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The Round House, 5 Kinellan, Strathpeffer, IV14 9ET
Offers over £450,000

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This striking and amazing round house offers dynamic, bright and contemporary accommodation over three floors with four bedrooms (one en-suite) to the main house and a conjoined one bedroom en-suite annexe and workshop to the other which would be ideal for air bnb style letting or multi-generational living. The curvaceous and eco efficient architect designed home boasts impressive details that do not fail to impress with an emphasis on multi aspect glazing which floods rooms with natural light, open plan living and contemporary spaces which provide an overall wow factor. With a floor area extending to an impressive 287 square metres, this spacious and airy property enjoys exceptionally flexible living with low heating and running costs. Outside, the equally impressive gardens enjoy an elevated position with some beautiful views and excellent amenity. Blending well into the landscape with Douglas Fir Cladding this intriguing round house is one of a kind and must certainly be viewed to be fully appreciated and delivers bespoke living that is sure to please. Energy Performance Rating D, Council Tax Banding G

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Kinellan & Strathpeffer

Kinellan lies on the edge of Strathpeffer which is an enchanting Victorian Spa village, located 5 miles from the market town of Dingwall. The original Spa pavilion within the village has been restored and now serves as a multi purpose venue for a variety of events. There are a host of activities available nearby including hillwalking, mountain biking, fishing and golfing. There is a primary school, health centre, chemist, café and other facilities all available within the village. Inverness is very much the commercial and business centre for the Highlands of Scotland and is convenient for the Airport which is located to the east of the city. The airport provides a variety of domestic and European flights. Inverness also has excellent public transport links with good bus and rail connections.

Accommodation

Ground Floor - Entrance Hall, Entrance Porch/Conservatory, Living Area on open plan with Kitchen, Utility Room, Bedroom 1 with En-suite Shower Room.

First Floor - Landing, 3 Bedrooms & Family Bathroom

Second Floor - Open Plan Sitting Room/ Studio Area

Annexe - Open Plan Kitchen/Lounge with Store and Bedroom 5 with En-suite Shower Room

Garage, Workshop to rear of Annexe

Specifications

The property was designed by the current owner and has been crafted with a strong emphasis on natural materials to create a healthy and comfortable home which is at one with its surrounding environment. All structural timber and the Douglas Fir cladding was sourced in Morayshire. The house is heated with underfloor heating on each level which is powered by an air source heat pump, with a combination of quality tiled, carpeted and solid timber flooring throughout. The roof tiles are Ballachulish roof slates, sourced from a church in Glasgow, the external frame is insulated with Warmcel which is manufactured from recycled newspapers. The home enjoys triple glazing throughout with both external doors and one internal door connecting the porch and conservatory providing excellent thermal efficiency and comfort. The windows and doors (with the exception of the front door) are aluminium clad for ease of maintenance. An array of solar panels provide much of the domestic hot water in the summer and even a significant percentage in the winter

months. All the original electrical wiring is environmentally conscious non-pvc.

Main House

The main house is approached through wonderfully laid out and interesting gardens into the spacious and bright porch which has an emphasis on glazing to offer excellent light levels and also joins both parts of the property with the conservatory and main accommodation to one side and the annexe and workshop to the other. There are beautifully created slate steps which lead through to the simply stunning conservatory space which hugs the side of the curve and offers superb levels of natural light which flood the room and offer a warming and calm ambience. There is ample space to locate as much or as little furniture as you need and it is the ideal space to sit and view the ornate gardens which brings the outside in. Two doors offer flexible access into the kitchen and living area where the units are hand crafted solid wood and designed to mirror the curve of the property and which enjoys an excellent range of base, wall and drawer units with complimentary solid timber and midnight black granite worktops as well as integrated appliances.

