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Hillside, Faebuie, Grantown On Spey, PH26 3PF
Offers over £490,000

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solicitors and estate agents

An exceptional and contemporary country home with quality finishes and outstanding views in a beautiful setting within the Cairngorms National Park. This highly desirable five bedroom (two en-suite) family home extends to approximately 250 sqm and occupies a prestigious and elevated position extending to some 2.5 acres and offers panoramic vistas whilst providing the perfect balance of social and private living. Entering through the front door attention to detail becomes immediately evident with a real fusion of contemporary design and craftsmanship with special features such as the impressive Imperial staircase, double height vaulted ceilings and an array of architectural features. This home boasts a bespoke kitchen which opens into a dining area and extended family room. The main lounge enjoys brilliant levels of natural light and flows beautifully into the vaulted sun room and there is a luxurious family bathroom and a fantastic utility area with boot room and separate wet room and double integral garage. A perfect home in a special location with viewing highly recommended. Energy Performance Certificate Rating D, Council Tax Band G

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Grantown on Spey

Situated within the Cairngorms National Park Grantown 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 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.

Entrance Hallway

An attractive timber and glazed door with side panels leads into the impressive and vaulted entrance hall with an Imperial Oak staircase which leads to the first floor accommodation in addition to providing fantastic views to the rear through spectacular cathedral windows and complemented with a centrepiece lighting chandelier. Doors open to the kitchen / dining room, family room, WC, study, and lounge / family room. Storage is plentiful with two under stairs cupboards with both shelving and hanging storage space, and a store housing the electrical switchgear and Ivar Manifold controls for the underfloor heating and within the store is recessed ceiling lighting and carpet flooring. The hallway has solid oak flooring, recessed down lighting, Danfoss heating controls, smoke alarm and Ivar under floor heating thermostat.

Lounge

4.80m x 5.70m 15'9" x 18'8"

A beautiful, spacious and comfortable lounge benefitting from windows to the front and side allowing the room to be bright and airy and offering fabulous scenic views. The room is on open plan to the sun room and enhances the fabulous natural light and provides a wonderfully calm living space. There is carpet flooring, recessed ceiling lights, wall lighting and an Ivar under floor heating thermostat.

Sun Room

3.16m x 4.41m 10'4" x 14'6"

A bright and inviting sun room enjoying an impressive vaulted ceiling and benefitting from many windows facing the front, side and rear drawing your eyes to the beautiful surrounding countryside and filling the room with natural light. Bi-folding glazed doors open on to a spacious decked area at the side of the property allowing the freedom to enjoy the outdoors. There is carpet flooring, recessed ceiling lighting, wall lighting

and an Ivar under floor heating thermostat.

Study / Bedroom Five

3.04m x 2.86m 10'0" x 9'5"

A comfortable bedroom enjoying double windows to the rear allowing views over the beautiful countryside. Whilst being a great bedroom the room could equally be used as a study / games room. There is carpet flooring, recessed ceiling lights, Ivar under floor heating thermostat and vents.

Kitchen / Dining Room

5.00m x 5.76m 16'5" x 18'11"

An exceptionally stylish open plan kitchen and dining room providing a wonderful range of walnut larder, base and wall units housing an integrated Bosch oven / grill, microwave, steam oven and coffee maker and featuring a matching kitchen centre island with cream base and drawers units with complementary walnut worktop enjoying an integrated dishwasher, round stainless steel sink with mixer tap and a Bosch induction hob with chrome cylinder extractor above. The spacious dining area has space to accommodate an 8-10 seat dining set and the entire room is open to the family area creating a fabulous spacious and sociable place for the family to gather to cook, eat and relax. Windows to the front and side allow uninterrupted views over the beautiful open countryside and there is tiled flooring, recessed ceiling and wall lighting, Villavent Systemair controls and an Ivar under floor heating thermostat.

Family Area

3.00m x 5.76m 9'10" x 18'11"

This beautiful bright family area is open to the kitchen / dining room and enjoys full height glazing to the rear taking in the magnificent countryside views. Modern bi-fold glazed patio doors open to the garden and highlights on the versatility of this wonderful spacious area where family and friends can gather together. There is solid oak flooring throughout, recessed ceiling lighting and wall lighting, a smoke alarm and an Ivar under floor heating thermostat.

