allows good levels of natural light and there is vinyl flooring, ceiling lighting, a Dimplex storage heater and a Burco instant hot water dispenser is conveniently located at the kitchen hatch.

Bunkroom One

3.72m x 4.00m 12'2" x 13'1"

A spacious room enjoying a window to the rear allowing in lovely natural light and benefitting from storage which has been integrated around the triple bunk beds which sleeps nine people. There is a mirror with wall light above, ceiling lighting, vinyl flooring and a Dimplex storage heater.

Bunkroom Two

3.72m x 3.50m 12'2" x 11'6"

A roomy bunk room which sleeps nine people in triple bunk beds with good integral storage surrounding. A door provides access to Bunkrooms Narnia and Hobbit, a window to the rear allows in lovely natural light and there is a mirror with wall light above, ceiling lighting, vinyl flooring and a Dimplex storage heater.

Bunkroom Narnia

1.85m x 1.55m 6'1" x 5'1"

Accessed from bunk room two this quirky room enjoys a window to the front providing excellent countryside views and benefits from a timber door allowing ease of access outside. This bright room sleeps two in a high level double bunk and there is fabulous storage space situated underneath. A low head height door opens to bunkroom Hobbit and there is non-slip vinyl flooring, ceiling and wall lighting, a Dimplex panel heater and an attic hatch.

Bunkroom Hobbit

2.37m x 1.71m 7'9" x 5'7"

Discreetly located from Bunkroom Narnia this charming bunkroom has a window to the rear and benefits from a timber door to the side allowing access outside. This room enjoys bunks which sleep two people and each bunk benefits from a wall light. There is non-slip vinyl flooring, ceiling lighting and a Dimplex panel heater.

Bunkroom Three

1.73m x 1.91m 5'8" x 6'3"

A cosy room enjoying a window to the front allowing lovely views. This bunk room sleeps two within a set of bunk beds and a wall light is featured above each bed. There is good hanging, shelving and drawer storage, vinyl flooring, ceiling lighting and a Dimplex panel heater.

Gents Shower Room

3.68m x 1.78m 12'1" x 5'10"

This excellent room enjoys quality wet wall panelling to all sides and provides three Shires pedestal wash hand basins each with a mirror and shaver point light positioned above, two toilet cubicles each housing a Shires WC and two shower cubicles with wet room flooring each housing a Mira Sport electric shower. There is non-slip vinyl flooring throughout, hooks are provided



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for hanging clothing and towels. There is a Dimplex storage heater and an extractor.

Ladies Shower Room

3.68m x 1.73m 12'1" x 5'8"

An exact mirror image of the gents toilets, this spacious ladies shower room enjoys quality wet wall panelling to all walls and provides three Shires pedestal wash hand basins each with a mirror and shaver point light positioned above, two toilet cubicles each housing a Shires WC and two shower cubicles with wet room flooring each housing a Mira Sport electric shower. There is non-slip vinyl flooring throughout, hooks are provided for hanging clothing and towels. There is a Dimplex storage heater and an extractor.

Side Entrance Vestibule

The side entrance vestibule leads from the dining room to the side timber entrance and provides access to the drying room and store. There are hooks for hanging outerwear, non-slip vinyl flooring and ceiling lighting.

Store

2.19m x 2.16m 7'2" x 7'1"

A sizeable and bright store enjoying an abundance of shelved storage and benefitting from a window to the rear and the side allowing excellent levels of natural light, non-slip vinyl flooring and ceiling lighting.

Drying Room

2.16m x 1.55m 7'1" x 5'1"

A well proportioned drying room housing a Beko condenser dryer and a Silvercrest dehumidifier and providing shelving racks and rails to place damp clothing, outerwear and footwear. Windows to the front and side allow in natural light and there is vinyl flooring, ceiling lighting, an Xpelair extractor and a Dimplex panel heater.

Bunkroom The Shed

1.67m x 2.19m 5'6" x 7'2"

Conveniently located at the side of the property is a timber shed which has been transformed and fully insulated to provide another bunk room which sleeps two people. A door provides access at the side, a window to the front allows natural light and there is vinyl flooring and wall lighting.

