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Granite Cottage, Dell Road, Nethy Bridge, PH253DG
Offers over £400,000

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

CLOSING DATE - 14th August 2020 12 Noon. A stunning, versatile and elegant property sitting in approximately half an acre of beautifully mature grounds and which enjoys a prime location on Dell Road with the River Nethy within a stones throw and occupying a central site in this sought after forest village in the Cairngorms National Park. The property extends to some 285 sqm and has been separated into two apartments each with its own access and offers immaculate, well proportioned and flexible accommodation comprising a two / three bedroom self-contained apartment on the ground floor and a three bedroom self-contained apartment on the first floor.

The current owner has generated an income from the rental of the first floor apartment whilst residing on the ground floor and the property offers flexible options including as presently utilised, as two investment income streams, as a unique multi generational home or if preferred and subject to the necessary consents the property could be re-instated as a whole providing a substantial family home. Viewing is recommended to appreciate the comfort, size, quality and options that this impressive property offers. Energy Performance Certificate Rating - GF Apt (E) FF Apt (E) . Council Tax D

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Nethy Bridge

Nethy Bridge is a charming village situated in the Cairngorm 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, Nethybridge 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 Nethybridge 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 and the beaches of the Moray Firth are also close by. Aviemore is on the main Inverness - London Inter City rail line and the A9 gives easy access to all parts of the U.K.

Accommodation

GROUND FLOOR:- Lounge, Family Room, Entrance Vestibule, Two Bedrooms with En-Suite Bath/Shower Rooms, Library / Bedroom Three, Kitchen / Dining, Sun Room and Utility Room.

FIRST FLOOR:- Lounge, Three Bedrooms, Utility Area, Kitchen, Bathroom and access to Two Balconied Terrace Areas.

GROUND FLOOR APARTMENT

Entrance Vestibule

1.24m x 1.29m 4'1" x 4'3"

From the front of the property a door leads through into this pretty home and into the reception area.

Reception Area

3.77m x 3.74m 12'4" x 12'3"

A large and welcoming reception area with hardwood flooring which leads off to the lounge, family room, hallway and passageway. There are twin shelved storage cupboards.

Lounge

4.83m x 4.26m 15'10" x 14'0"

This impressive lounge has a twin aspect with windows to the front and side of the property offering excellent natural light levels and the room is centred around a beautiful fireplace with a wood burning stove which is sure to provide a relaxing ambience.

Family Room

4.73m x 4.29m 15'6" x 14'1"

Another well proportioned and beautifully bright room where you can sit and unwind and offers the amenity to have your own space away from other family members if you desire or is big enough to gather together and have a blether. Doors lead to the reception room and library / study / bedroom three.

Library / Study / Bedroom Three

Currently used as a large library / study, this is a bright room with a twin aspect including windows to the front and side in addition to French doors which open onto a sheltered veranda with lovely open views across the front garden and over to the River Nethy.

Bedroom Two

2.47m x 3.96m 8'1" x 13'0"

This is a peaceful double bedroom located at the rear of the property overlooking the patio and accessed from the passageway off the reception area. There is an integral wardrobe with shelved hanging and storage.

Bathroom

1.56m x 2.76m 5'1" x 9'1"

A luxurious and stylish bathroom which enjoys full height tiling and a recessed alcove with mirror housing the stand alone wash hand basin. There is a P Shaped bath with waterfall tap and mains pressure shower with rainforest shower head and glass shower screen in addition to recessed led down lighting and an opaque window to the rear. Programmable underfloor heating offers that extra touch of comfort and completes this lavish bathroom which serves both bedroom two and as a guest wc.

Hallway

The hallway offers access to the kitchen, reception and master bedroom and there are four very useful shelved storage cupboards with lighting.

Master Bedroom

4.3m x 4.53m 14'1" x 14'10"

Another bright double bedroom with windows to the side and rear gardens and with the benefit of an en-suite shower room.

En-Suite Shower Room

2.09m x 1.98m 6'10" x 6'6"

With full height tiling and an opaque window to the rear, there is a shower enclosure with Mira electric shower and back to wall wc with concealed cistern, display shelf and integral wash hand basin with waterfall tap. There is a chrome ladder towel radiator and programmable underfloor heating adds a further touch of luxury.

