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The Geans, Old Speybridge, Grantown On Spey, PH26 3NQ

Offers over £525,000

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

An exceptional and high specification 4/5 bedroom home set in easily maintained and wonderfully landscaped grounds of approximately 0.5 acres with an enviable location at Old Speybridge in the Cairngorms National Park. The secluded, light filled and versatile accommodation is located overlooking the River Spey and situated on the long distance footpath the Speyside Way arranged over ground and first floors extending to approximately 192 square metres and comprising of an entrance vestibule, large and welcoming hall, dining room with space for a sizable dining table and chairs which in turn leads through to the sun room overlooking the front gardens, lounge with bay window and focal wood burner, luxurious shower room and four bedrooms. There is a study / fifth bedroom, WC, high quality kitchen with centre island and integrated appliances in addition to a separate utility. The grounds at The Geans extend to approximately 0.5 acres and offer wonderful amenity from the stone walled and gated entrance up the tarmac driveway to the large timber garage with camper van port. There are two large lawned areas to the front and rear in addition to a wooded glade, timber outbuildings and patio areas which all combine to offer a truly unique offering which must be seen to be fully appreciated. Energy Performance Certificate Rating E, Council Tax Band G

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Old Speybridge

Situated in the heart of the Cairngorms National Park, The Geans backs on to 1,000 acres of community owned woodland with extensive all ability paths. Old Speybridge is situated on the banks of the River Spey, one of Scotland's most famous salmon fishing rivers. Nearby Grantown On Spey has a wide variety of shops and amenities including Doctors, Primary and Grammar schools offering education to university entrance standard, banks and a leisure Centre. Local activities amongst others include extensive hill walking, mountaineering, mountain biking, ski-ing, water sports, golf and bird watching. Well located, Aviemore is 20 minutes drive and has a main line railway station providing links to the North and South; Elgin is 50 minutes and Inverness is 40 minutes and has an airport providing daily flights to London and beyond; Aberdeen is an 1 hour 30 minutes and Perth is 2 hours by car.

Porch

From the side of the property the covered porch provides access to the entrance vestibule through a timber and glazed door.

Entrance Vestibule

1.62m x 1.47m 5'4" x 4'10"

A timber and glazed door provides entry into the entrance vestibule where a further timber door leads into the welcoming hall. There is laminate flooring, ceiling lighting and Matwell flooring at the door.

Hall

A well proportioned, welcoming and bright hall with doors leading to the dining room, bedroom one, study / bedroom two, WC, lounge, the kitchen and stairs to the first floor of the property. There is a sizeable under stairs cupboard with lighting for storage and like the main hallway there is carpet flooring and a radiator. The ceiling light is not included.

Dining Room

5.56m x 3.0m 18'3" x 9'10"

A wonderful, spacious room which creates the perfect entertaining space. Benefiting from a large bay window in addition to a further separate window which both overlook the side of the property with glazed doors leading to the sun room. There is carpet flooring, ceiling lighting and two radiators.

Sun Room

2.69m x 2.48m 8'10" x 8'2"

The lovely sun room provides an ideal space to relax and unwind in privacy, benefitting from three full height glazed sides allowing the room to be filled with natural light. Glazed patio doors at the side lead into the pretty front gardens. There is carpet flooring.

Lounge

4.09m x 5.74m 13'5" x 18'10"

A wonderful, airy and bright living space enjoying a bay window to the front looking out over the beautiful front gardens. A lovely feature of this room is the multi-fuel stove set on a slate hearth with recessed alcoves at each side which provide a pleasing focal point. There is deep carpet flooring and a radiator. The ceiling light is not included.

