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Lakefield, Newtonmore, PH20 1DP  
Offers over £325,000

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A delightful and substantial home which enjoys a proud position within this popular Highland village. The beautifully presented accommodation is arranged over two floors and comprises of a large entrance vestibule which leads to the bright and airy lounge, formal dining room, family kitchen / dining and with stairs to the first floor accommodation. The spacious and well equipped kitchen has space for a dining table and there is a fantastic garden room with large picture window overlooking the rear patio area. From the kitchen a door leads to an extended annexe area with a small inner hallway leading to a spacious double bedroom with patio doors and a generous double bedroom with en-suite shower room which combine to offer great flexibility and a separate area which lends itself to multi generational living or air b n b income accommodation. Upstairs there are twin landings which provide access to three bedrooms, family bathroom and a further separate suite with shower room, hall and expansive bedroom. This is a rarely available opportunity to purchase an attractive stone and slate house in the Cairngorms National Park with viewing essential. Energy Performance Rating E, Council Tax Banding E.

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## Newtonmore

The village of Newtonmore is at the southern end of the Spey Valley in the Cairngorms National Park and is surrounded by some of the finest grouse moors and deer forests in Scotland. The Insh Marshes are famous as a bird sanctuary and within easy reach are the Highland Wildlife Park, Dalwhinnie Distillery and the Cairngorm Mountains for winter sporting facilities and hill walking. Several Munros are also within easy reach. The mountainous landscape is truly breath taking and offers an unrivalled sense of relaxation and tranquillity. As you can imagine in an environment such as this, the area is home to an array of birds and wildlife. The village of Newtonmore has a primary school, banking facilities, a number of coffee shops and other shops, including a supermarket. Sporting facilities include an 18 hole golf course, excellent salmon and trout fishing on the River Spey and other waters, tennis courts, bowling green and children's recreation park.

Nearby Kingussie has medical facilities and an excellent secondary school offering education to University entrance standard. The larger resort of Aviemore is only a 15 minute drive away and offers a comprehensive range of facilities and activities. Just 25 minutes south of Newtonmore is the House of Bruar, the luxury retailer known as the 'Harrods of the Highlands'. It enjoys a unique reputation for quality, and it's food hall, with it's delicatessen, greengrocer and butcher, showcase the best Scotland has to offer. Other distances from Newtonmore:- Kingussie 3 miles; Aviemore 15 miles; Grantown on Spey 31 miles; Inverness 45 miles; Fort William 45 miles

## Entrance Vestibule

2.25m x 2.19m 7'5" x 7'2"

From the front of the property, through a pretty red door, access is provided into the welcoming entrance vestibule which provides access to the lounge, dining room, kitchen and first floor accommodation. There is laminate flooring and ceiling lighting.

## Hall

1.52m x 1.34m 5'0" x 4'5"

From the entrance vestibule the hall leads through to the kitchen and dining area. There is ceiling lighting, laminate flooring and two storage areas.

## Kitchen Dining Room

5.49m x 3.60m 18'0" x 11'10"

The generously proportioned kitchen offers a comprehensive range of modern base, wall and drawer units in light grey with contrasting dark grey worktops and splash backs. There is plumbing for a washing machine and dishwasher, integral oven with electric hob and illuminated extractor. There is a warming log burning stove which creates a lovely ambience and there is a wood and tile flooring, recessed ceiling lighting and a window to the rear. There is a door to the inner hall and annexe in addition to access to the hall in addition to openings which lead through to the garden room.

## Garden Room

3.91m x 3.60m 12'10" x 11'10"

The garden room is flooded by natural light from a large picture window which overlooks the rear patio area and which offers the ideal space in which to relax and unwind. There is an external door leading outside, laminate flooring, ceiling lighting and two openings lead directly to the kitchen / dining room.

## Lounge

4.46m x 3.68m 14'8" x 12'1"

Located to the front of the house, this is a bright and airy room with excellent natural light levels provided by twin aspect windows to the front and side. There is an open fireplace, recessed alcove, ceiling lighting and timber flooring.