Again, there has been careful thought given to providing excellent natural lighting and the living space is an ideal area for family and friends to relax and socialise whilst some exciting cuisine is being prepared. Further doors lead to the en-suite bedroom, utility room and central staircase. The utility room offers useful space with plumbing for a washing machine, space for a tumble dryer and fridge freezer, a ceiling roof mounted airer and good worktop space with sink, tiled splash back and integral cupboards in addition to a door leading to the gardens. The en-suite bedroom is currently being utilised as an impressive home working space but is purposed as a calming and sizeable double bedroom with garden views through the three large picture windows and integral storage with good shelved and hanging space. The en-suite shower room provides fantastic amenity with shower enclosure, bespoke storage and display shelving in addition to a back to wall wc with dual flush and integrated wash hand basin with a chrome mixer tap, splash back tiling, wall mirror

and opaque window to the side of the house.

Central to the main house is a mesmerising circular timber staircase with steel balustrades which is accessed through an ingenious pulley weighted curved door that slides neatly behind the floor to ceiling inset glazing to the living area. The staircase spirals upwards to the first and second floor accommodation. The first floor landing provides access to three further double bedrooms (two with integral storage) that are all unique in their own way but all with a priority on offering excellent light and a calming environment. The family bathroom has two opaque windows in addition to a three piece suite in white which includes a large bath with shower, wc and wash hand basin in addition to excellent towel storage in the airing cupboards. There is a shelved storage cupboard and further exit door within the landing with stairs leading down to the garden and with a wrap around balcony providing a vantage point at which to admire the surrounding views and flora.

The top floor landing has a conical glazed ceiling flooding the space with natural light and emphasising the structure of the cleverly sculpted balustrades which run vertically to the ground floor. The glazed floor to ceiling windows and access door provide a glimpse of what is to be revealed in the magnificent sitting room and studio which envelops the top floor. The prominence of glazing to both the walls and ceiling, creates a light filled, safe and inspiring space aloft the rest of this splendid house. The warm and inviting sitting room is centred around the bespoke native hand crafted wood burning stove and offers varied views at every angle as well as access to a door opening to a Juliette balcony allowing for a wonderful vantage point as well as letting in a good flow of fresh air. The room wraps around the central circular stairwell to a library area and then the studio with inset work units and sink which is certain to stimulate creativity of any kind whether that be artistic or business focused.

Annexe Accommodation

This marvellous self contained unit is joined to the main house by the porch and offers a tremendous option to operate as an air bnb type income stream, as a long let or to utilise as a walk in multi generational living space. The living area and kitchen



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are on open plan and are drenched in natural light provided by the floor to ceiling glazing. There is a wood burning stove on a slate hearth which offers a warming ambience and the modern kitchen is well equipped with an inset oven, ceramic hob and illuminated extractor fan in addition to a sink with drainer and mixer tap, integral fridge and freezer offering all the amenity you require. The impressive timber and granite worktops are complimented with bright tiling, under unit mood lighting and beautifully quirky door knobs. From the living area there is a opening into a store / workspace area which again enjoys brightness from two picture windows and is currently shelved with book cases.

A further door from the living area leads through to the bedroom which offers airy and bright sleeping accommodation with more floor to ceiling windows. There is an integral storage wardrobe and a further door provides access to the en-suite shower room which has a quadrant cubicle with electric shower and built in vanity unit with a back to wall wc and integral wash hand basin with a chrome mixer tap and shelve with splash back tiling. There is also plumbing for a washing machine.

Workshop

The workshop area is accessed via external double timber doors and offers a fantastic area which is fully insulated and lined with power and light. There is potential to utilise this space for a number of purposes including as a workshop, studio or home working space that offers some disconnect from the main living area but is beautifully bright and airy with several windows allowing for excellent natural light levels. The underfloor heating controls and water filtration system are housed in the workshop. There is a large partially floored attic space accessed via ladder which offers excellent storage.

Outside

The gardens are an undoubted feature of this fantastic property. They have been thoughtfully landscaped for ease of maintenance and are laid mainly to lawn, interspersed with plants and an array of specimen trees and shrubbery. The garden is tiered with many raised beds in addition to a vegetable garden with planters and has an array of decorative pathways and steps in addition to a fantastic patio area with a feature timber pergola. The vegetable plot with radiating

raised beds has been cultivated organically for the past twenty years. There is also a separate herb garden. There are two compost bins and an area for keeping hens. The variety and shelter provided by the clever arrangement and planting provide the perfect place to relax, unwind and enjoying the amazing surroundings.

