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Conglass House, Conglass Lane, Tomintoul, AB37 9HU
POA

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

UNDER OFFER - An impressive and immaculately presented, four bedroom luxury home in this popular Highland Village within the beauty of the Cairngorms National Park. Conglass House is nestled in a quiet location within the village and benefits from many luxurious features including excellent levels of natural light with many rooms enjoying twin aspects, quality fittings throughout, biomass heating system, an impressive kitchen with open plan day room, dining room, large lounge and superb master bedroom suite including a wonderful en-suite shower room. Internally the property is in excellent condition and the rooms are laid out to cater for modern family living requirements with accommodation over two levels including the previously mentioned rooms and a ground floor WC, utility room, stone clad entrance vestibule, integral one and a half width garage two further double bedrooms, bathroom and a large bedroom / lounge which would be ideal for teenage children or live in parent. Outside the home enjoys wonderful and versatile gardens and is bounded by fencing and mature planting with good off street parking and lawned / patio areas. A fantastic combination of quality and amenity with an excellent location. Energy Performance Certificate Rating D, Council Tax Band G

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Tomintoul

Tomintoul is the Eastern Gateway to the Cairngorms National Park and has the reputation of being the highest village in the Highlands at 1165 ft (350m) centred round a picturesque square and situated near the Lecht Ski Resort Centre on the scenic route between Grantown on Spey and Royal Deeside and is the North Eastern gateway to the Cairngorms National Park. . It is the largest village in the Glenlivet area supporting B&B's, a post office and general stores, art studios, craft, gift and malt whisky shops. Tomintoul also has its own distillery, "the Tomintoul", which made the Guinness Book of Records for producing "The Largest Bottle of Scotch Whisky in The World" - at 105.3 litres. There are also three more stills, "The Tamnavulin", "The Braeval" and "The Glenlivet" within a few miles.

The area is surrounded by the mountain ranges of the Cromdales, the Ladder Hills and the Cairngorms, facilitating spectacular views, walks and other outdoor pursuits, including wildlife appreciation, salmon and trout fishing on the nearby River Avon, mountain biking and hill walking.

The nearby Lecht Ski Centre 2090 provides winter sports and in the summer has quad biking and go-carts.

Grantown on Spey 14 miles, Inverness 47 miles, Inverness Airport 50 miles, Aberdeen 62 miles, Aberdeen Airport 60 miles.

Entrance Vestibule

1.71m x 2.34m 5'7" x 7'8"

From the front of the house the stone clad entrance vestibule provides a fitting welcome with twin doors leading through into a bright area with carpet flooring, ceiling lighting and into the hallway.

Hallway

The hallway has stairs which lead to the first floor accommodation and there are doors to most of the ground floor living areas. There is carpet flooring, ceiling lighting, a smoke alarm and radiator.

Lounge

3.79m x 4.82m 12'5" x 15'10"

A bright and spacious lounge enjoying a double aspect with windows overlooking the front and side with excellent levels of natural light. There is deep pile carpet flooring, ceiling lighting, a radiator and feature wall mounted electric fire with remote control and light features.

Kitchen

2.51m x 2.98m 8'3" x 9'9"

The kitchen is on open plan with the day room and this sizeable room is flooded by fantastic natural light provided by french doors which lead out to the rear gardens, window to the side and and twin aspect windows in the day room to the front and side of the property.

The kitchen is spacious with quality fitted base, wall and drawer units with complementary work surfaces and splash backs. A feature of the room is the attractive Belling range cooker with gas hob, electric ovens, aluminium splash back and integrated illuminated extractor hood which can accommodate the keenest of home chefs. There is an integrated microwave, dishwasher and fridge with tile effect vinyl flooring and a combination of recessed and spot down lighting.

Day Room

3.52m x 3.89m 11'7" x 12'9"

On open plan with the kitchen, the day room offers the ideal space in which to relax and unwind with family or friends and has double windows to the front as well as another to the side which floods the room with natural light. There is a multi fuel stove, carpet flooring, ceiling lighting and a timber door opens to the hallway.

Dining Room

2.89m x 2.00m 9'6" x 6'7"

This large dining room offers a luxurious space in which to entertain family and friends and has twin windows to the side in addition to a full height window which allows natural light to fill the room. There is carpet flooring, ceiling lighting and a wall mounted electric fire with feature light effects.

Utility Room

2.11m x 1.85m 6'11" x 6'1"

The utility room offers excellent amenity and has space for a washing machine, tumble dryer and fridge / freezer. There is great storage through a fitted shoe rack, shelves and hooks. There is vinyl flooring and a fitted worktop.

WC

1.90m x 1.73m 6'3" x 5'8"

The smart WC is spacious and comprises of WC in white, pedestal wash hand basin with chrome taps and mirror and there is vinyl flooring and recessed down lighting in addition to an extractor fan.