Kitchen / Dining

3.84m x 4.87m 12'7" x 16'0"

This elegant and very generous space is well proportioned with a light and airy feel. The kitchen and dining area on open plan with views of the garden grounds provided by windows to either side. The kitchen benefits from a good range of attractive fitted base, wall and drawer units in white with contrasting granite work surfaces and under counter mood lighting. There is a range of quality integrated appliances including a Rangemaster professional plus induction cooker with an illuminated extractor, plumbing for a dishwasher and space for an American fridge freezer. The dining area provides ample space for a multiple person dining suite and is ideal for family living and entertaining guests.

Sun Room

2.5m x 3.92m 8'2" x 12'10"

A private and peaceful sunroom overlooking the rear gardens making it the ideal place to sit and contemplate. There are doors to the gardens, utility room and the kitchen.

Utility

1.68m x 2.31m 5'6" x 7'7"

There are two windows to the side of the property and base units with co-ordinating work surfaces and tiling in addition to a stainless steel sink with drainer. There is plumbing for a washing machine and space for a tumble drier. A timber and glass panel door leads to the rear garden.

FIRST FLOOR APARTMENT

Entrance / Utility Area

2.87m x 2.14m 9'5" x 7'0"

Accessed from steps at the side of the patio, entry is through a door into this utility area with lots of glazing providing excellent levels of natural light. There are worktop areas and space for a tumble dryer in addition to plumbing for a washing machine. There is a storage cupboard housing the oil boiler and a further door leads to the reception area.

Reception Area

2.98m x 2.12m 9'9" x 6'11"

Leading to the hallway, utility, bedrooms one and two.

Hallway

An L shaped hallway which leads to most of the first floor accommodation.



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Lounge

4.87m x 3.96m 16'0" x 13'0"

This first floor lounge runs from the front to the back of the property with a turret window to the front and a set of French doors to the rear leading out onto a balconied terrace with views over the gardens and bowling club to the woodland beyond. There is a storage cupboard and an electric fireplace with surround and hearth.

Kitchen

2.24m x 3.49m 7'4" x 11'5"

A U shaped kitchen arrangement with a good range of base, wall and drawer units with complementary worktops. There is an oven with ceramic hob and illuminated extractor and a sink with drainer.

Bathroom

1.43m x 3.48m 4'8" x 11'5"

A fresh, modern and well proportioned bathroom with an opaque window to the front of the property. There is a three piece suite in white comprising a bath with full height tiling, electric shower with glazed screen, wc and pedestal wash hand basin.

Bedroom One

3.05m x 4.09m 10'0" x 13'5"

A large double bedroom located at the front of the property with a turret window overlooking the gardens and beyond.

Bedroom Two

2.98m x 2.63m 9'9" x 8'8"

A single bedroom with a door which leads to the impressive first floor terraced balcony extending to over 21 sqm and with fantastic views overlooking the gardens and River Nethy. There is ample room to house a large outdoor patio set and it makes a special place to sit and enjoy this outdoor space which is surrounded with decorative black safety railings.

Bedroom Three

4.82m x 3.51m 15'10" x 11'6"

A further double bedroom with a window to the side garden.

Gardens & Outside

The property sits in attractive landscaped garden grounds which are mainly laid to lawn and interspersed with a colourful selection of specimen trees and flowering shrubs. Red squirrel and a variety of birds can often be spotted from the sunny and sheltered patio or if you are feeling adventurous a short walk leads to the riverside path or woodland trails. To the side of the property is an additional area of wild garden which could be utilised as a further vegetable garden or left as is to enjoy the array of wild flowers.

The driveway sweeps up to the house through timber gates and around the side to the back where there is ample space for several vehicles and leads to twin timber garages and other useful timber

wood stores.

The property is a few metres from the bowling club and tennis courts and short walk will take you to the village shop / post office or butchers/ farm shop and if you would like a real treat the Nethy House tea room will satisfy any cake cravings you may have.

Timber Garages

6.86m x 3.42m 22'6" x 11'3"

The two timber garages both have concrete bases, power, up and over doors and windows. They make for ideal vehicle, garden and sports storage in addition to offering an ideal workshop space.

Services

It is understood that the property has mains water, drainage and electricity. Both properties are independently served with their own oil fired boilers and oil storage tanks as well as separate electricity meters.

