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solicitors and estate agents

Topperfettle Farm, Tomintoul Road, Grantown On Spey, PH26 3NN  
Offers over £275,000

Contact us on 01479 874800 or visit [www.massoncairns.com](http://www.massoncairns.com)



An exceptional lifestyle opportunity and rare chance to acquire a small holding extending to circ 12 acres with outstanding views in the Cairngorms National Park. Topperfettle farm is located just outside the popular Highland town of Granttown On Spey, on the route of the North East 250 and offers an absolutely unique opportunity to acquire a freshly refurbished three bedroom semi-detached traditional croft cottage with adjacent byre, a substantial stone steading and 12 acres of croft land (the house and gardens are in the process of being decrofted and the remaining land is crofted). Accommodation comprises of lounge with open fireplace, large and stylish shower room, spacious and modern kitchen, handy boot room / utility, ground floor bedroom and two further bedrooms on the first floor with outstanding views. Outside and in addition to the croft land which comprises a mixture of woodland, grazing, and field, there is a large gravel drive to the front, a separate chalet which would be ideal for holiday lets, fenced and gated paddock ideal for horses. This is a rarely available opportunity which will suit a variety of purchasers. More information on crofting responsibilities is available at [www.crofting.scotland.gov.uk](http://www.crofting.scotland.gov.uk). Energy Performance Rating E, Council Tax Banding A

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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.

### Hall

From the front door, the hall has doors to the lounge, master bedroom, kitchen / dining

and stairs lead to the first floor landing.

### Lounge

4.46m x 3.56m 14'8" x 11'8"

A bright and cosy lounge with a window to the front of the property. There is a focal decorative open fireplace, carpet flooring and ceiling lighting. Doors lead to the hall and boot room.

### Boot Room / Utility

2.36m x 1.5m 7'9" x 4'11"

A fantastic and useful space with a door leading to the rear gardens, there is ample space for boots and outerwear in addition to the gas boiler and plumbing for a washing machine. There is a window to the side, tiled flooring, recessed down lighting and further doors lead to the shower room and lounge.

### Shower Room

2.37m x 3.48m 7'9" x 11'5"

This stylish and sizable shower room boasts feature wall and floor tiling, a beautiful shower enclosure with both rainforest head and wall hung spray in addition to a wc and pedestal wash hand basin. There is a high level window to the rear of the property, recessed down lighting and a chrome ladder towel radiator.

### Kitchen / Dining

The large kitchen enjoys a fantastic range of base, wall and drawer units with quality

integrated appliances including a Siemens microwave, oven and Zanussi ceramic hob with Siemens illuminated extractor hood. There is an integral Bosch dishwasher, excellent worktop preparation space and a sink with drainer which overlooks the rear gardens and offers excellent views. A particular feature of the room is the original farmhouse range which provides a pleasing and interesting decorative addition to the room.

### Master Bedroom

A sizable ground floor bedroom with a window to the rear, carpet flooring and ceiling lighting.

### Landing

The landing leads to bedrooms two and three and there is carpet flooring, recessed down lighting and a smoke alarm.

### Bedroom Two

A bright and airy bedroom with a dormer window to the front, carpet flooring and ceiling lighting.

### Bedroom Three

Another light bedroom with good levels of natural light provided by the dormer window which overlooks the front gardens towards the hills. There is carpet flooring and ceiling lighting.



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## Outside

The whole site extends to approximately 12 acres and offers a rare opportunity to buy this amount of land within the Cairngorms National Park. The immediate farmhouse grounds consist of a large gravel drive with parking and turning space for several cars and this is where the chalet is located. There is also a large paddock which is fenced and gated separately and which is ideal for horse or pony grazing. To the rear of the property is a large garden area and a further gravel parking area where the two stone steadings are located. Of stone construction and with corrugated roofs they offer excellent potential for development, the smaller detached steading measures approx 7.5m x 3.7m and the semi detached steading measures approx 11.4 m x 3.74m. The croft land is split with approx 6 acres of mixed woodland and rough grazing and a further 6 acres of pasture land.

## Croft Status

Potential purchasers are advised that as a croft, there are certain responsibilities that come with ownership as well as improvement grants etc. More information is available by visiting <https://www.crofting.scotland.gov.uk/> Masson Cairns are unable to provide specific advice in relation to this.