Landing

From the stairs, the landing has a large storage cupboard, spotlight ceiling lighting and loft access in addition to doors to the further bedrooms and bathroom.

Master Bedroom

4.32m x 4.11m 14'2" x 13'6"

A beautiful master bedroom suite with outstanding views to the front of the property across open countryside as well as two windows to the side and enjoying a large five door fitted wardrobe making excellent storage space in addition to a fitted chest of drawers and shelving with mood lighting. There is ceiling lighting, carpet flooring and an electric feature fire. A door leads through to the en-suite shower room.

En-Suite Shower Room

2.32m x 2.54m 7'7" x 8'4"

A fabulously stylish en-suite shower room with a luxurious mains pressure shower, back to wall WC, his and hers wash hand basins with integral gloss grey vanity unit and airing cupboard. There is inset mood lighting and ceiling down lighting with a picture window to the rear of the property.

Bedroom Two

3.33m x 5.21m 10'11" x 17'1"

A great double bedroom with windows to the front and side allowing great natural light into the room. An integral



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wardrobe with both shelves and hanging space allow for fantastic storage and there is carpet flooring and ceiling lighting.

Bedroom Three

3.33m x 5.02m 10'11" x 16'6"

Another generously proportioned double bedroom benefitting from an integral wardrobe with shelves and hanging space. A window to the side and rear allow great natural light and there is spotlight ceiling lighting and carpet flooring.

Bathroom

2.32m x 2.21m 7'7" x 7'3"

This swish family bathroom has a bath with shower over, WC, wash hand basin and polished chrome heated towel rail. There is vinyl flooring and spotlight ceiling lights.

Bedroom Four / Living Area

4.30m x 4.81m 14'1" x 15'9"

A fantastic space which is large enough to house lounge furniture in addition to a bed and would be ideal as a teenage, granny or friends annexe as it is served by the bathroom and has a degree of separation from the other bedrooms. There are double windows to the rear allowing for good levels of natural light, there is carpet flooring and recessed down lighting.

Garage

4.58m x 5.28m 15'0" x 17'4"

The garage is extremely useful and is one and a half width to provide excellent storage and amenity space. There is concrete flooring, an electric garage door, door to the rear and separate door to the utility room, power and light. There is also a sink and separate tap for a hose pipe. The garage houses the Klover PB24 biomass wood pellet boiler and hopper, further details on the company can be found by copying and pasting the following link - <https://www.klover.it/en>

Outside

A particular feature of the property are the private and versatile gardens which offer superb amenity and ideal

outdoor living areas. The front gardens are mainly laid to lawn with excellent privacy and shelter provided by mature hedging. A decked area with metal gazebo offers the ideal area in which to enjoy lazy summer days and to the rear of the property is a further patio with amenity area which includes three lockable metal storage sheds and a greenhouse to the rear. There is a lock block parking area for several vehicles with access to the garage and there is a further metal workshop (3.6m x 2.8m) with garage door and concrete base

Services

It is understood that there is mains water, electric and drainage. There is biomass central heating with radiators to all rooms in addition to solar panels which provide hot water and are operated via the solar iboost plus control unit. More information can be found by copying and pasting this link - <https://www.marlec.co.uk/product/solar-iboot/?v=79cba1185463>

