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Balvattan Beag, Boat Of Garten, PH24 3BX
Offers over £475,000

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

A premier and sustainably built property with an environmentally friendly and clever design located in an outstanding elevated location with spectacular panoramic views over Strathspey to the Cairngorm Mountains. From the moment you walk into this amazing property, the attention to detail and special features are immediately apparent and combine to offer a superbly finished home of distinction close to Boat of Garten, Aviemore and the other villages and towns of this desirable valley. Accommodation is arranged over two floors and comprises of a bright entrance with utility room and separate shower room, well equipped kitchen with centre island, dining area and lounge with vaulted ceiling and simply stunning panoramic views from the floor to ceiling glazing. The current configuration allows for three double bedrooms and a potential fourth bedroom suite which is currently utilised as a home office and family area. There is a further luxurious shower room to the first floor. Outside the wonderful grounds extend to just over 0.5 acres and briefly comprise large lawned areas, parking for several vehicles, a decorative pond and large fully insulated workshop and store. Energy Performance Certificate Rating C, Council Tax Band G

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Boat of Garten

Boat of Garten, known as the Osprey Village, is a peaceful Highland community of friendly folk set amongst heather clad hills and native woodland in the Cairngorms National Park. Abundant wildlife, magnificent scenery, many sporting and leisure activities and a traditional Highland welcome await you. Play at the superb 18-hole golf course or fish the Spey. Unique bird watching opportunities abound, especially at nearby Loch Garten; tranquil woods and dramatic hillsides are yours to walk, climb or ski. Cycle on excellent tracks and quiet roads or travel on a scenic steam railway - it's all here for your Highland living. Ideally located and lying adjacent to the mighty River Spey in the Cairngorms National Park, Boat of Garten lies in an area of outstanding natural beauty, centrally located but easily accessible in the Highlands of Scotland. Within the village are two excellent shops, post office, gallery, Strathspey steam railway, very active community hall and highly rated primary school with education to secondary standard at Grantown on Spey. The A9 gives easy access to the south and north there are regular main line rail services operating from Aviemore with regular daily flights to London Airports and other U.K. Destinations from Inverness Airport. Distances from Boat of Garten: Aviemore 6 miles; Grantown on Spey 9 miles; Inverness 31 miles; Perth 86 miles; Edinburgh 126 miles.

Build Specification

The property has been meticulously built and finished to the highest standard with sustainability and thermal standards in mind. The house has high levels of insulation using sustainable natural materials. The exterior walls are constructed of a double timber frame with 300mm of sheepswool insulation. The roof is insulated at rafter level with 300mm sheepswool insulation and at joist level with 100mm sheepswool insulation.

Internal partitions are insulated using wood fibre batts which provide acoustic insulation between rooms and some thermal mass.

South facing walls in the lounge area and bedroom 3 have clay boards instead of plaster board and 20mm clay plaster which provides a large area of thermal mass retaining heat from the sun (passive solar) and the wood burning stove.

The internal layout of the house has been designed to allow passive movement of warm air through the internal window and small gaps under internal doors.

Both sheepswool and wood fibre absorb and then release moisture so no mechanical extract fans have been required in wet room areas. The first floor shower room and the main bathroom have passive stack ventilation.

The house is built using natural materials where possible; real wood; granite worktops; natural insulation; no carpets so indoor air quality is excellent.

Triple glazing to all windows except the balcony windows in the master bedroom which are double glazed. LED lighting has been installed throughout.

There is provision in all areas for the installation of electric heaters but the current owners have found no need for this as the house works very well for heating with passive solar and the wood burning stove. On hot days the design allows air to flow through the house and all south and west facing windows have shade blinds; this combination keeps the house comfortable even on very hot days.

The house has been future proofed with Lindab steel guttering; Accoya wood cladding to the south and west aspects (Accoya has a service life expectancy of 60 years); alu-clad timber windows

There is about 2 years of wood in the log shed at the back of the house

The septic tank is a Tricel Novo 8 sewage treatment plant with further information available on line.

Entrance Vestibule / Utility Room

2.78m x 1.96m 9'1" x 6'5"

A timber and glazed door leads into the entrance vestibule which extends into a utility room. Further doors open into the kitchen / dining room and shower room and there is a triple window to the side which allows in lovely natural light. The room benefits from base units with complementary worktops and there is a white enamel sink with chrome mixer tap. There is plumbing for a washing machine and dishwasher with space for a tumble dryer. Storage space is generous with a cupboard housing the electrics and shelved storage space in addition to hooks for outerwear and space for shoes. There is tiled flooring with electric under floor heating, recessed ceiling lighting.