## Services

It is understood there is mains electricity and water with drainage to a septic tank. There is gas fired central heating with radiators.

## Home Report

To obtain a copy of the home report, please visit our website [massoncairns.com](http://massoncairns.com) where an online copy is available to download. If viewing on Rightmove click the EPC link and the home report will download. EPC Rating E

## Entry

By arrangement

## Price

Offers Over £275,000 are invited

## Viewing and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-Masson Cairns  
Strathspey House  
Grantown on Spey  
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Tel: (01479) 874800  
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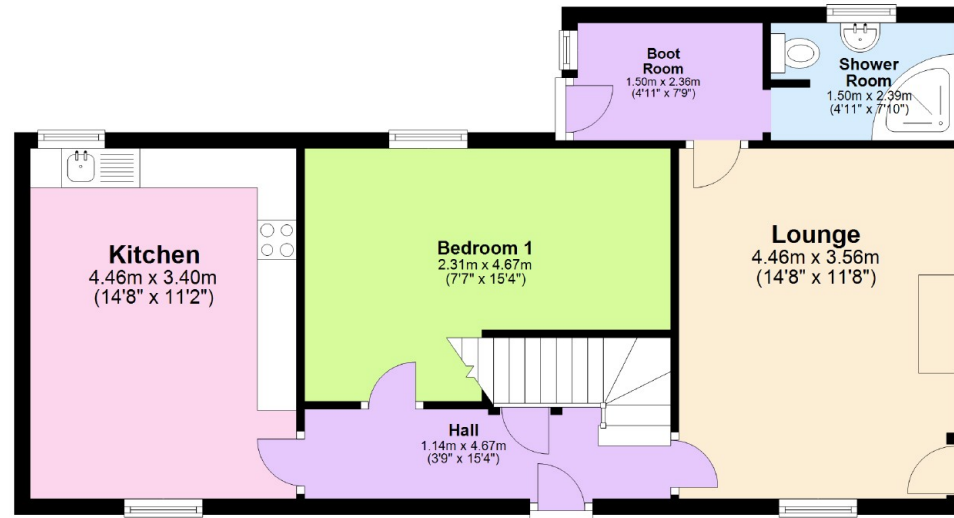