## Dining

4.46m x 3.87m 14'8" x 12'8"

The well proportioned dining room offers good amenity and could easily be utilised as a further family room or double bedroom. There is a recessed alcove, oak flooring, ceiling lighting and a double window overlooking the front gardens.

## Inner Hall

2.30m x 1.13m 7'7" x 3'8"

A small inner hall leads from the kitchen to the annexe lounge and bedroom five. There is carpet flooring and ceiling lighting.

## Annexe Lounge

5.75m x 3.61m 18'10" x 11'10"

An extremely spacious lounge with a dual aspect to the front and side with windows flooding the room with natural light in addition to patio doors which lead out to the garden and offer a separate access to the house. There is carpet flooring and ceiling lighting.

## Bedroom Five

3.94m x 3.60m 12'11" x 11'10"

A bright double bedroom with twin windows to the rear and with an integral wardrobe providing hanging and shelved storage. There is carpet flooring, ceiling lighting and a further door leading through to the en-suite shower room.

## En-Suite Shower Room

2.37m x 1.70m 7'9" x 5'7"

A fully tiled and luxurious shower room with walk in shower including a glazed screen and mains pressure shower, wc, wash hand basin with integral vanity unit, wall mirror, shaver light, ceiling light, opaque window to the rear, vinyl flooring, chrome ladder towel radiator and extractor fan.

## Landing

There is a triple landing accessed via carpeted stairs with a decorative timber balustrade which provides access to the four upstairs bedrooms, bathroom and shower room. There is a window to the side and ceiling lighting.



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### Master Bedroom Suite

6.04m x 3.60m 19'10" x 11'10"

A beautifully spacious and bright master bedroom with en-suite shower room and generous dressing area. There are twin aspect windows and an additional velux which flood the bedroom with natural light. There is laminate flooring, ceiling lighting and ample space to for a bed and furniture. This bedroom and shower room are accessed through a separate door into the dressing area which has an integral cupboard housing the water tank.

### En-Suite Shower Room

2.1m x 2m 6'11" x 6'7"

This shower room serves bedroom one and comprises wc, integral wash hand basin with vanity unit and shower enclosure with mains pressure shower. There is full height tiling, ceiling lighting and a wall mirror.

### Bedroom Two

4.46m x 3.22m 14'8" x 10'7"

Another double bedroom with a window to the front and side of the property and with ceiling lighting and pitch pine flooring.

### Bedroom Three

4.46m x 3.42m 14'8" x 11'3"

Another generous double bedroom with a window to the front of the house overlooking the garden. There is carpet flooring and ceiling lighting.

### Bedroom Four

3.52m x 1.90m 11'7" x 6'3"

A single bedroom located at the front of the property with ceiling lighting and carpet flooring.

### Bathroom

2.54m x 1.86m 8'4" x 6'1"

A spacious bathroom with half height tiling and a four piece suite ion white comprising, wc, pedestal wash hand basin with chrome taps, bath and shower enclosure. There is vinyl flooring, ceiling lighting and a velux window to the side.

### Outside

The house is set in the wonderful and mature landscaped garden grounds which offer ease of maintenance and amenity. To the front of the property there is a large lawned area which is complemented with mature planting and bounded with a combination of timber picket fence and conifer hedging. There are double gates providing vehicular access if required and a compacted drive and path lead up to the front of the house. To the rear there is off street parking for several vehicles and a fenced area provides excellent privacy and shelter for the sunny rear patio area which also enjoys a timber storage shed, log store and a further timber unit housing the oil fired boiler. There is an oil storage tank and outside tap.

### Services

It is understood that there is mains electricity, drainage and water. There is oil fired central heating.