Garage

3.25m x 6.16m 10'8" x 20'3"

The garage is timber clad with an overhung mono pitch sedum roof which camouflages it as seamlessly as possible. It has double doors to the front and an additional door to the side which leads inside. There is concrete flooring, power and light.

Services

It is understood that there is mains electricity, water supply is from a 70m deep borehole providing mineral rich water and there is drainage to a septic tank. There is broadband available and there is underfloor heating from an air source heat pump which is zone controlled.

Home Report

To obtain a copy of the home report, please visit our website 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 D

Entry

By mutual agreement.

Price

Offers over £450,000 are invited

Viewings and Offers

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

Strathspey House

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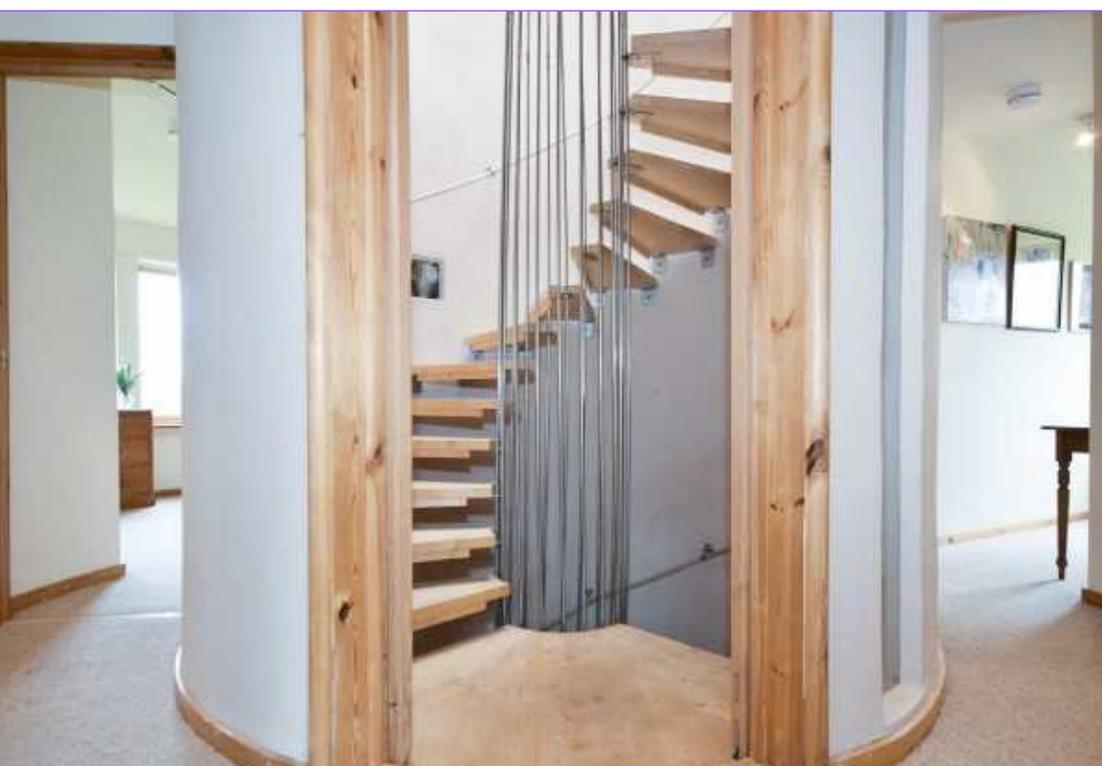
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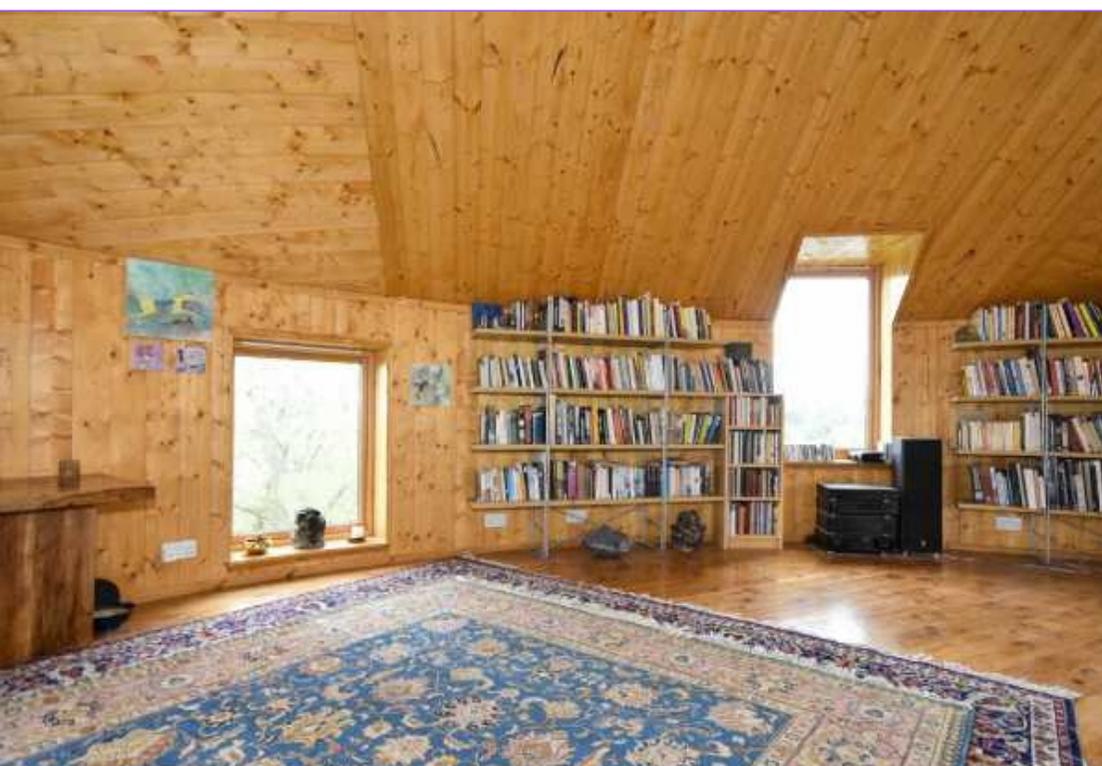
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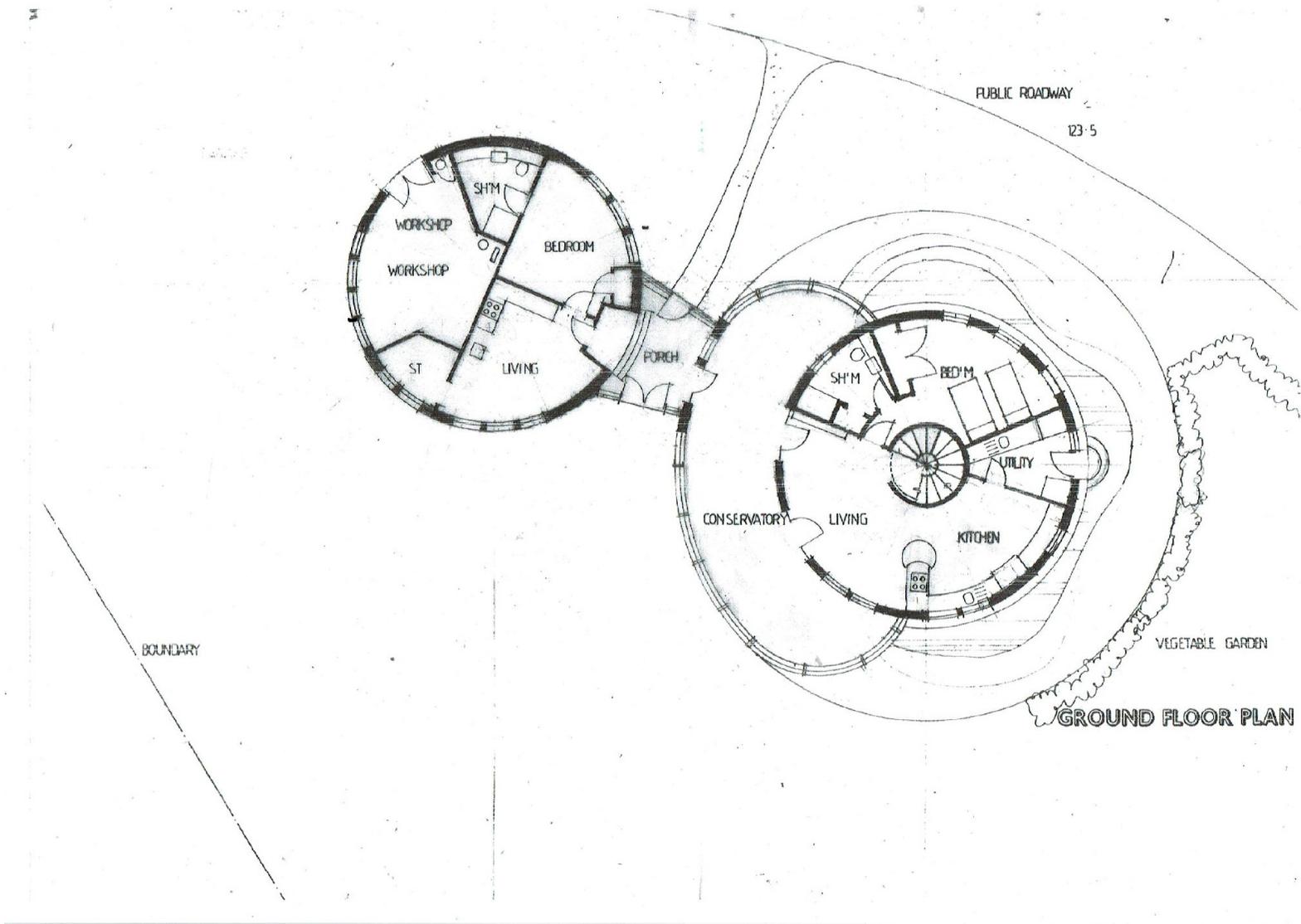