Utility Area

4.01m x 3.74m 13'2" x 12'3"

A well placed utility area adjoins the kitchen / dining room and includes a boot room, wet room and with access to the integral garage space provides an ideal area for the active family to prepare before entering the house. There are base units with complementary worktop and tiling provide storage, a stainless steel sink with mixer tap and there is plumbing for a washing machine and space for a tumble dryer and further household appliance. There is tiled flooring, recessed ceiling lighting, a smoke alarm and an Ivar under floor heating thermostat.

Boot Room

1.88m x 3.75m 6'2" x 12'4"

A useful and generous room offering a multitude of storage for outdoor wear, footwear and more. An opaque window to the front allows in natural light and there is tiled flooring throughout, vent and ceiling

lighting.

Wet Room

1.60m x 1.94m 5'3" x 6'4"

A fresh fully tiled wet room comprising of Kohler wall hung WC with integral chrome Gerbert flush button, wall hung vanity unit with storage below housing a wash hand basin with mixer tap and a shower area situating a mains pressure shower with integral Matki controls. There is recessed ceiling lighting, vent and Ivar under floor heating thermostat.

Landing

The beautifully engineered staircase splits into two from the entrance hallway to offer a grand approach to the first floor landing where doors open to the master bedroom, bedrooms two, three and four and the bathroom and a lovely open corridor leads to a galleried landing overlooking the beautiful sun room. Two large cupboards provide a wealth of storage, one is fully shelved and houses the Ivar underfloor heating manifolds and the second situates the Heatrae Sadia Megaflor high efficiency water tank. Full height glazing surrounds the stairwell allowing fabulous views over the countryside, further windows enhance the galleried landing and Velux windows to the front allow further light to flood the landing. There is carpet flooring, recessed ceiling lighting and wall lighting, smoke alarm and a loft access hatch.

Master Bedroom

3.30m x 5.16m 10'10" x 16'11"

An exquisite master en-suite bedroom enjoying a vaulted ceiling and full height glazing to the front where bi-fold glazed patio doors open to a spacious timber veranda where you can breathe in the stunning open countryside. A fantastic feature of the bedroom is the full wall of integral wardrobes with double sliding mirrored doors which provide a magnitude of shelving and hanging storage. A door opens to a generous dressing area and fabulous en-suite shower room and there is carpet flooring, recessed ceiling and wall lighting and an Ivar under floor heating thermostat.

Dressing Room

2.00m x 2.05m 6'7" x 6'9"

A superb dressing room which is open to the en-suite shower room making it the perfect space to get ready for the day ahead. There is carpet flooring, recessed ceiling lights and an Ivar under floor heating thermostat.

En-Suite Shower Room

2.18m x 2.33m 7'2" x 7'8"

A luxurious en-suite shower room consisting of wall hung WC with Geberit integrated flush controls, a large vanity unit with cupboard and shelved display underneath housing a double wash hand basin with mixer taps and a tiled shower cubicle with glazed sliding doors situating a mains pressure rainfall shower with separate hand held attachment. Velux windows shine natural light from both the front and rear and there



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is tiled flooring, recessed ceiling lights, vent, Ivar under floor heating thermostat and a shaver point.

Bedroom Two

3.43m x 5.01m 11'3" x 16'5"

An impressive en-suite double bedroom featuring a fabulous vaulted ceiling and full height windows to the rear with bi-fold glazed doors opening out to the lovely spacious veranda where you can sit out and enjoy the lovely surrounding scenery. An integral double wardrobe with mirrored sliding doors provides excellent storage space and there is carpet flooring, recessed ceiling lighting, wall lighting and Ivar under floor heating thermostat for both the bedroom and en-suite wet room.

Wet Room

2.00m x 1.79m 6'7" x 5'10"

A contemporary fully tiled wet room providing an Ideal wall hung wash hand basin with mixer tap, a wall hung WC with integral Gerberit chrome push flush and delightful shower area with a mains power shower with integral Matki I controls. There is recessed ceiling lighting, a white towel radiator, shaver point, vent and an Ivar under floor heating thermostat.