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 - GF Apt (E) FF Apt (E)

The seller has now had relevant timber treatment works completed and we have attached the relevant warranty certificate to the downloadable home report. There is a modest quote for the other minor works noted by the surveyor which can be made available to viewers. The flat roofs have also just been completely recovered.

Entry

By arrangement

Price

Offers Over £400,000 are invited

CLOSING DATE SET - 14/08/2020. All offers to be submitted in Scots legal format by 12 noon.

Viewing and Offers

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

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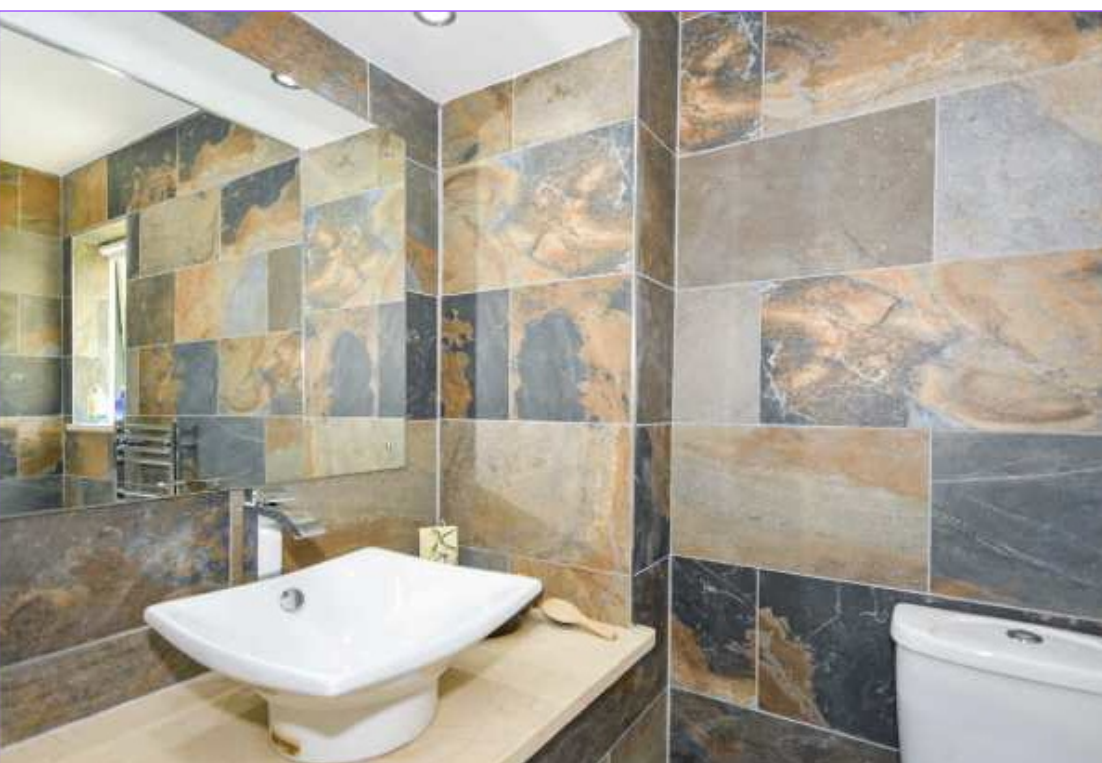
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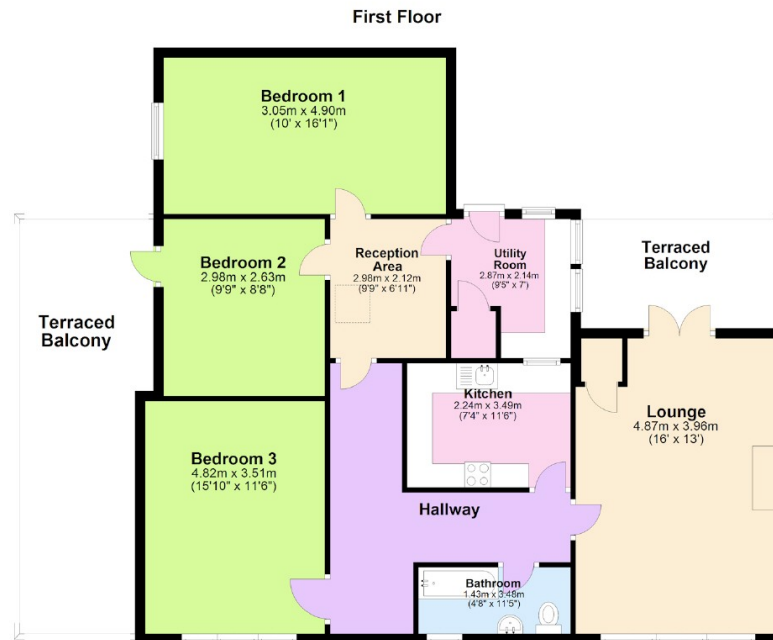