Shower Room

1.93m x 1.98m 6'4" x 6'6"

A fresh and stylish shower room comprising of a glazed shower enclosure with a Mira Alero shower with wet wall behind, a WC and a contemporary curved anthracite grey vanity unit with storage underneath housing a shaped wash hand basin with mixer tap and enjoying a matching contemporary mirror cabinet above. An opaque window to the rear allows in natural light and there is tiled flooring with electric under floor heating, recessed ceiling lighting and extractor.

Kitchen / Dining Room

3.37m x 7.26m 11'1" x 23'10"

An oak stable door opens into this beautiful, modern and clever open plan kitchen and dining room. Enjoying a fantastic range of quality shaker style base, drawer and wall units in a dusky sage green with contrasting laminated wood worktops with complementary tiling and an island unit with drawer and base units, deep black granite worktop and a contemporary, illuminated extractor which accentuates the quality fittings. Integrated appliances include a Neff hob, oven grill, microwave, integral power points and there is space for a fridge / freezer. The kitchen is on open plan to the dining room which has

ample space for a large dining set and with patio doors which open into the gardens making for a friendly and inviting area in which to prepare food and socialise with family, friends or both. There is high quality engineered oak flooring throughout and recessed down lighting.

Hallway

The hallway is open to the kitchen / dining room and allows access to bedrooms three and four and the bathroom. A large storage cupboard situated under the stairwell enjoys ceiling lighting, houses the electrical switchgear and provides fabulous storage. There is ceiling lighting and engineered oak flooring.

Lounge

3.63m x 7.98m 11'11" x 26'2"

A stunning, bright and beautiful lounge with a wonderful vaulted ceiling enjoying full height windows to the front and side which provide simply stunning vistas over the valley to the Cairngorm Mountains. The weighted double patio doors to the front glide with ease to allow access to the beautiful gardens where you can sit out and soak up these breathtaking views. There is a further full height glazed door with a tilt and turn feature allowing it to be used for ventilation or garden access. A wonderful feature of the lounge is a Contura 5KW wood burning stove set on a modern black glass hearth, bespoke timber stairs with low level led accent lighting lead up to the first floor landing and two velux windows within the vaulted ceiling allow further light to flood the room with natural light. There is engineered oak flooring throughout and two superb feature ceiling lights.

Bedroom Three

3.80m x 4.44m 12'6" x 14'7"

A stunning and bright double bedroom benefitting from glazed patio doors opening to the front and with tremendous scenic views over the surrounding countryside. There is engineered oak flooring, ceiling lighting and Dimplex panel heater.

Bedroom Four

3.37m x 3.57m 11'1" x 11'9"

A lovely relaxing double bedroom enjoying windows to the rear and side allowing natural light to fill the room. An integral wardrobe with both shelving and hanging space provide the perfect storage and a vanity unit with space to sit allows a lovely place to get ready. There is engineered oak flooring, ceiling lighting and a Dimplex panel heater.

Bathroom

2.31m x 2.76m 7'7" x 9'1"

A spacious and modern bathroom comprising of a double ended bath with integral filler tap and recessed decorative shelving featuring remote controlled led mood lighting, a back to wall WC with integral



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chrome push flush, a wall hung wash hand basin with mixer tap enjoying a display shelf and illuminated mirror above. There is a walk in shower enclosure with integral rainfall shower and separate attachment with wet room membrane flooring. Storage space is available within an integral wall cupboard, an opaque window to the rear allows the room to fill with light and there is vinyl flooring, recessed ceiling lighting and a chrome towel warmer.

Galleried Landing

A beautiful quality bespoke oak staircase leads up to the landing which enjoys a lovely balustrade where you can look down onto the lounge and out to the hills where doors open to the master bedroom, the shower room, and the home office / bedroom two with family area and balcony. An airing cupboard houses the water tank and enjoys ceiling lighting and there is natural wood flooring, wall lighting and ceiling fan lighting.