Cellar

The wonderful spacious cellar spans the footprint of the property and allows easy and convenient access to all pipework. Access is from a hatch located within the entrance hall.

Outside

Nethy Station is accessed from Station Road via a lane leading up to the front of the property where a superb spacious gravel area provides parking for several vehicles. Steps at either side lead up to the paved platform which features a covered area for tables and chairs and lawned area situating a ping pong table and a dart board creating a fabulous space for socialising and enjoying al-fresco dining. To the side of the property is a metal store providing good storage and a further lawned drying green. A further spacious gravel lane leads along the rear and allows parking for several vehicles. If the property were to be converted to a home or holiday let it would be possible to reconstitute some or most of the parking area into a large garden.

Services

It is understood that the property is served by mains electric, water and drainage.

Energy Performance Certificate

Energy Performance Certificate Rating G

Entry

By arrangement

Price

Offers over £230,000 are invited

Viewings and Offers

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

Masson Cairns

Strathspey House

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Moray

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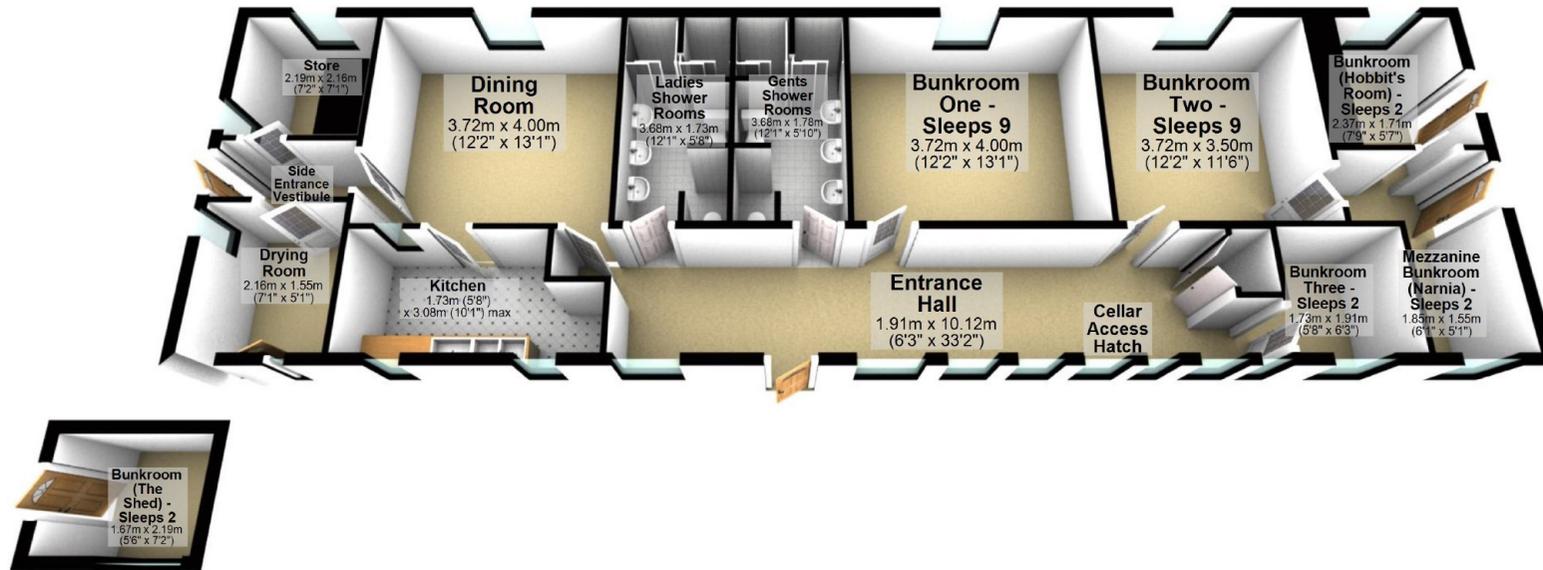
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Bunk House