Plans not to scale, for illustration only



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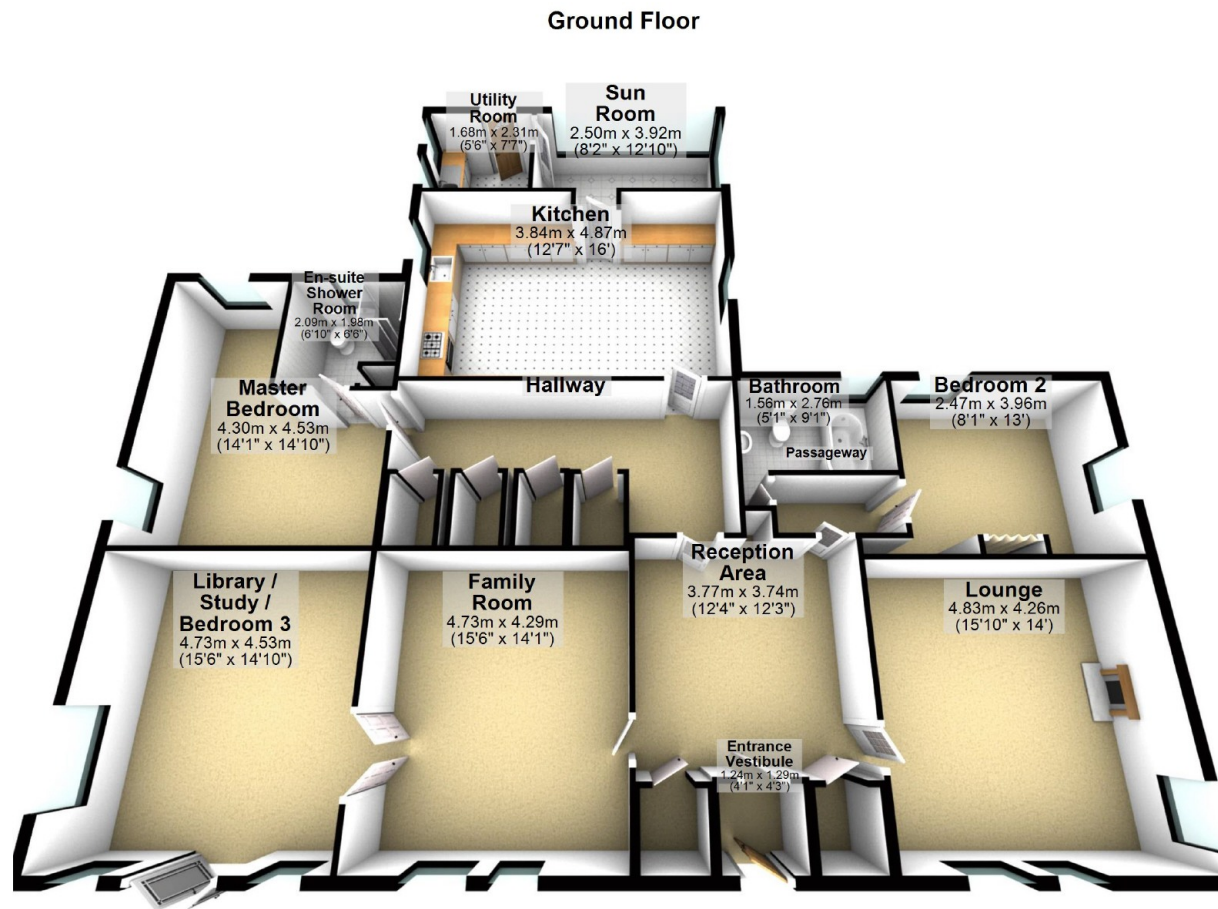
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