Kitchen / Breakfast Room

5.25m x 3.13m 17'3" x 10'3"

A delightfully stylish kitchen providing a great range of soft close solid Ash base, drawer and wall units in Hessian with chrome handles and complementary worktops and a matching centre island with multistave Oak top and integral drawer and bin storage. The kitchen enjoys an integrated Bosch fridge/freezer, double oven and grill, hob with extractor fan and splash back behind, microwave and dishwasher. A stainless steel one and a half bowl sink with mixer tap is perfectly placed at the window overlooking the rear garden. A sliding glazed door enters into the utility room and there are two windows to the side and one to the rear creating a light and airy feel. A slim cupboard houses the electrical switchgear and Drayton Mi Genie program hot water and heating controls. There is luxurious Amtico Spacia flooring with a 25 year year guarantee, recessed down lighting and two radiators.

Bedroom One

4.44m x 3.28m 14'7" x 10'9"

A welcoming and fresh double bedroom benefitting from a window to the side overlooking the grounds of the property. There is carpet flooring, ceiling lighting and a radiator.

Study / Bedroom Two

3.42m x 2.71m 11'3" x 8'11"

This generous room is currently used as a study but also can be used as a second double bedroom. The room benefits from

a window to the rear, carpet flooring, ceiling lighting and a radiator.

WC

2.80m x 0.92m 9'2" x 3'0"

Comprising of a Shanks WC and wall hung wash hand basin with twin taps surrounded by a wet wall and mirror above. The room benefits from hooks for hanging clothing and an opaque window to the rear. There is laminate flooring, recessed ceiling lighting and a radiator.

Bedroom Three

4.0m x 3.65m 13'1" x 12'0"

A charming double bedroom with a large window to the front and a window to the side allowing in lovely natural light. The bedroom benefits from an integral wardrobe with both shelving and hanging storage space. There is carpet flooring, four piece ceiling lighting and a radiator.

Shower Room

1.90m x 2.0m 6'3" x 6'7"

A fabulous and modern shower room comprising of a RAK Ceramics WC and pedestal wash hand basin with mixer tap, a large corner shower cubicle with sliding doors, mains pressure shower above and a wet wall behind. An opaque window opens to the rear of the room and there is tile effect laminate flooring, recessed down lighting, radiator and modern half height tiling.

Utility Room

2.02m x 2.06m 6'8" x 6'9"

The utility room benefits from a double base unit with worktop over and there is plumbing for a washing machine and to stack a tumble dryer. A timber and glazed door enters out to the side of the garden and there is a window overlooking the rear, vinyl flooring, three piece ceiling lighting and a radiator.

Landing

Carpet stairs and a timber balustrade lead up to the landing where doors open to the master bedroom, bedroom four and the bathroom. A large cupboard housing the pressurised cylinder and a separate cupboard half way up the stairs provide excellent storage space. There is a Velux window to the side, three piece ceiling lighting and a radiator.



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Bedroom Four

2.44m x 4.29m 8'0" x 14'1"

This sizeable bedroom enjoys a low level shelved storage cupboard set into the eaves and excellent natural light through the window to the front and Velux to the side. There is carpet flooring, three piece ceiling lighting and a radiator.

Bathroom

2.64m x 1.78m 8'8" x 5'10"

This luxurious and modern bathroom with contemporary half height tiling comprises of a modern WC, Briston bath with mixer tap, vanity shelf with wash hand bowl basin and integral modern tap looking out the large Velux window onto the side of the property. There is tiled flooring, ceiling lighting and chrome towel radiator.

Master / Bedroom Five

4.73m x 5.29m 15'6" x 17'4"

A brilliant and spacious master bedroom with an integral cupboard built into the eaves in addition to a large double door cupboard with both shelving and hanging space making for optimum storage. Twin windows to the front and a large Velux to the rear allow natural light to fill the room. There is carpet flooring, three piece ceiling lighting, separate ceiling lighting and a radiator.

Garage and Stores

A great garage with double doors to the front, windows to the rear and both sides, concrete flooring and benefits from power and light. The carport is easily capable of housing a large motor home and benefits from ceiling lighting and gravel flooring.

The first of three timber stores has the measurements 3.18m x 3.13 and benefits from wall lighting, windows to the front and rear and a door to the front. The second has measurements 2.43m x 3.26m, an open entrance to the front paved flooring and wall lighting. The final timber store measures 3.01m x 3.15m, has concrete flooring, ceiling lighting, power and a window to the front.