Plans not to scale, for illustration only



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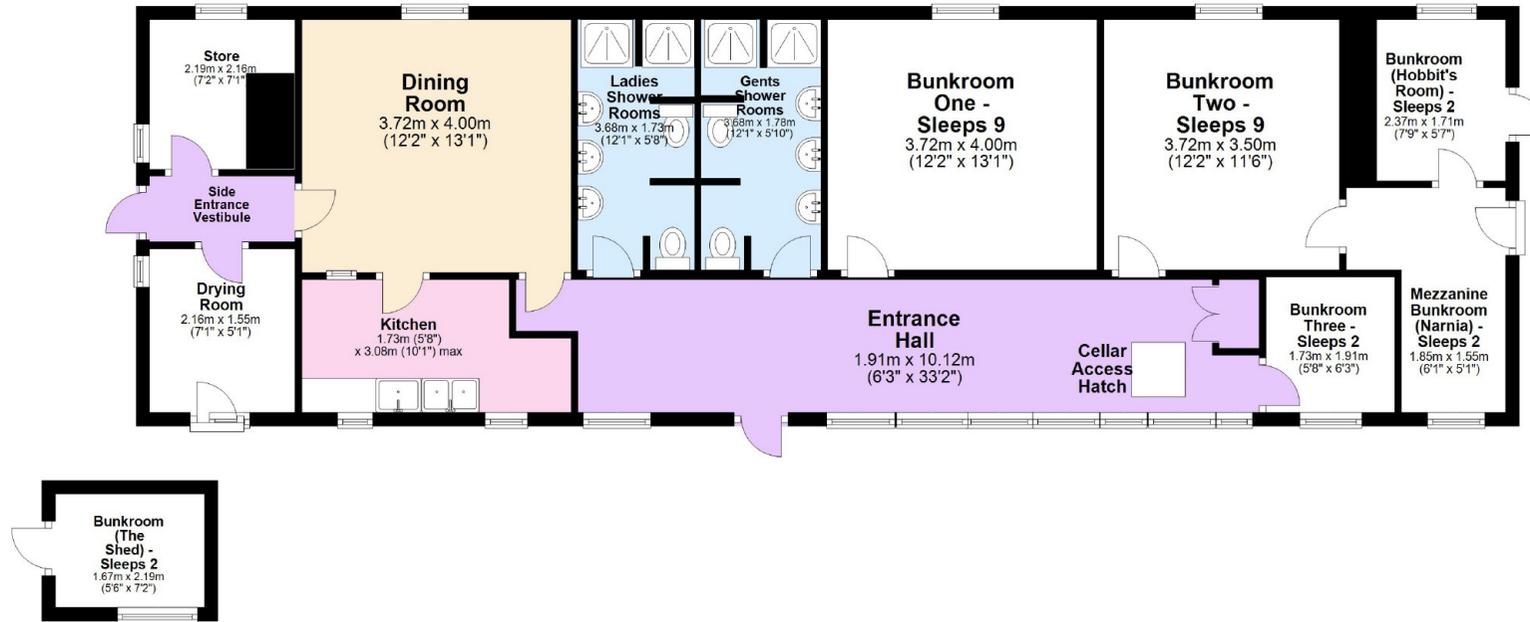
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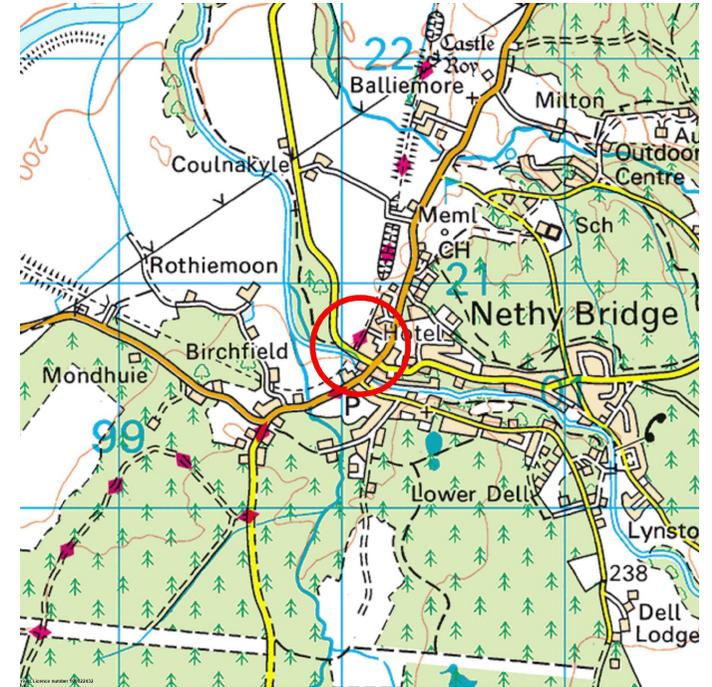
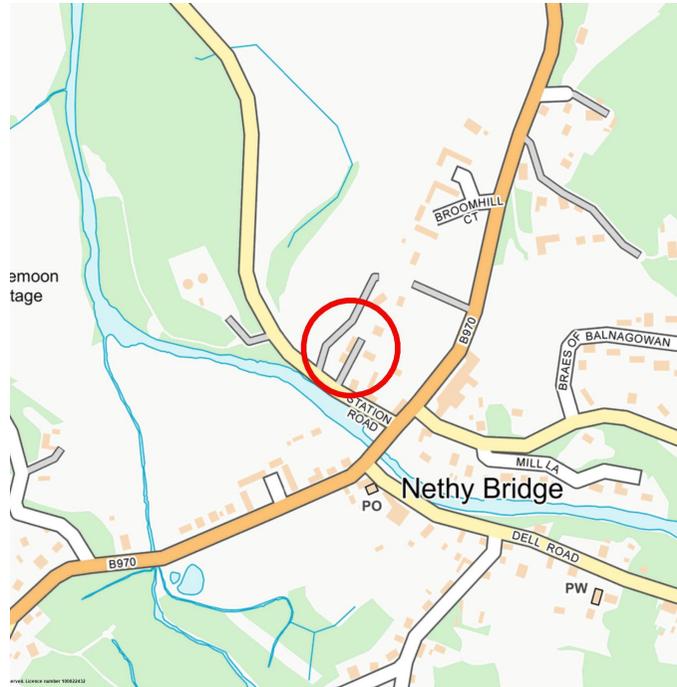
