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The Claggan, Glenlivet, AB37 9JD
Offers over £155,000

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

With a remote and romantic location on a hillside looking towards the Cairngorms and extending to just under circa 0.4 acres, this traditional stone and slate cottage with additional outbuildings offers a dream location and views without compare. With a secluded location that is reached via track, the destination is truly breathtaking and unique, set amidst rolling heather clad hills with panoramic story book views across the rolling countryside. The Claggan has accommodation with solid pine doors and brass fittings throughout, which comprises of a bright sun room, a hand crafted kitchen, hall, main bedroom and bathroom with a spacious vaulted lounge with wood burning stove which offers an airy and warm place to socialise and relax. The outbuildings provide excellent amenity with a mixture of office space, kennels and hen house in addition to a further large cow and storage space and all of which could be easily re-purposed for a variety of uses. Outside the gardens offer a long driveway, parking area and are mainly laid to grass with a sunny aspect which is surrounded by mature planting to offer excellent shelter. This especially rare opportunity will suit a variety of purchasers including those who may be seeking a rural retreat with letting potential or as a home with additional development opportunity offered by the outbuildings, subject to the necessary consents. Viewing is essential to appreciate this exceptional Highland location. Energy Performance Certificate Rating F, Council Tax Band B

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Glenlivet & Tomintoul

The area is remarkably beautiful and unspoilt. Primary schooling is at Glenlivet Primary and secondary education is at Speyside High in Aberlour. There is a free transport service to both. Aberlour (11 miles) provides a range of services including garage, hotel, butcher, general store, post office, 3 churches, hospital and health centre, community centre including a swimming pool, tennis court and bowling green. The area is ideal for access to the Cairngorm Mountain Range, Glenlivet Estate with its summer and winter sporting facilities, Mountain Bike Trails, the Malt Whisky Trail and fishing on the Rivers Spey and Avon. The area is famed for its range of outdoor pursuits.

Fishing can be taken on the Spey and Avon, two of Scotlands finest rivers, and shooting and stalking is available on nearby estates. Ballindalloch has a golf course, hillwalking and skiing at the Lecht and Cairngorms and water sports on the Moray Firth. 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 international airports at Aberdeen and Inverness offer an excellent range of domestic and European flights.

Situation

Situated on a hill above the River Livet, with breathtaking views of The Cairngorms and is on the edge of The Cairngorms National Park, the house is in The Dark Skies Park and the Northern Lights are often clearly visible from the house.

There is a general store locally at Ballindalloch and also the golf course is part of Ballindalloch Castle Estate. The castle grounds are open to visitors.

There are other places of historical interest nearby, such as Drumin and Blairfindy Castles and The Scalan

Monastery in the Braes of Glenlivet. There is also fishing on the River Livet, with a reduced rate for the permit for locals.

There are many different varieties of wildlife to be found in the surrounds, such as roe and red deer, red squirrels, brown hares, stoats, pheasants, ravens, buzzards and sometimes an eagle can be seen circling over the property. In the autumn, we are informed that the magical sound of red deer rutting echoes in the surrounding hills.

Rear Porch

1.42m x 1.42m 4'8" x 4'8"

Located to the back of the house entrance is through a stable door into the porch which houses the oil fired boiler and has a window to the rear. There is slate tile flooring, space for boot and shoe storage in addition to coat hooks for outerwear. A further door leads into the kitchen.

Kitchen

2.56m x 4.15m 8'5" x 13'7"

A bespoke hand crafted timber kitchen with a u shaped layout and breakfast bar. The sink is nicely positioned at the window to take advantage of the garden views and the solid timber worktops offer excellent work space and are further complimented by a black granite drainer. There is an oven, washing machine and fridge in addition to shelved display units, vinyl flooring and recessed down lighting.

Lounge

6.86m x 2.86m 22'6" x 9'5"

A delightful and airy space full of character and with natural light levels from the windows to the front and

rear of the property. The full height vaulted ceiling is a lovely feature and there is an impressive wood burning fuel stove (which requires replacement) with stone fireplace and slate hearth which creates a beautiful ambience. There is ample space to locate a large dining table and chairs making an ideal space to socialise with family or friends. A further door leads to the sun room and allows for a flexible living space. There is timber flooring and recessed ceiling lighting.

Sun Room

3.0m x 2.42m 9'10" x 7'11"

From the front of the house there is access into the sun room from the patio area via a stable door which offers a lovely space to sit and enjoy the surroundings with slate walls and glazing to three sides allowing in excellent levels of natural light. There is a further door back to the lounge.

Hall

The hall has a large cupboard (1.80m x 0.91m) which is fitted with shelves and hanging rails providing excellent storage, a further lockable cupboard, there is also a steel gun cabinet, which is bolted to the wall. And there is a loft hatch.

Bathroom

1.72m x 1.97m 5'8" x 6'6"

A fresh and well equipped bathroom with wc, pedestal wash hand basin with twin taps, splash back mirror and light in addition to a bath with electric shower, glazed screen and full height wet wall surround. There is vinyl flooring, recessed down lighting and an opaque window to the front of the property.