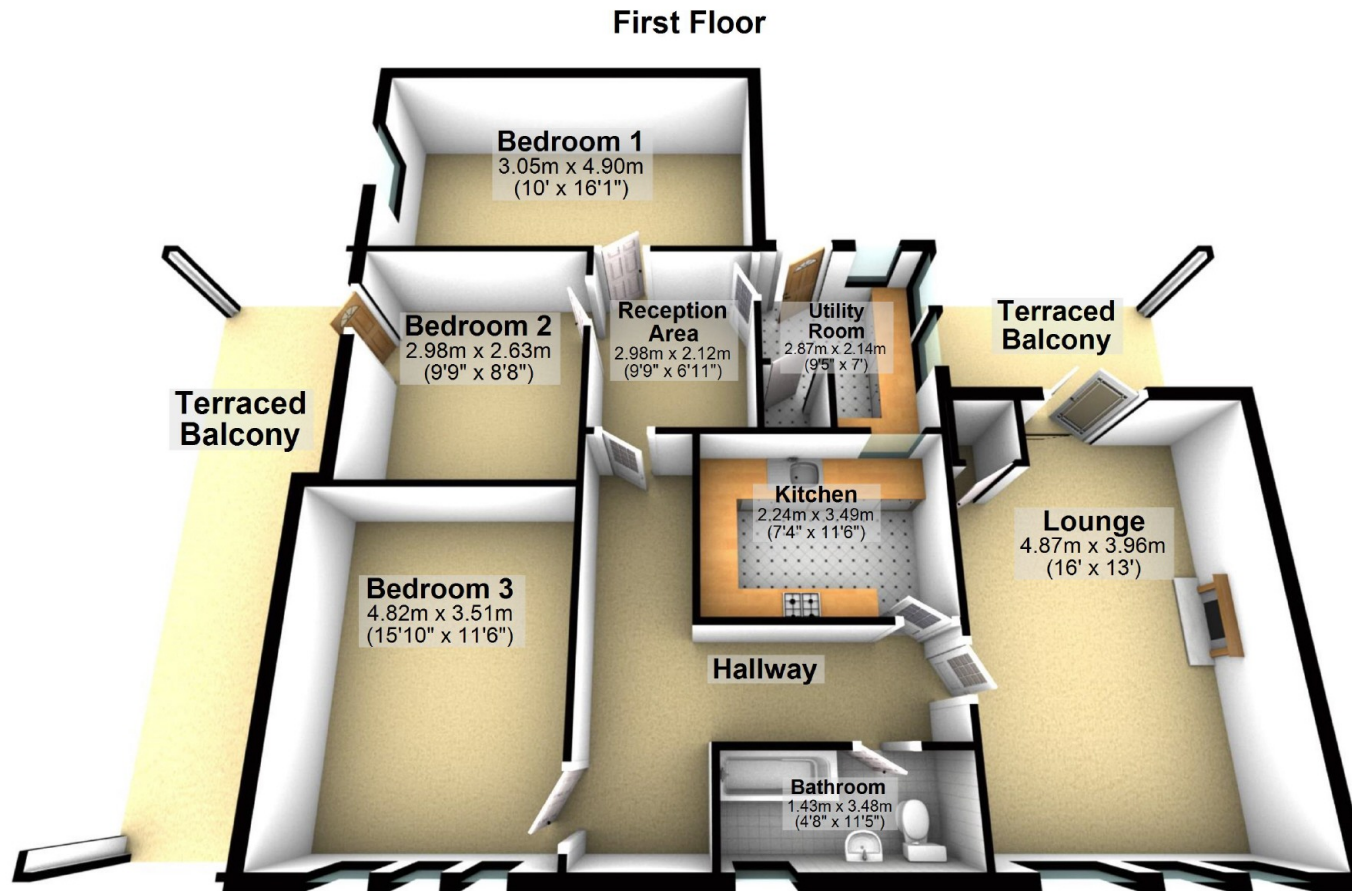
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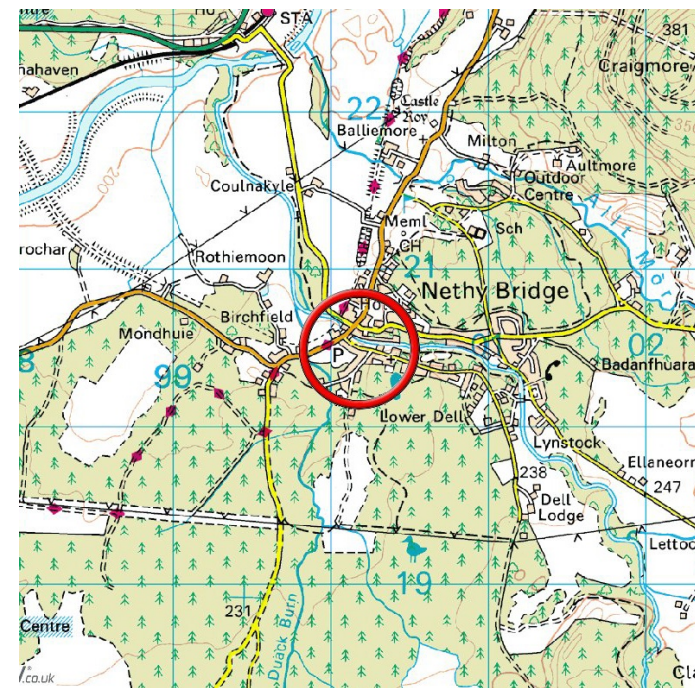
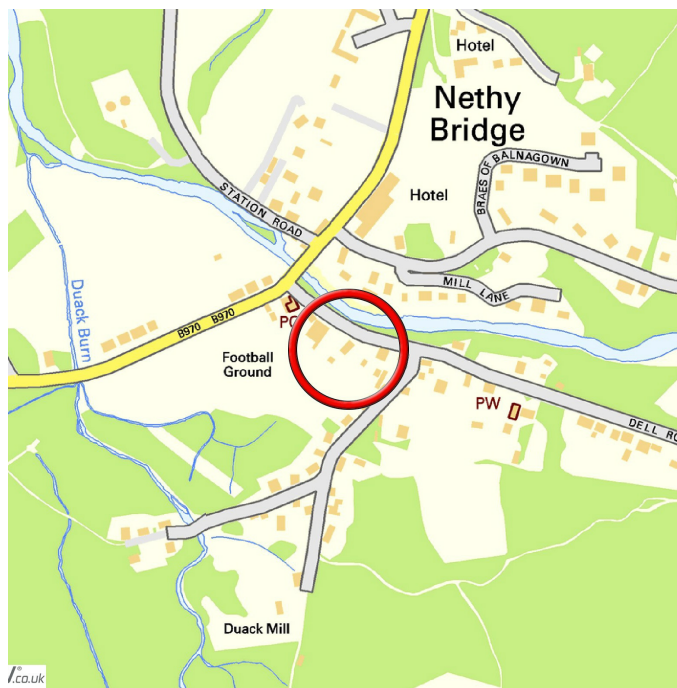