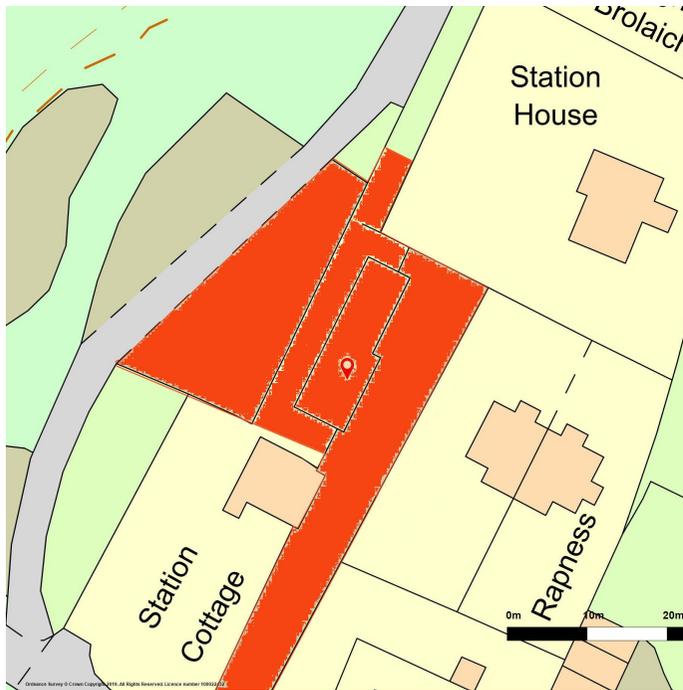
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While the above particulars are believed to be correct they are not guaranteed and all offerors must satisfy themselves on all matters



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