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

Price

UNDER OFFER

Entry

By arrangement

Viewings and Offers

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

Strathspey House
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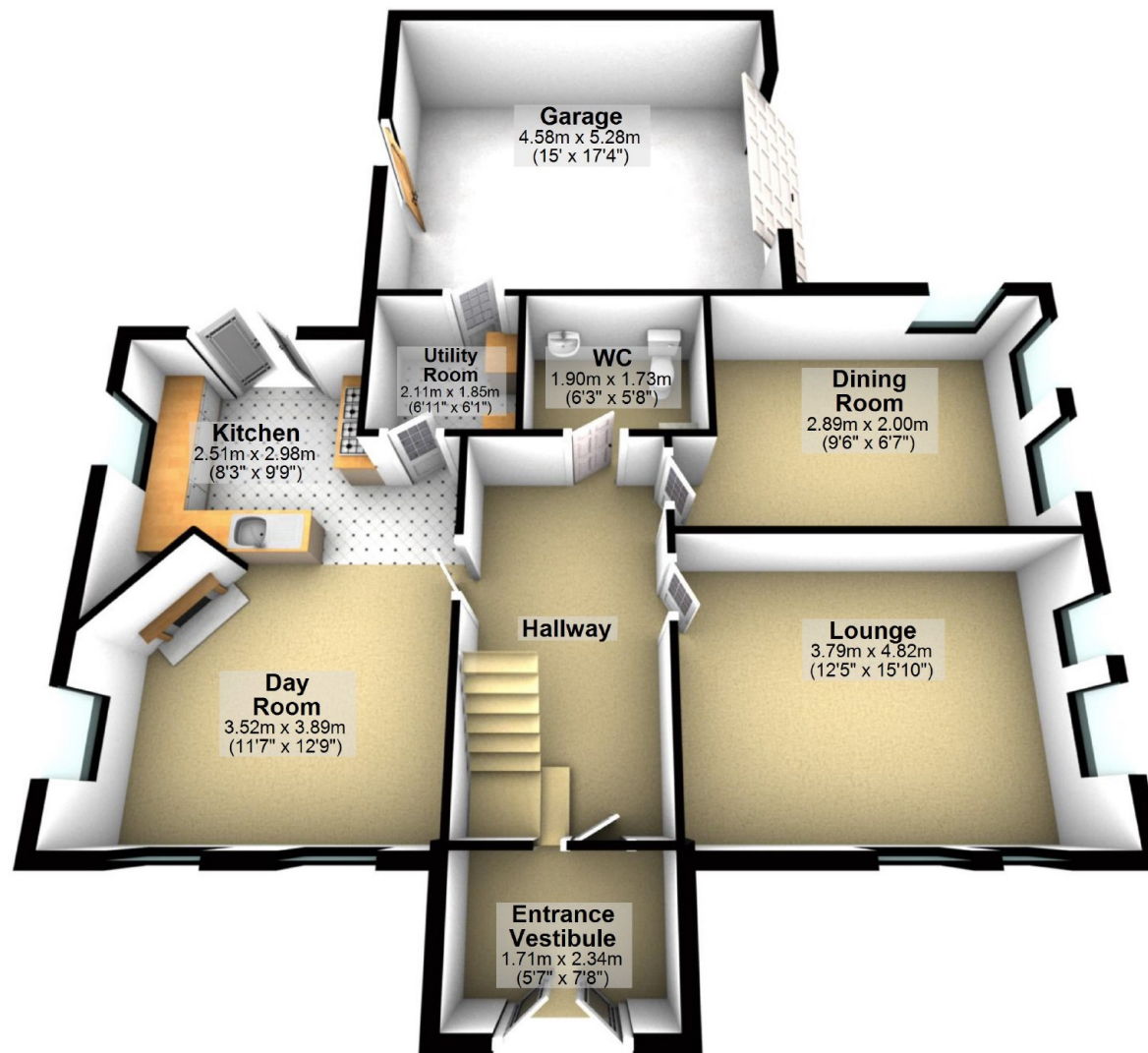








Ground Floor



Plans not to scale, for illustration only



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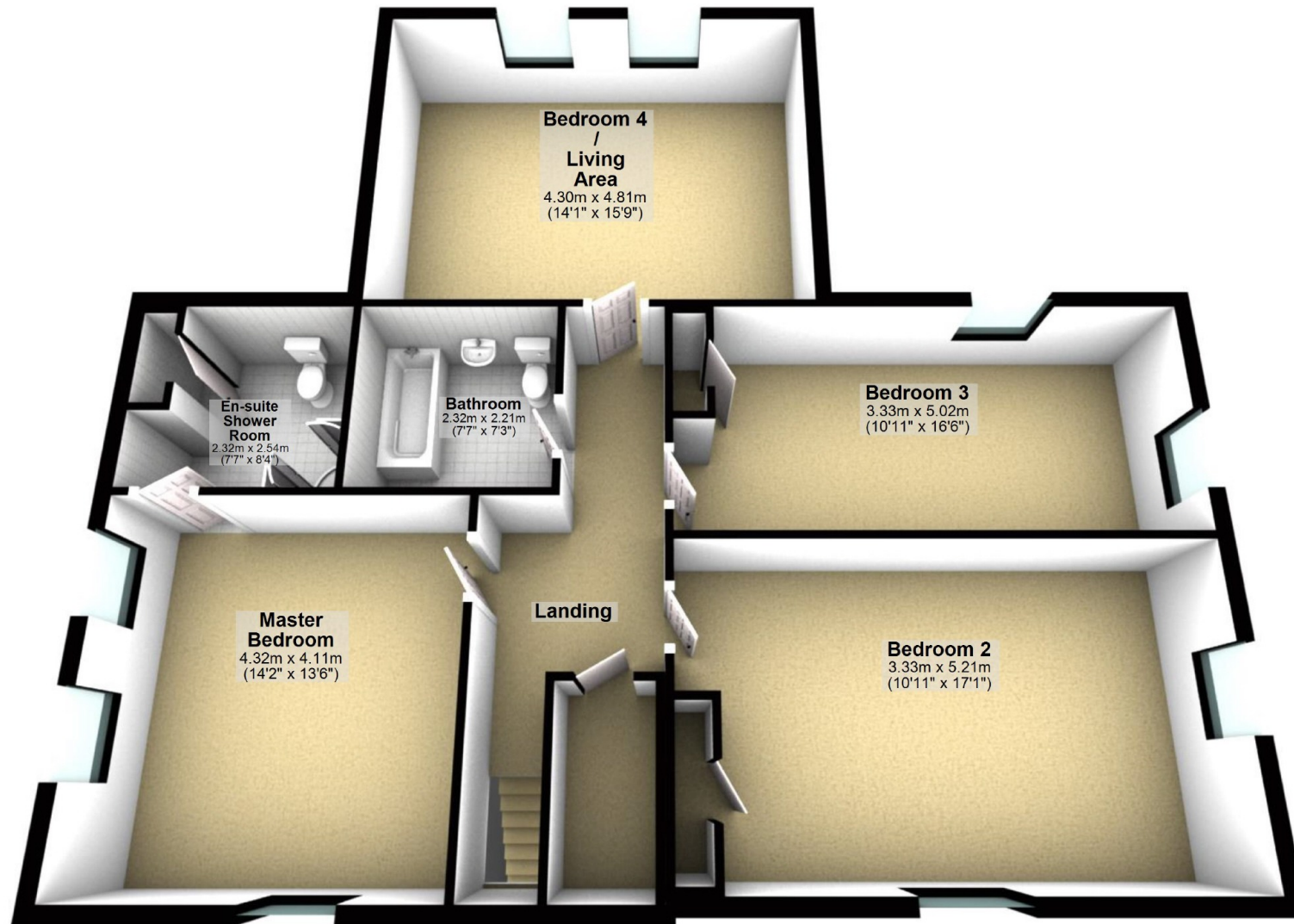
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First Floor