### 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 £325,000 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

Moray

PH26 3EQ

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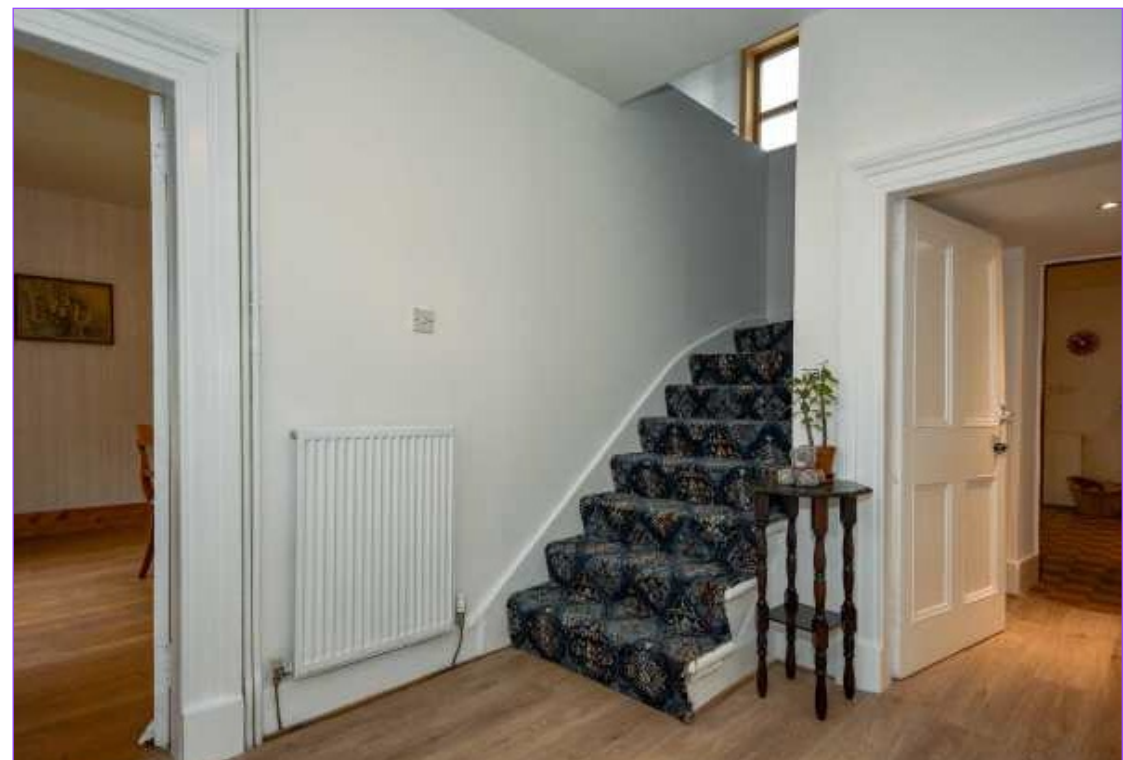
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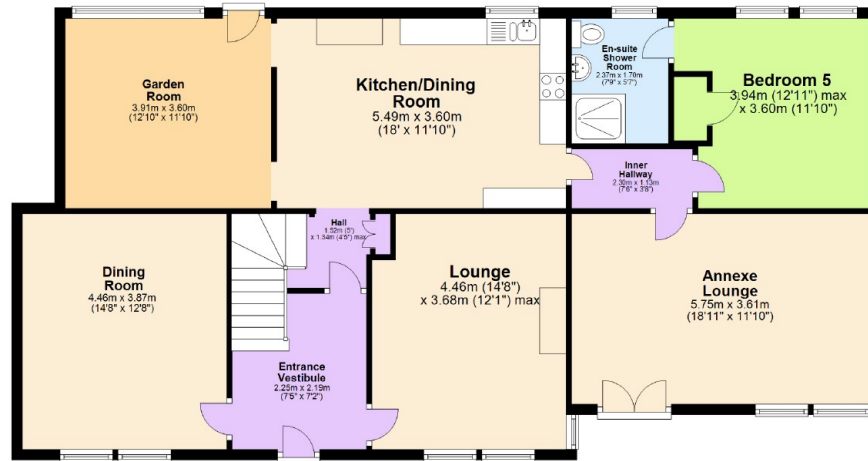