Bedroom Three

3.17m x 2.87m 10'5" x 9'5"

An attractive double bedroom enjoying twin windows to the front with spectacular views and benefitting from an integral double wardrobe with sliding doors providing great shelving and hanging storage and there is further storage above. There is carpet flooring, recessed ceiling lighting, vent and an Ivar under floor heating thermostat.

Bedroom Four

3.17m x 2.87m 10'5" x 9'5"

A charming double bedroom benefitting from an integral double wardrobe with sliding doors providing both shelving and hanging space and there is further storage located above. Twin windows to the front allow the room to be filled with natural light and offer fabulous scenic views and there is carpet flooring, recessed ceiling lighting, vent and an Ivar under floor heating thermostat.

Bathroom

3.43m x 3.20m 11'3" x 10'6"

A wonderful large, modern and stylish bathroom comprising of wall hung WC with integral Geberit chrome flush controls, a black wall hung vanity unit with drawer storage housing a wash hand basin with mixer tap, a large double ended corner bath with mixer shower tap and a spacious walk in tiled shower enclosure situating a mains pressure rainfall shower with separate hand held attachment with glazed screen surrounding. Twin opaque windows open to the rear and there is tiled flooring, recessed ceiling lights, vent, chrome towel radiator, shaver point and Ivar under floor heating thermostat.

Double Garage

5.87m x 5.30m 19'3" x 17'5"

Two up and over remote control electric doors allow access into the impressive double garage which benefits from concrete flooring, power and light. Twin windows to the front and further twin windows to the rear allow natural light to fill the garage and a door opens to the utility area allowing for easy access to the house. The Grant boiler can be found in the garage.

Outside

The house is approached by a gated entrance which opens into a large sweeping gravel driveway which leads up to the property where a spacious gravel park and turn area with space to park multiple vehicles and with access to the twin door double garage. The wonderful gardens extend to approximately 2.5 acres and are mainly laid to lawn and bounded by post and wire fencing. There is a delightfully positioned decked area outside the sun room enjoying fabulous scenic views where you can sit out and enjoy the picturesque surroundings. The master bedroom and bedroom two each enjoy their own private decked verandas where you can sit out and breathe in the fantastic vistas.

Services

It is understood that the property has private water, septic tank drainage and mains electricity. There is oil fired central heating providing under floor heating with thermostats in all rooms as well as a Air Recovery system with vents in all rooms.