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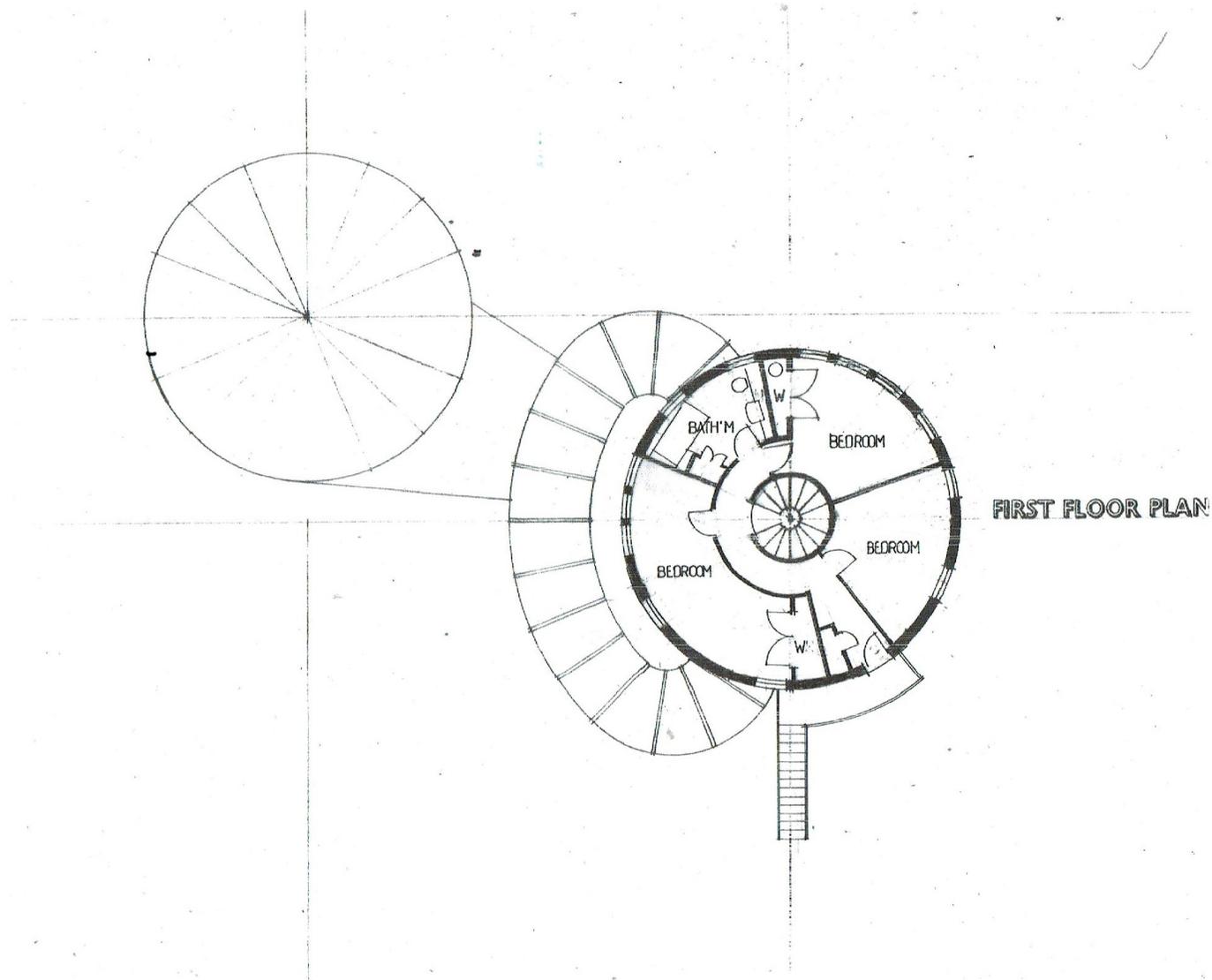
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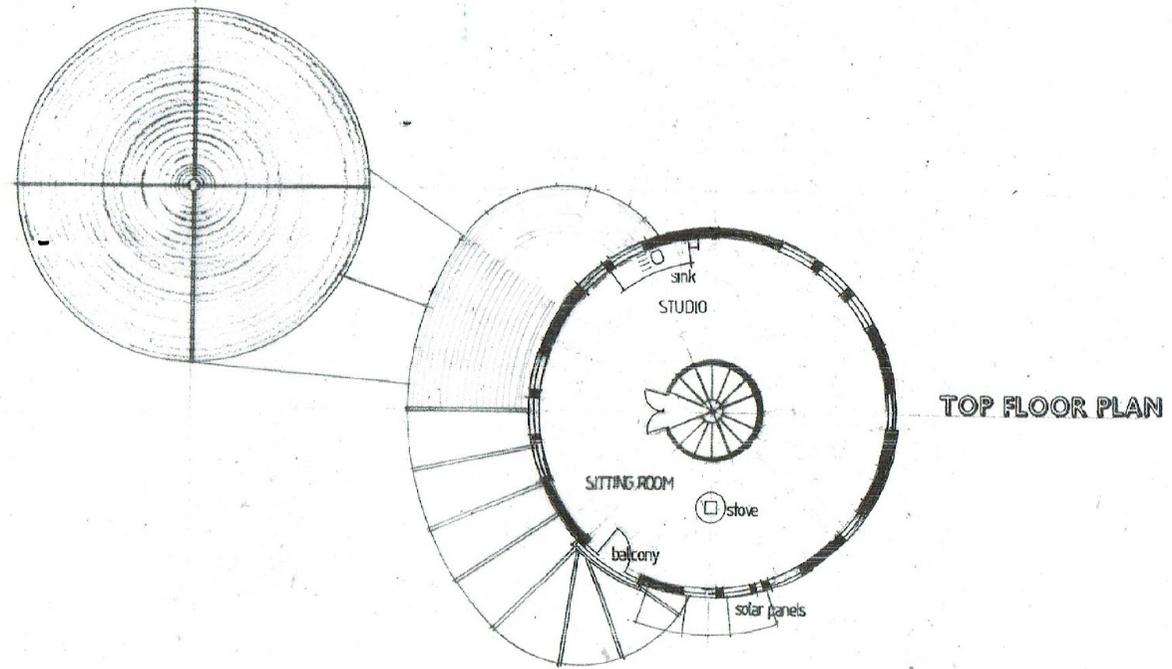
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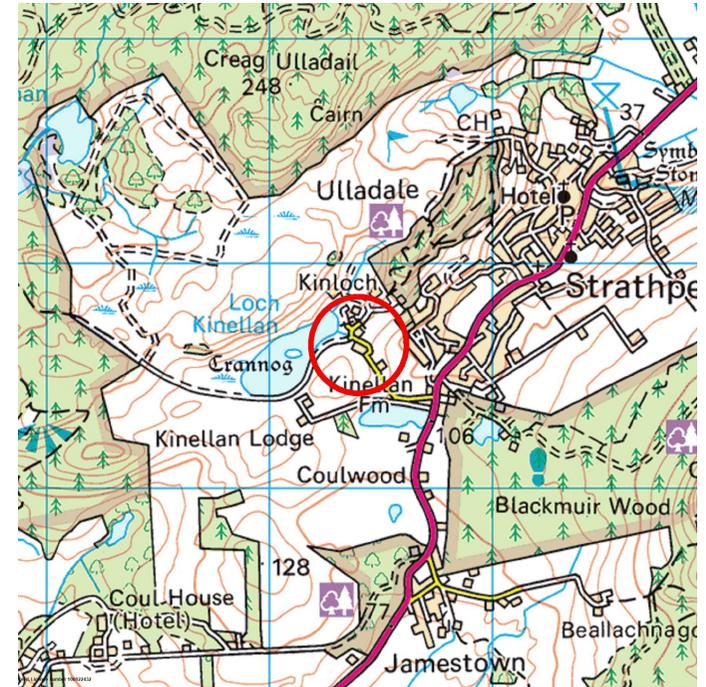