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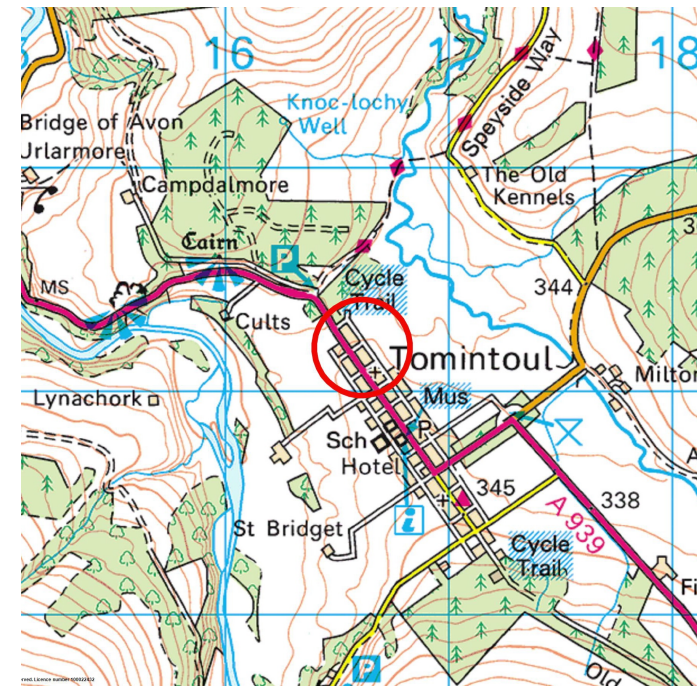
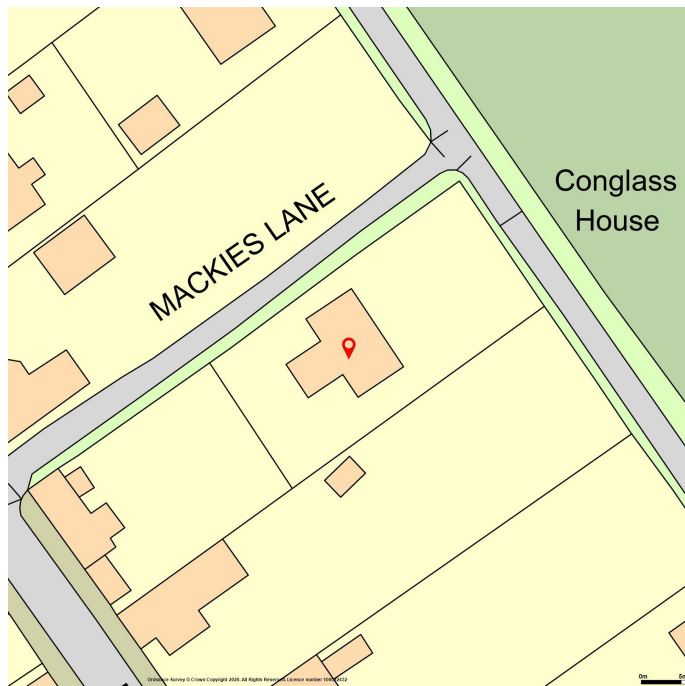
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**While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
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