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 D

Entry

By arrangement

Price

Offers over £490,000 are invited

Viewings and Offers

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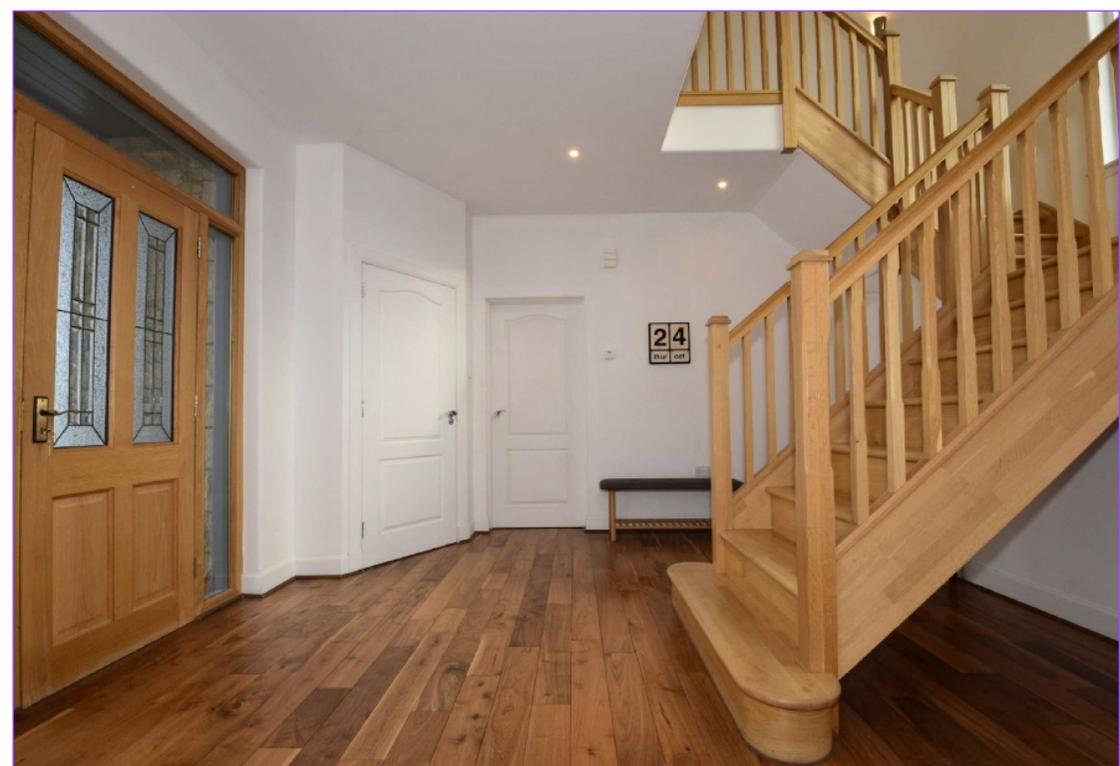
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