Master Bedroom

5.14m x 4.38m 16'10" x 14'4"

A stylish and modern master bedroom with two full height Velux balcony windows providing stunning views over the surrounding countryside and the facility to stand and enjoy the scenery. There is a further separate window to the side. A bespoke timber unit / headboard provides room for storage with integral hanging space within the rear and integral drawer storage in the eaves. There is also a display / book shelf under the bed lights. There is natural wood flooring and ceiling lighting.

Shower Room

2.61m x 4.60m 8'7" x 15'1"

A well equipped and contemporary shower room comprising of a back to wall WC, wall hung wash hand basin with mixer tap with a mirrored wall unit, tiled shower enclosure with mains pressure shower and feature tiling around wet areas. A Velux window to the rear allows natural light into the room. A cupboard tucked into the eaves makes for useful storage space and there is vinyl flooring and ceiling lighting.

Home Office / Bedroom Two

3.65m x 4.40m 12'0" x 14'5"

Currently utilised as a spacious home office, this room could equally be used as a large bedroom suite in conjunction with the family area which is on open plan with the home office. There is natural wood flooring and ceiling lighting in addition to a window to the side and feature window though to the vaulted lounge.

Family Area / Bedroom Two

3.65m x 4.40m 12'0" x 14'5"

Currently used as a beautifully spacious lounge benefitting from patio doors opening onto a decked veranda with glazed balcony allowing a lovely place to relax and unwind. There is a Velux window to the side,

natural wood flooring, wall lighting and coombed walls. If used in conjunction with the home office this could be a wonderfully private and luxurious bedroom suite with access to the fantastic balcony area.

Workshop / Store

A wonderful fully insulated timber workshop / store with dimensions 7.80m x 4.60m benefitting from concrete flooring, power and light.

There is also a timber shed measuring 2m x 3m, a large timber log store and a greenhouse.

Outside

A main gate opens to the large gravel driveway where there is parking and turning for several vehicles and the large gardens extend to approximately 0.5 acres and are set on various levels with perfect spots to sit in the sunshine and enjoy the beautiful gardens and countryside. Lawn encircles the property and the garden is surrounded by a mixture of post and wire fence, hedging and a low level stone wall. There is a delightful decked area to the side and steps lead up to a raised patio at the front. To the rear there is a wondrous rockery with pond and water feature which can also be appreciated from the rear balcony.

Services

It is understood that the property has mains water and electricity and drainage is to a Tricel Novo 8 sewage treatment plant. Hot water is provided by solar thermal panels with electric immersion back-up

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

Offers over £475,000 are invited

Viewings and Offers

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

Masson Cairns

Strathspey House

Granttown on Spey

Moray

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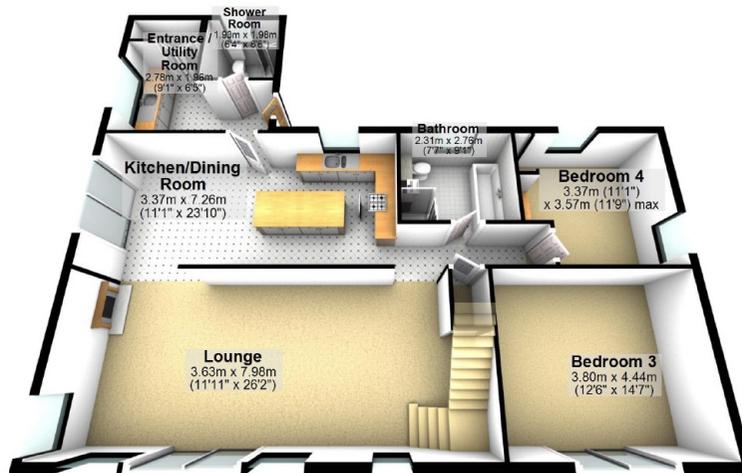