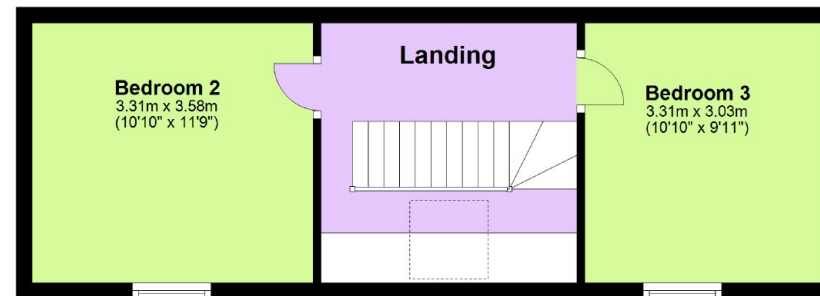




## Ground Floor



## First Floor



Plans not to scale, for illustration only



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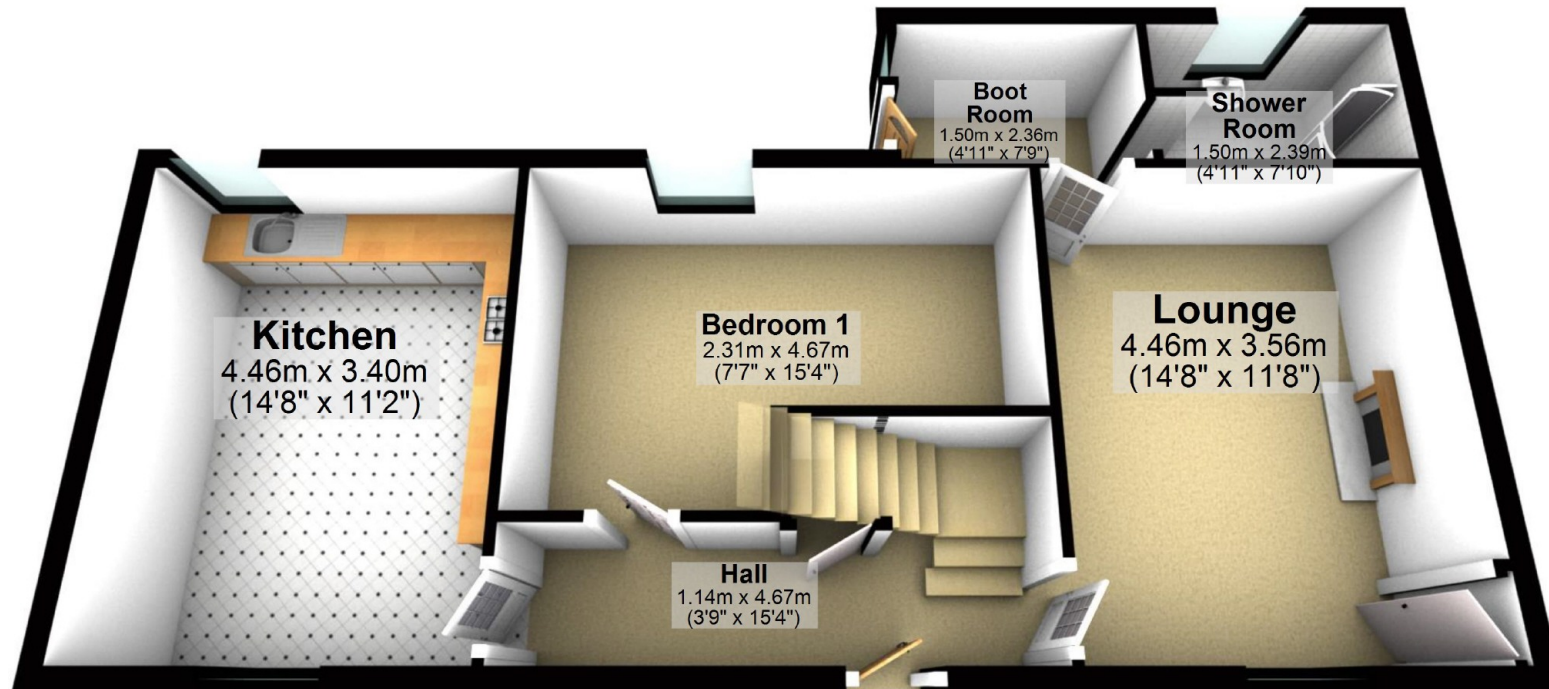
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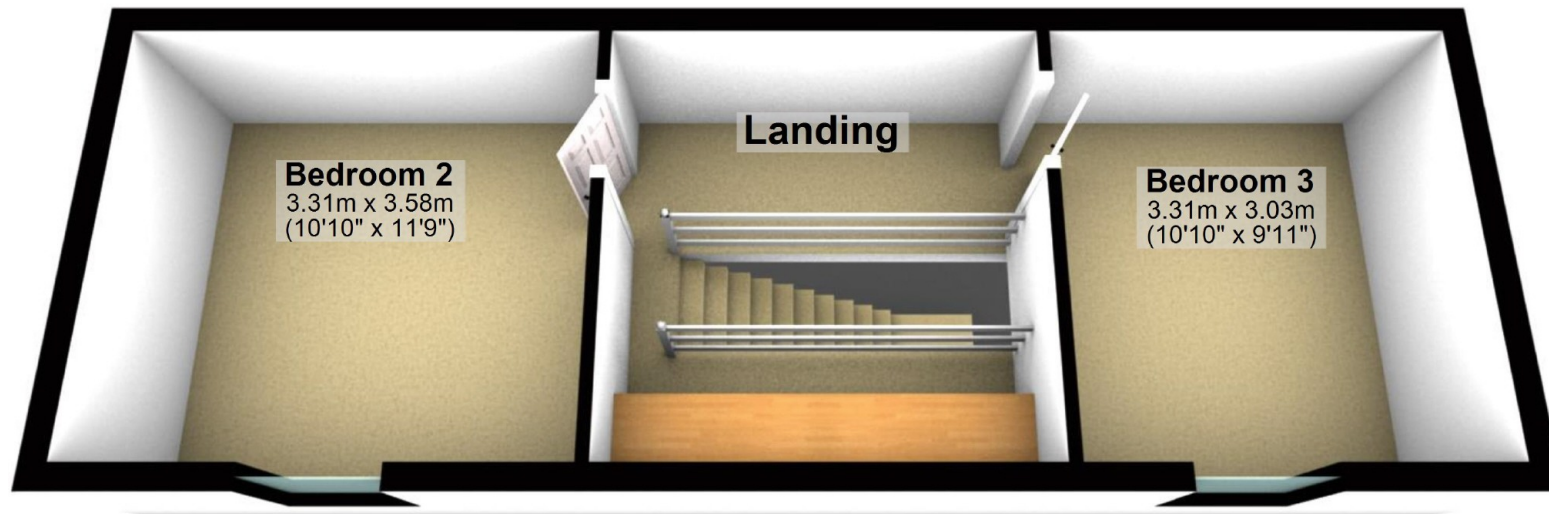