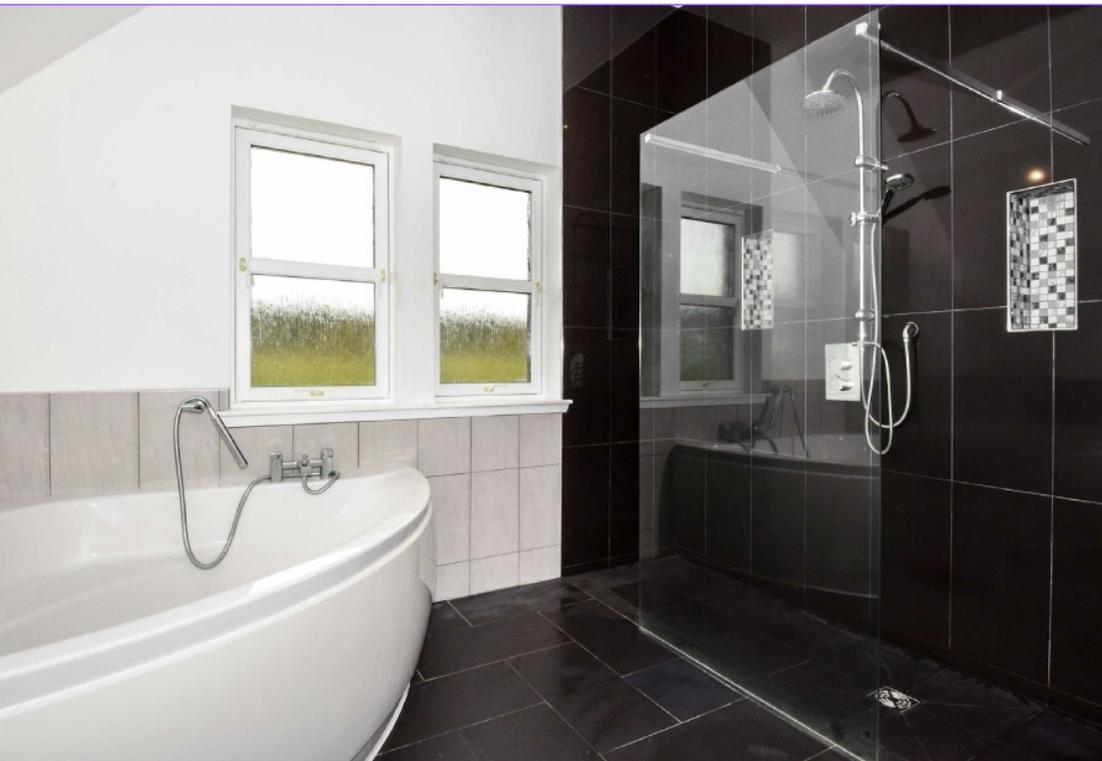
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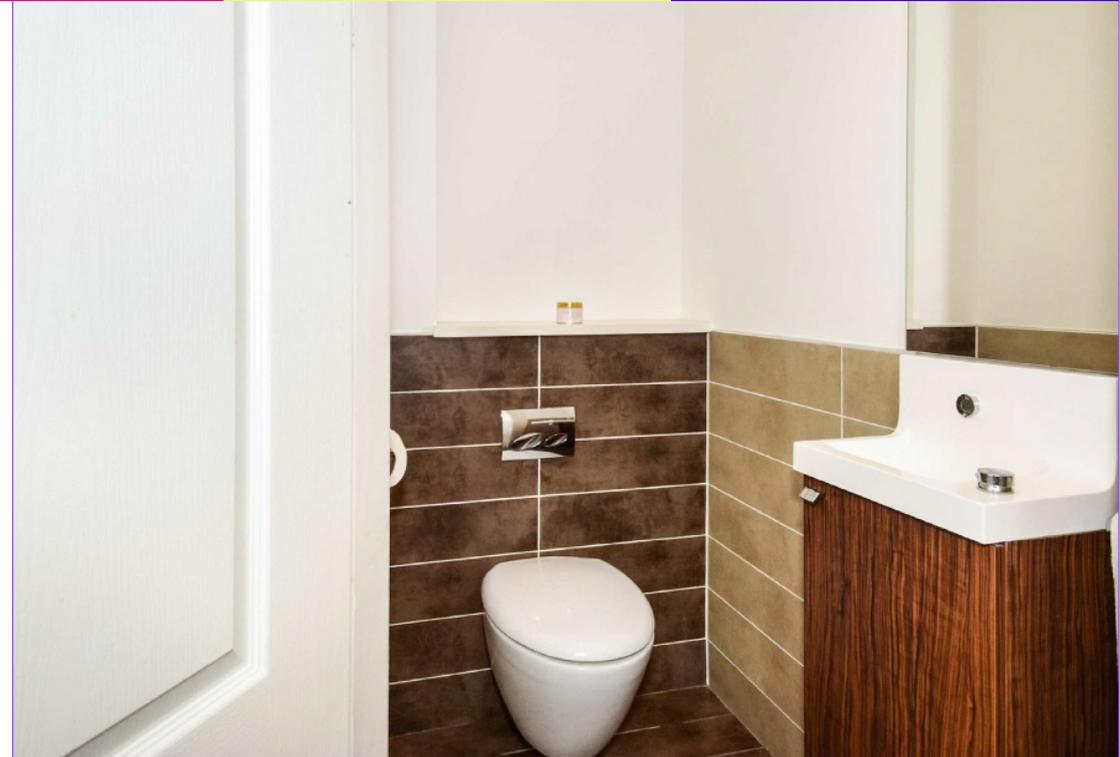
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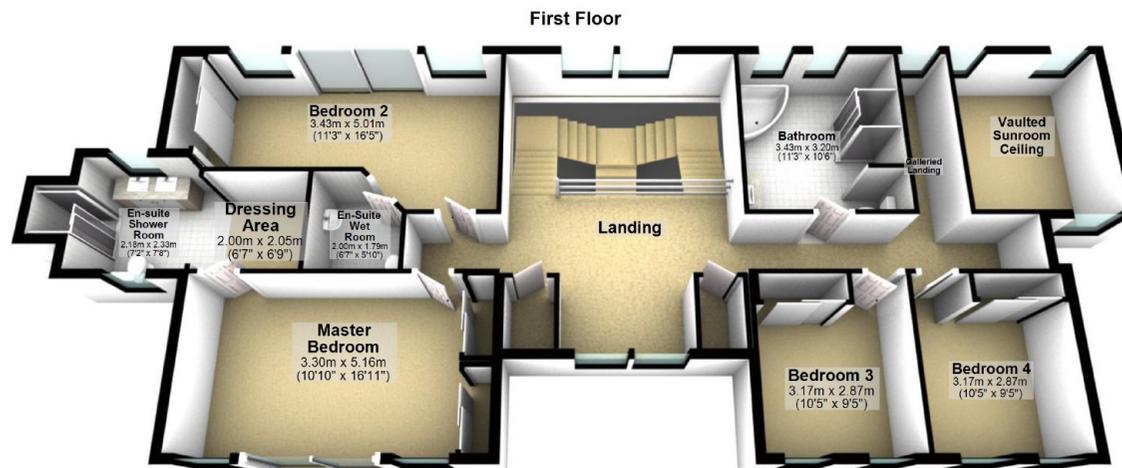
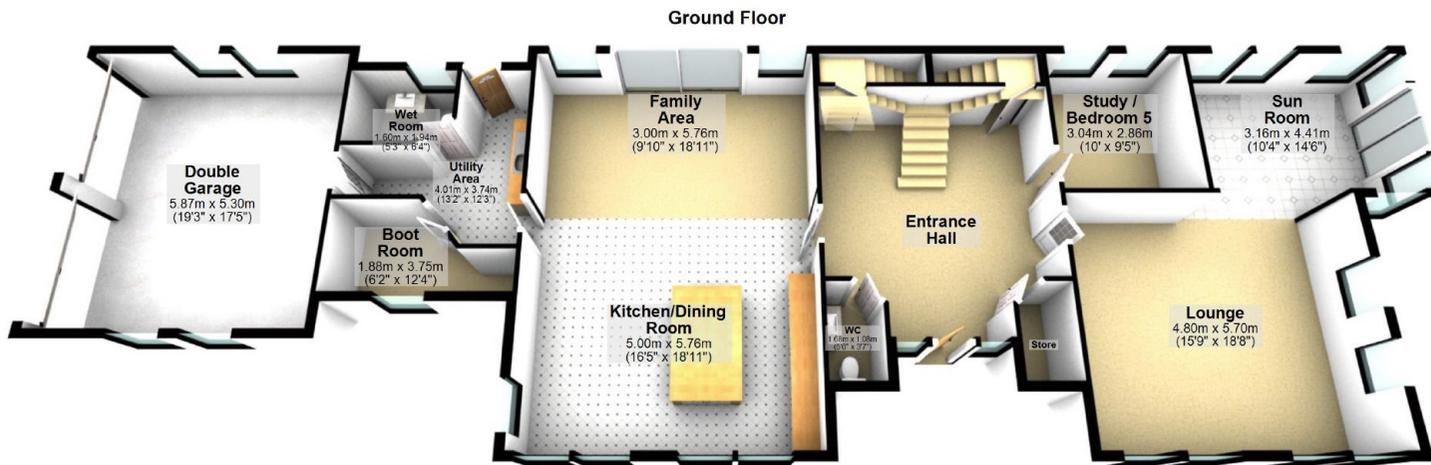