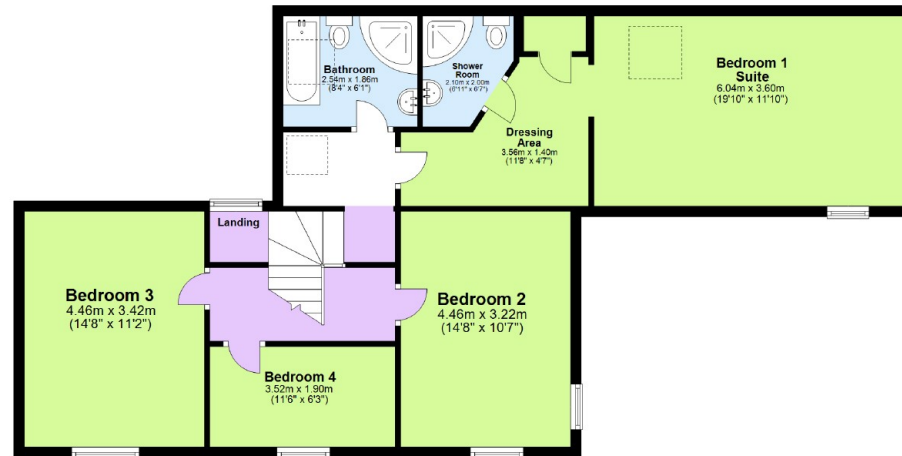




### Ground Floor



### First Floor



Plans not to scale, for illustration only



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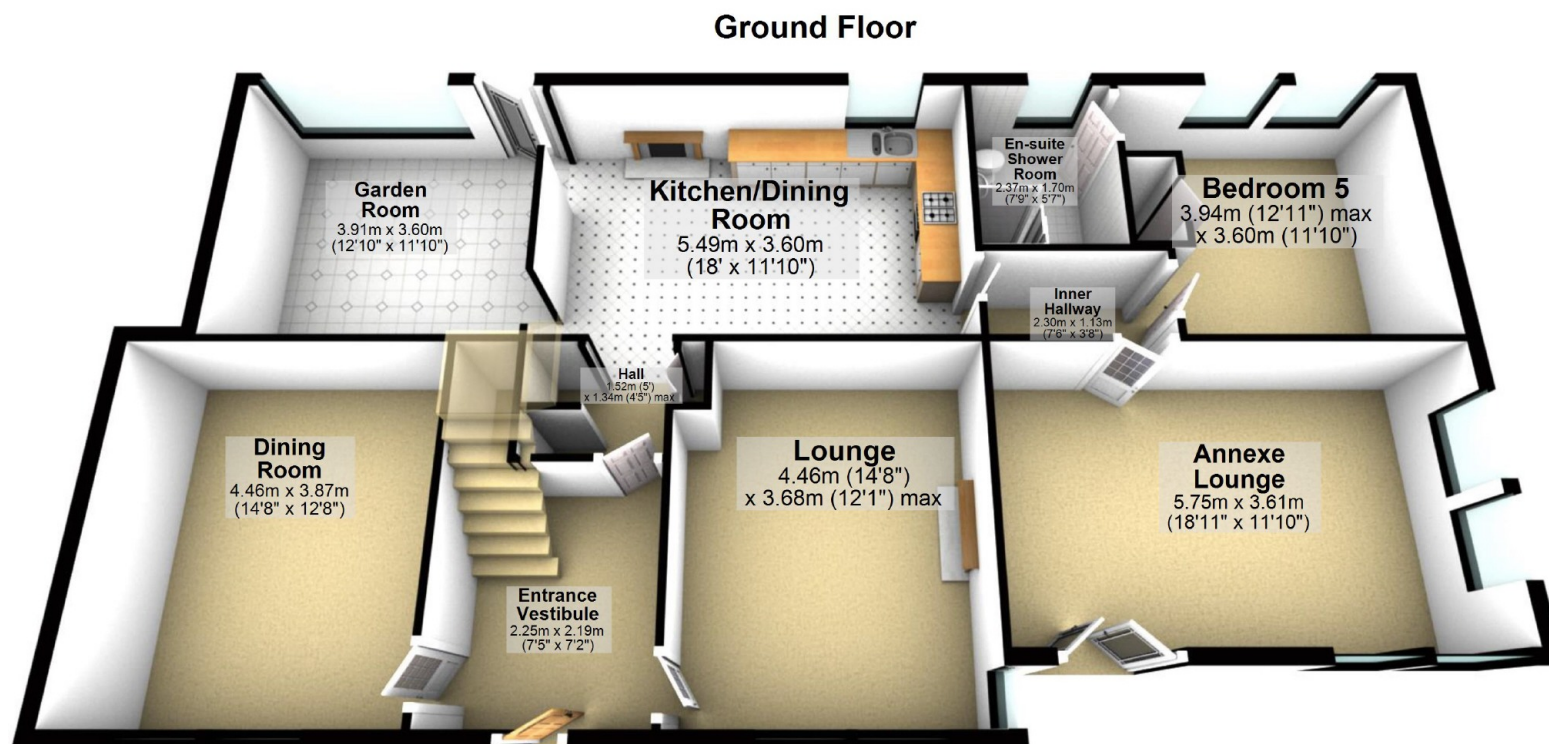