Outside

Double gates open to the front of the property leading along a tarmac drive to the large timber garage with motor home port at the rear. The front garden is mainly laid to lawn with mature privacy hedging and pretty flowerbeds and a relaxing

patio area around the sun room. To the side is both a paved and lawn area where the oil tank and external boiler can be found and there is a side entrance into the house. The rear garden is also mainly laid to lawn and provides and an open outlook to the copse of mature trees at the bottom of the garden which provides a good deal of privacy, height and variety which is a haven for wildlife with regular visitors including red squirrel, roe deer and a wide variety of garden birds. In addition to the previously described amenity provided by the various outbuildings there is a covered area allowing the garden to be used in all weather conditions. There is an 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

Offers over £525,000 are invited

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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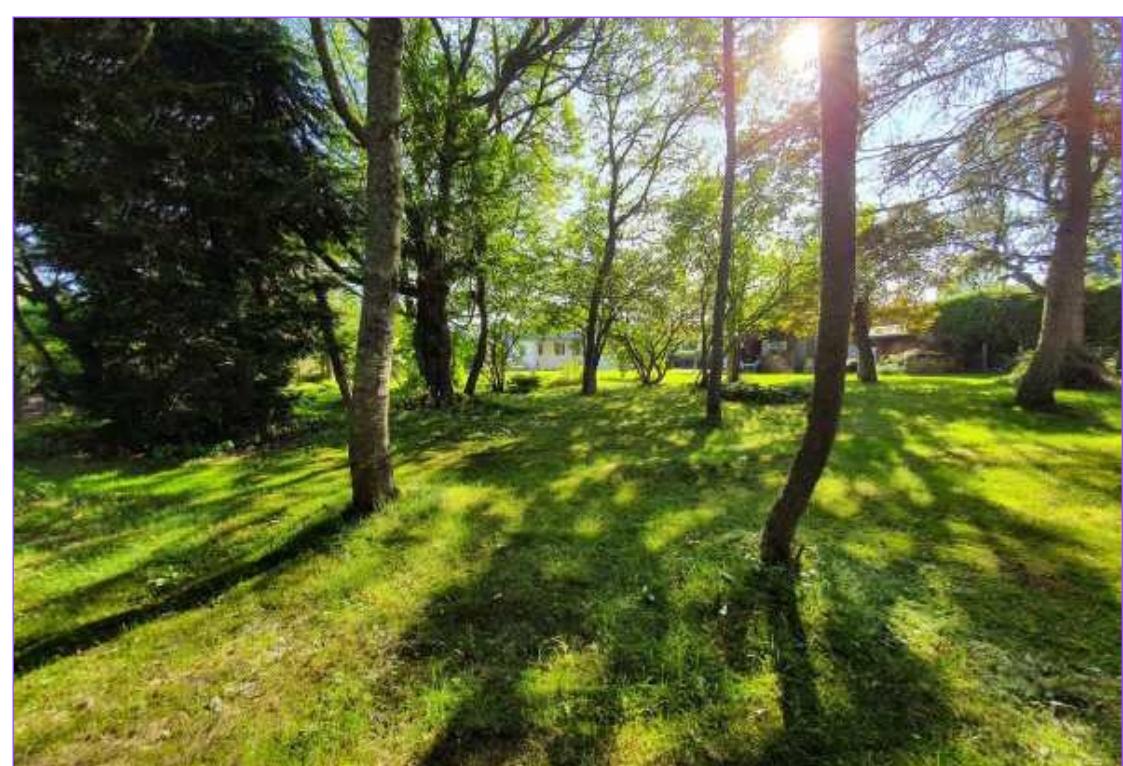
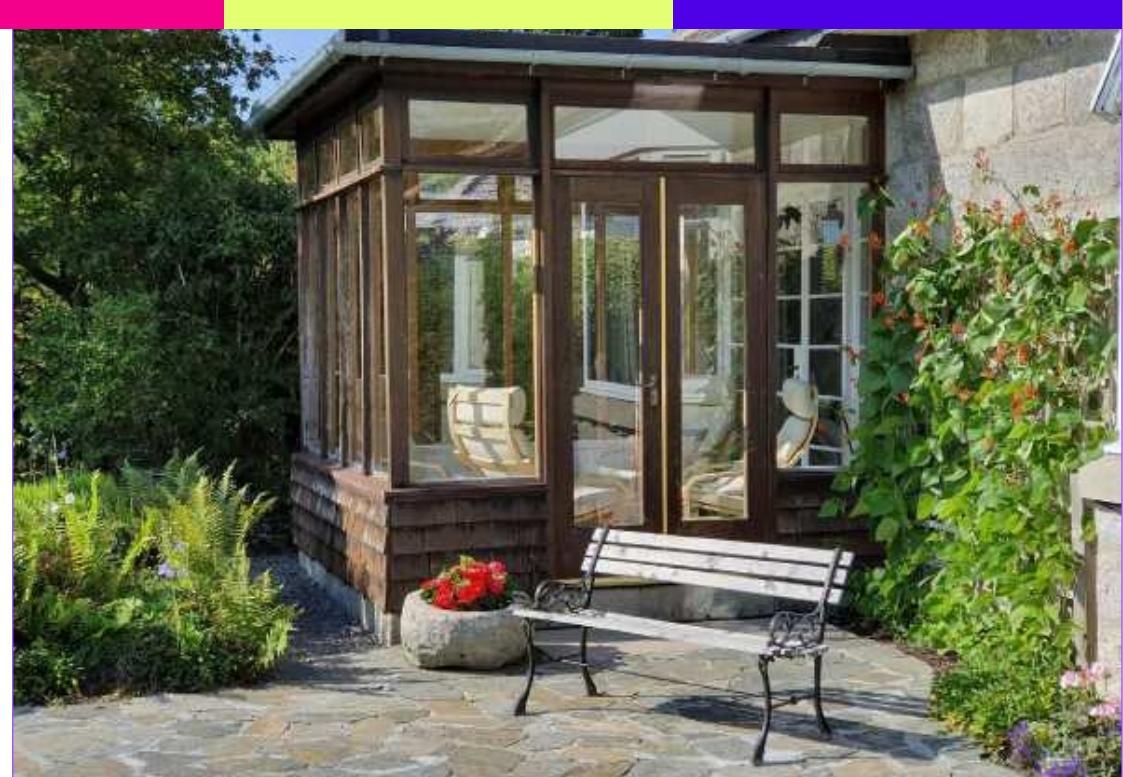
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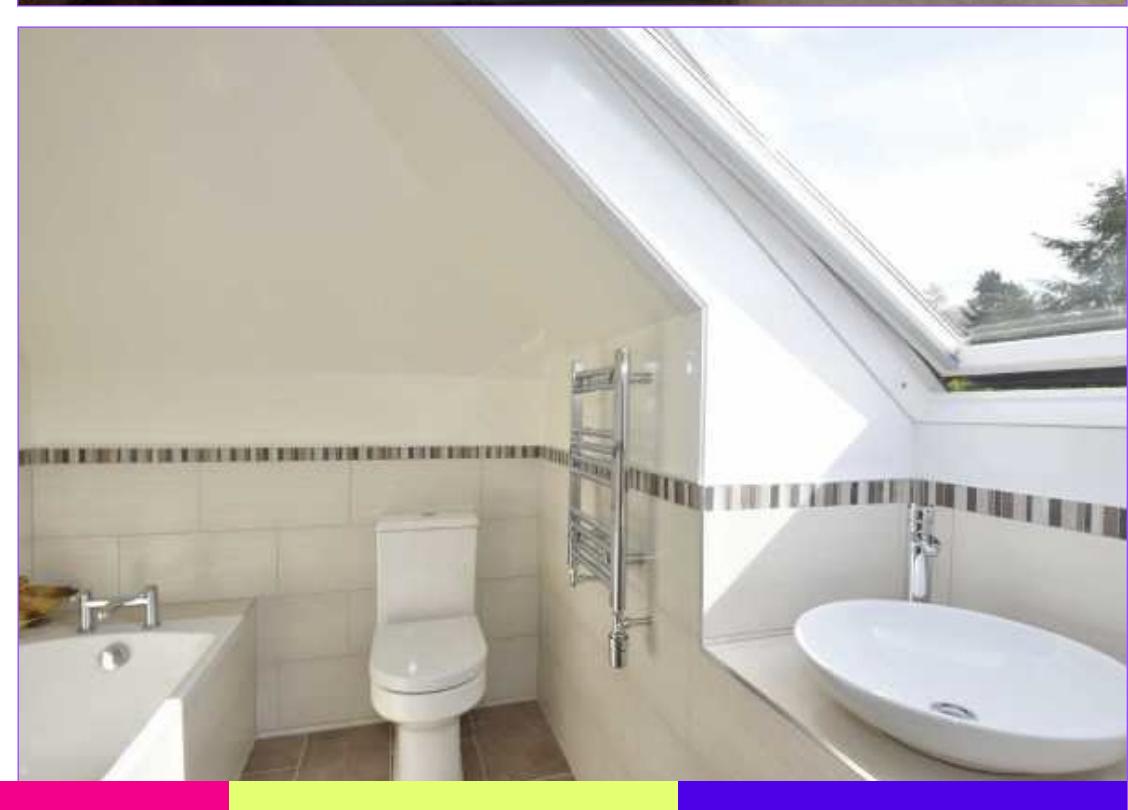
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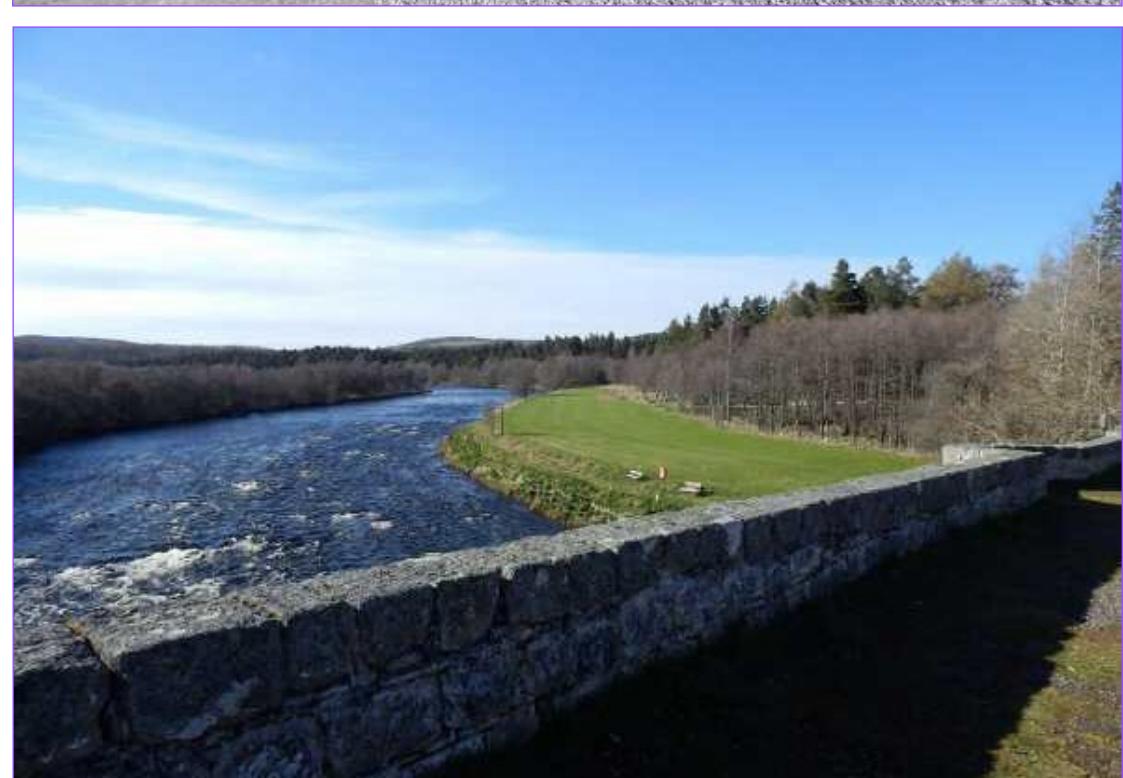