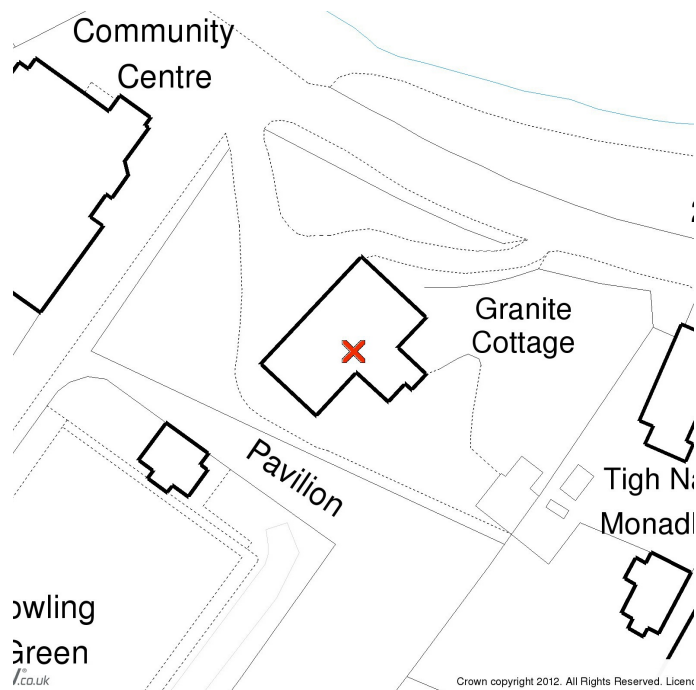
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**While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
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