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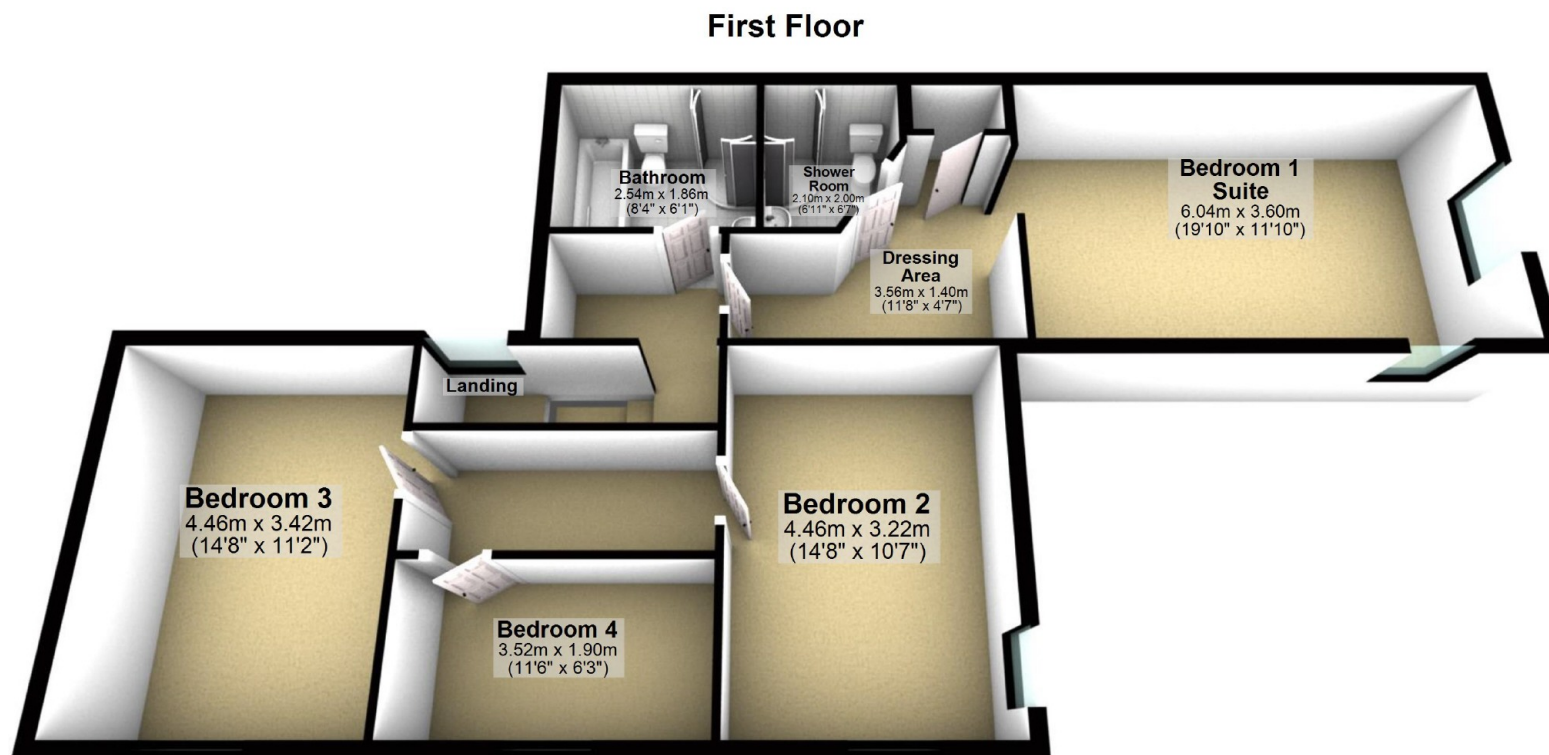
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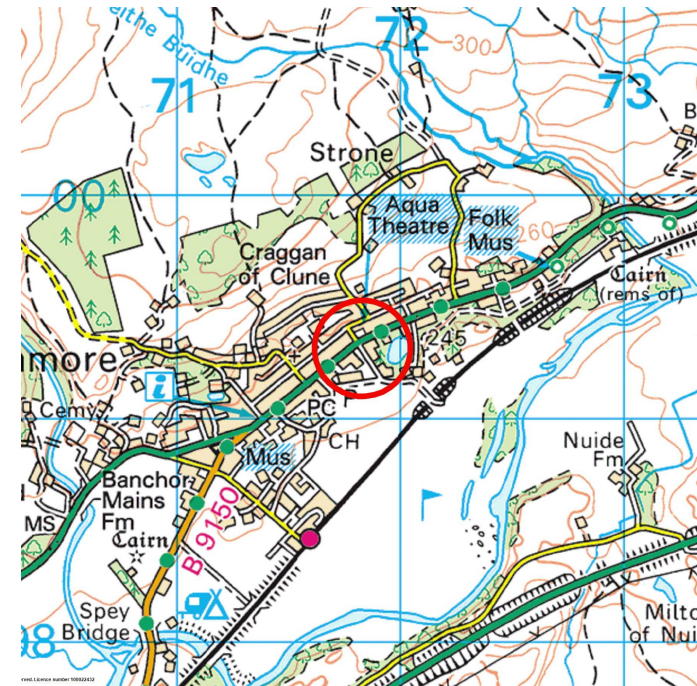
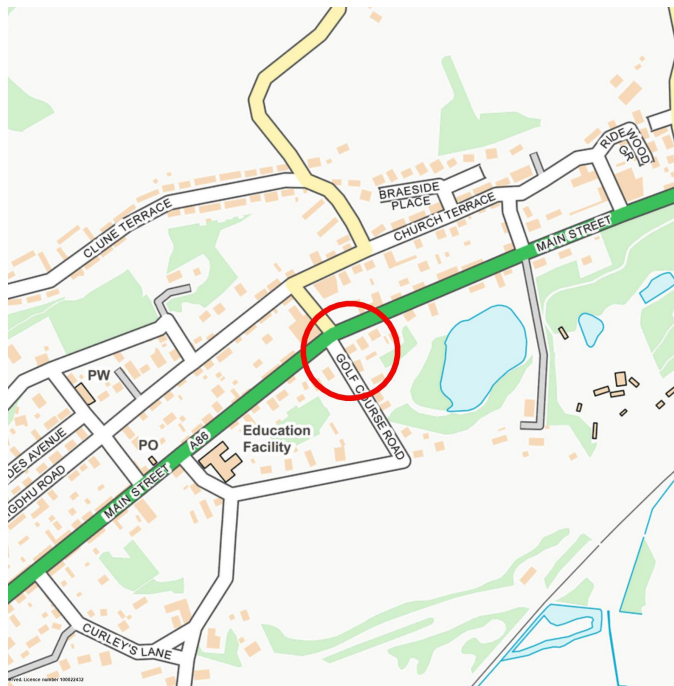
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**While the above particulars are believed to be correct  
they are not guaranteed and all offerers must satisfy  
themselves on all matters**



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