Ground Floor



Plans not to scale, for illustration only

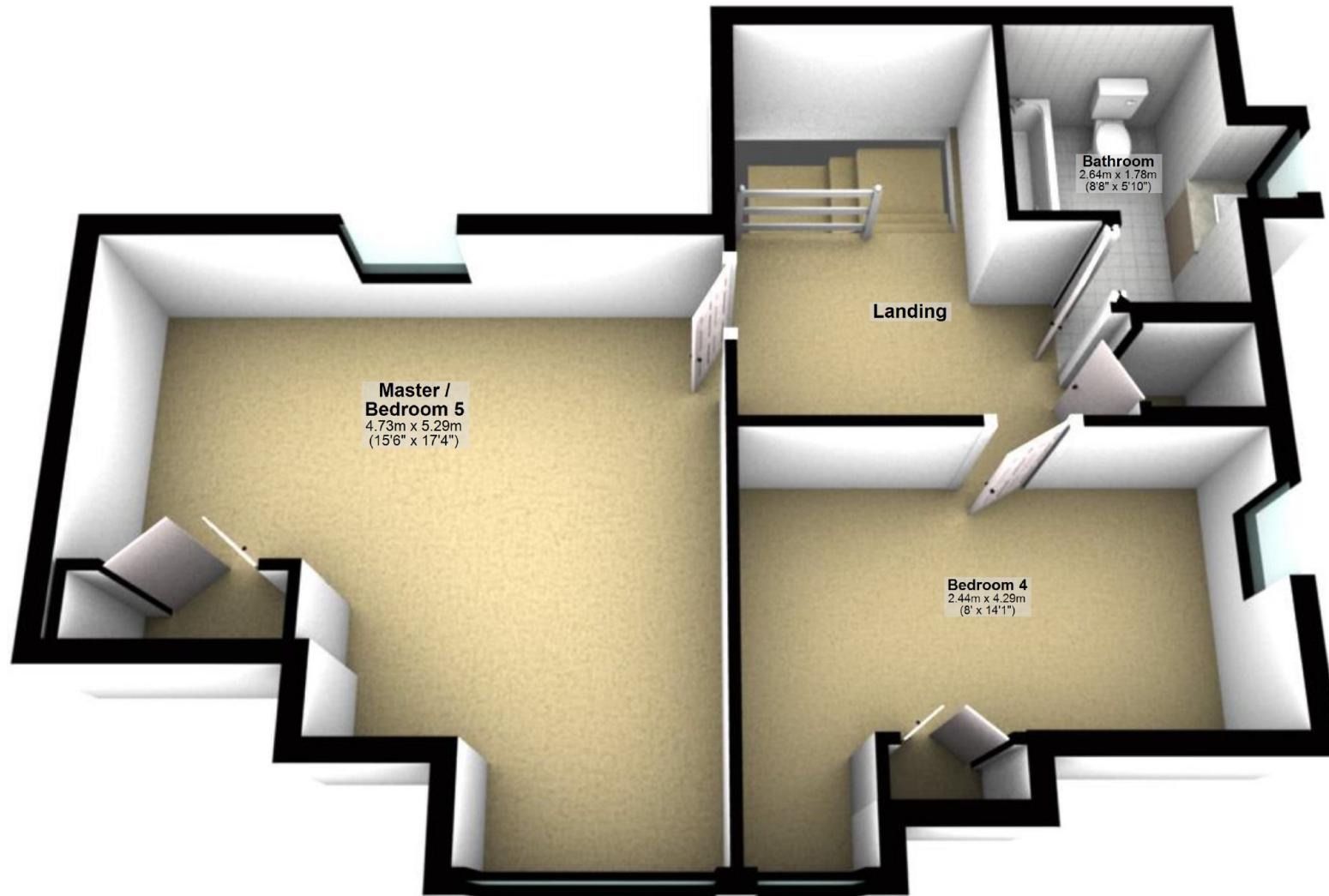


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First Floor



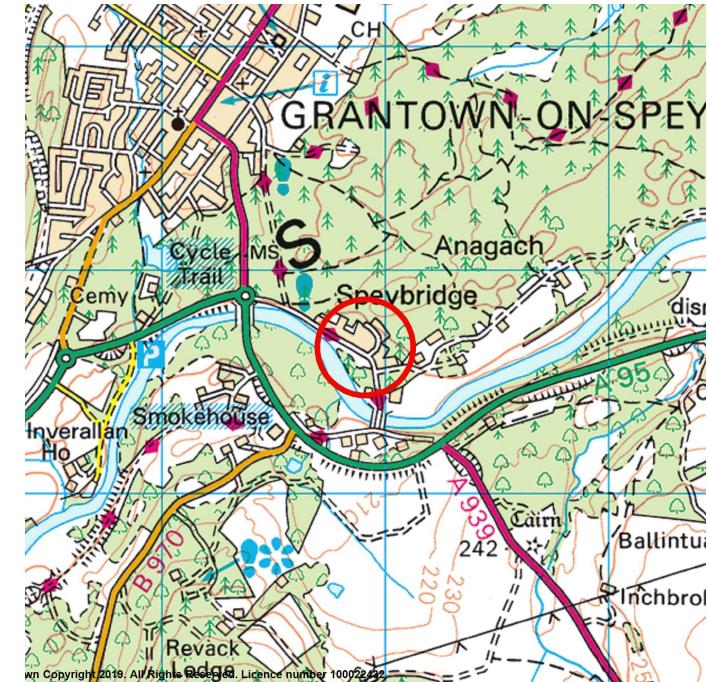
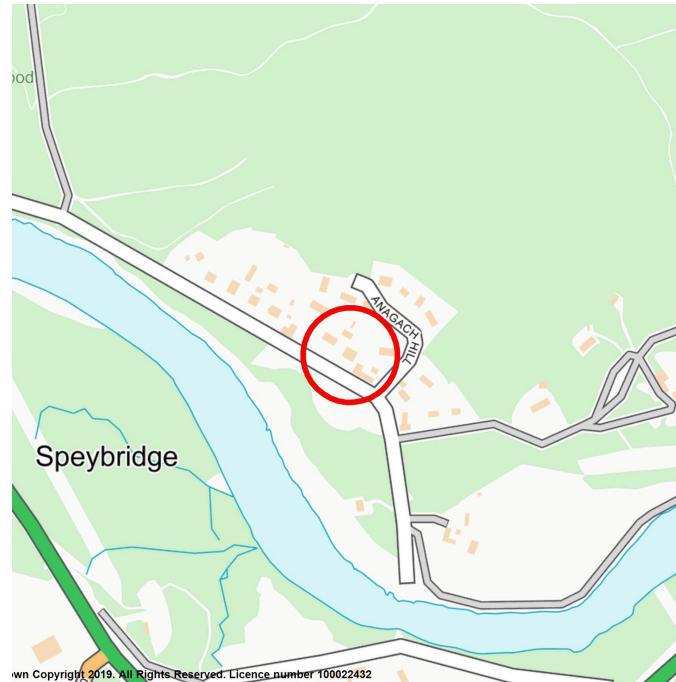
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**While the above particulars are believed to be correct
they are not guaranteed and all offerors must satisfy
themselves on all matters**



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