Plans not to scale, for illustration only



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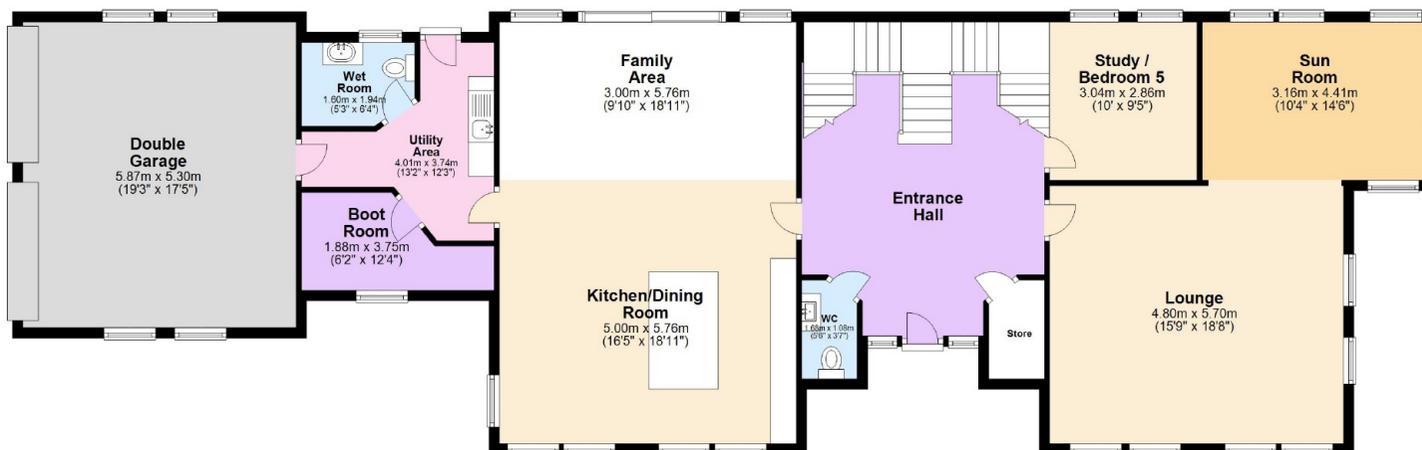
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Ground Floor