Ground Floor



First Floor



Plans not to scale, for illustration only



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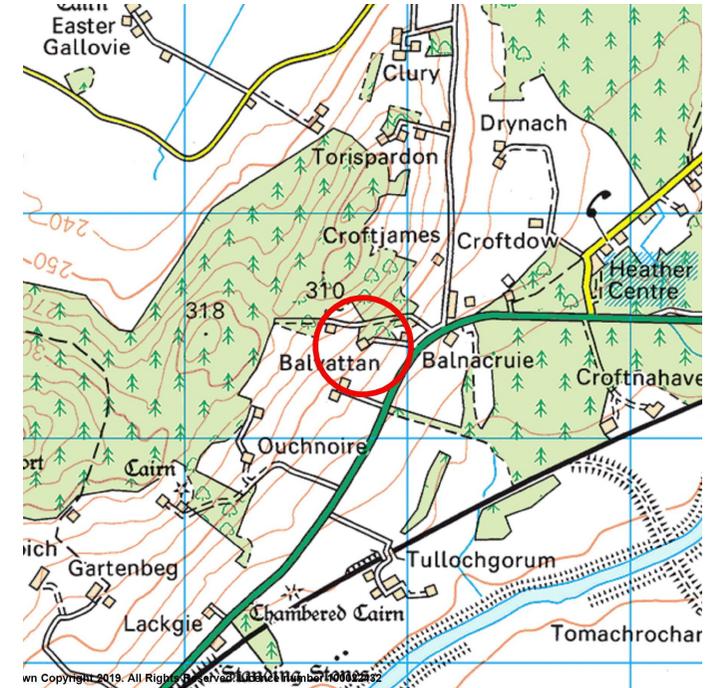
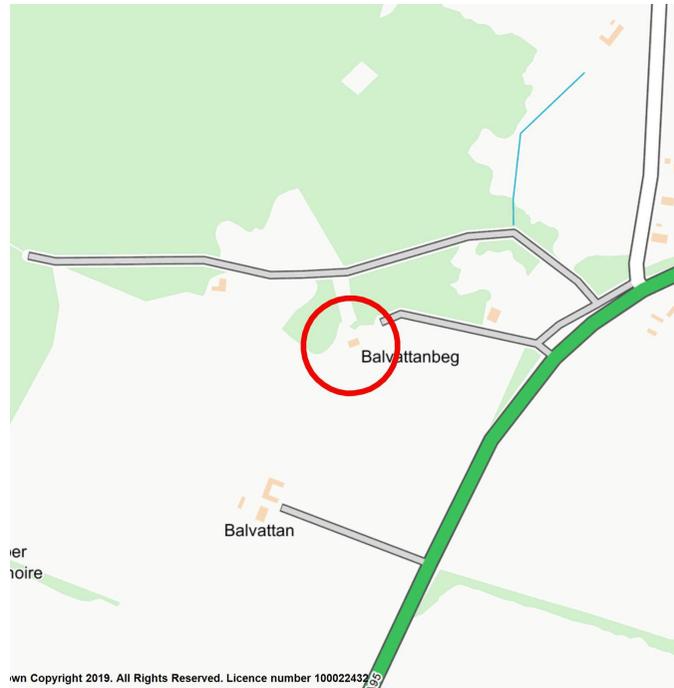
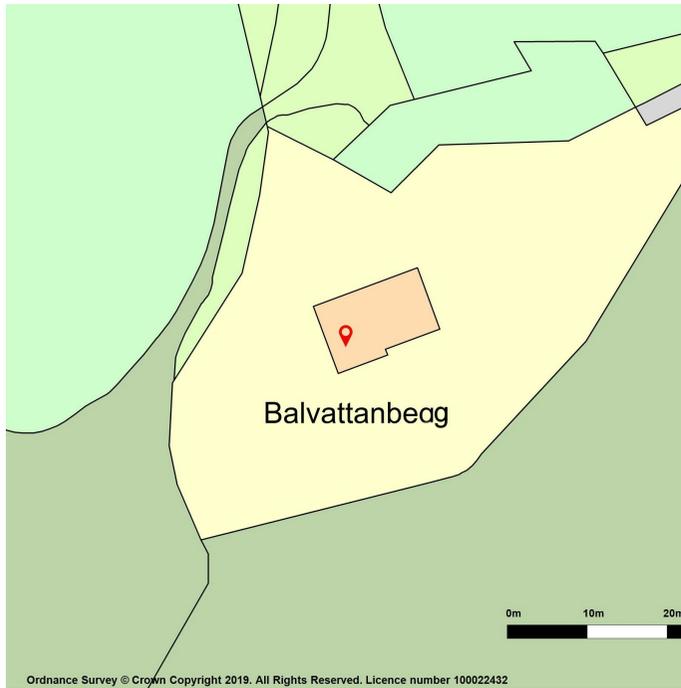
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**While the above particulars are believed to be correct
they are not guaranteed and all offerors must satisfy
themselves on all matters**



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