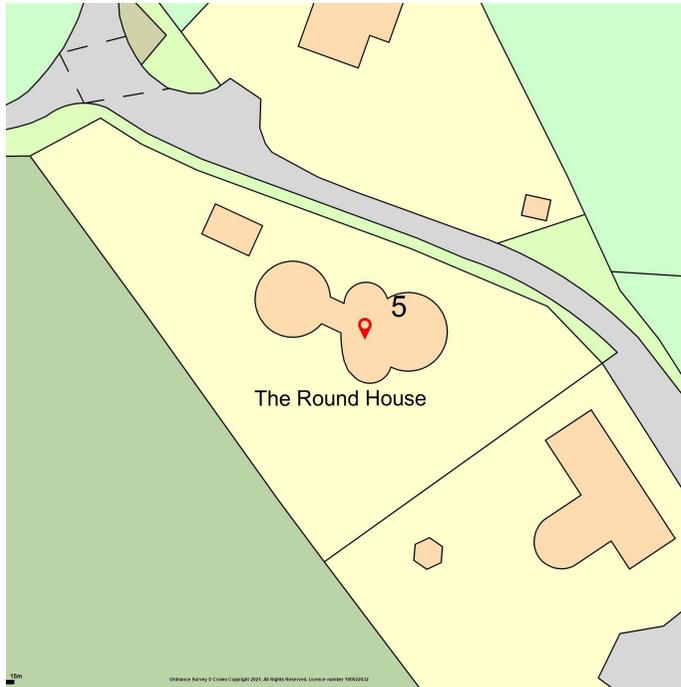
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While the above particulars are believed to be correct they are not guaranteed and all offerors must satisfy themselves on all matters



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