First Floor



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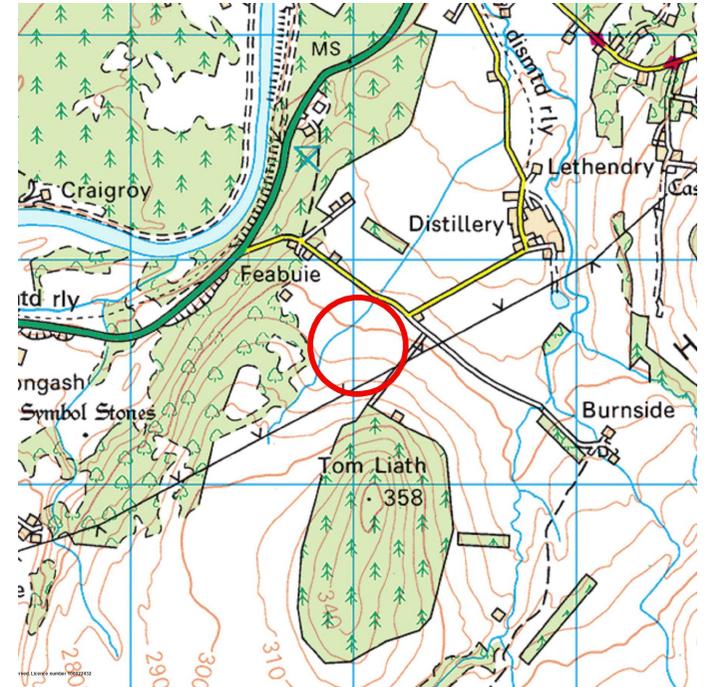
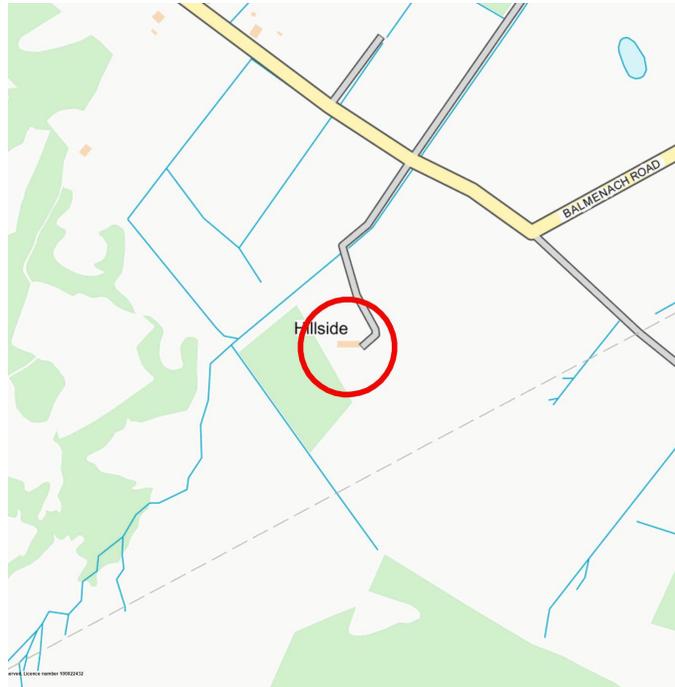
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While the above particulars are believed to be correct they are not guaranteed and all offerors must satisfy themselves on all matters



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