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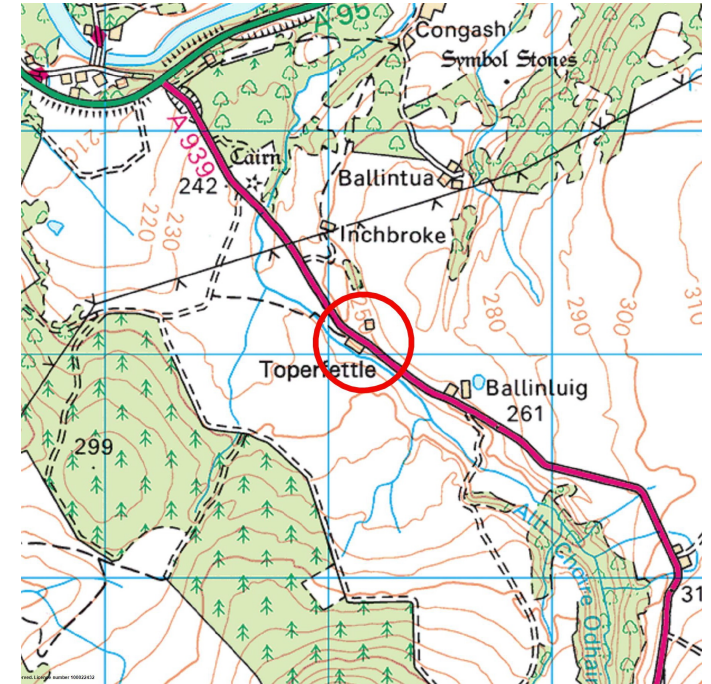
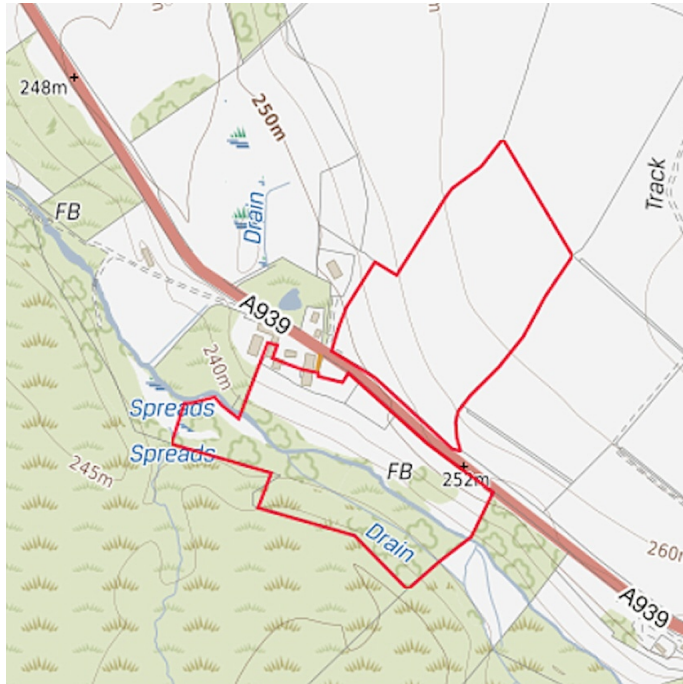
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**While the above particulars are believed to be correct  
they are not guaranteed and all offerers must satisfy  
themselves on all matters**



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