Bedroom

2.64m x 3.93m 8'8" x 12'11"

This is a bright and spacious double bedroom with an integral wardrobe providing shelved hanging space in addition to a window overlooking the front gardens. There is recessed down lighting and laminate flooring.



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Gardens & Outbuildings

With a truly magical location above the glen, this is a fantastically unique vantage point which enjoys a private but open outside living space. The gardens are mainly laid to grass with a large parking area and patio. There is an array of mature tree planting creating excellent shelter and a cattle grid at the entrance to the property allows for easy access from the track. With an ever changing landscape, sitting outside or in, this property will always captivate the imagination and lead to rest and relaxation. The main shed (26m x 3.5m and 4.36m at widest) is of timber construction with a corrugated roof and offers excellent sports and garden storage with power and light including two chest freezers and plenty of space for dry wood storage.

There are a variety of trees including birch, willow, beech and copper beech and rowan, but there are also many established bushes of red, white and black currant as well as blackberries, which yield a high crop of fruit each year.

The other timber out building is divided into office space, kennels and a chicken shed (20m long and 5.6m at widest tapering down to 3.3m) offers excellent further storage, amenity and potential in addition to providing a covered room for the oil storage tank. There are plenty of amazing walks and mountain bike rides to be had directly from the house and within easy reach are many activities and sporting amenities, not least, the Lecht Ski centre and the Glenlivet mountain bike trails. This simply stunning location must be seen to be fully appreciated as no description can do it justice.

Services

There is a private water supply, and drainage to a septic tank in addition to mains electricity. There is oil fired central heating with radiators.

Directions

From the B9008 just outside Tomnavoulin en route to Dufftown, take the turning signposted Tombae. Carry on down this road approximately 1.3km until you see a converted parish church and graveyard on your right hand side. Opposite this is a gravel track with a 'parking' signpost, turn left into this. Carry on up the track until you come to a fork in the track, tack the left track for approximately 600m and The Claggan is on your left. The track is passable with caution in a normal vehicle but better suited to a 4 wheel drive or a vehicle with a higher clearance. If you have any doubts about damage to your vehicle please park in the car park at the bottom of the hill and walk up.

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 F

Entry

By mutual agreement

Price

Offers Over £155,000 are invited.

Viewing and Offers

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

Strathspey House
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Moray

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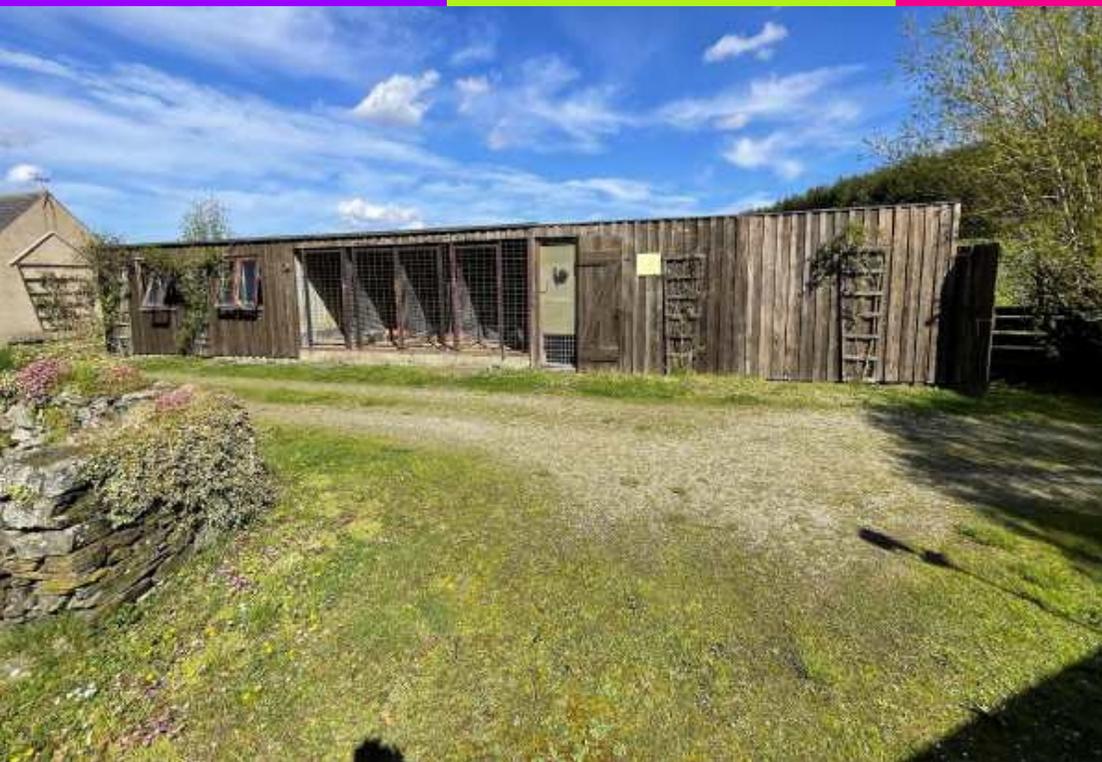
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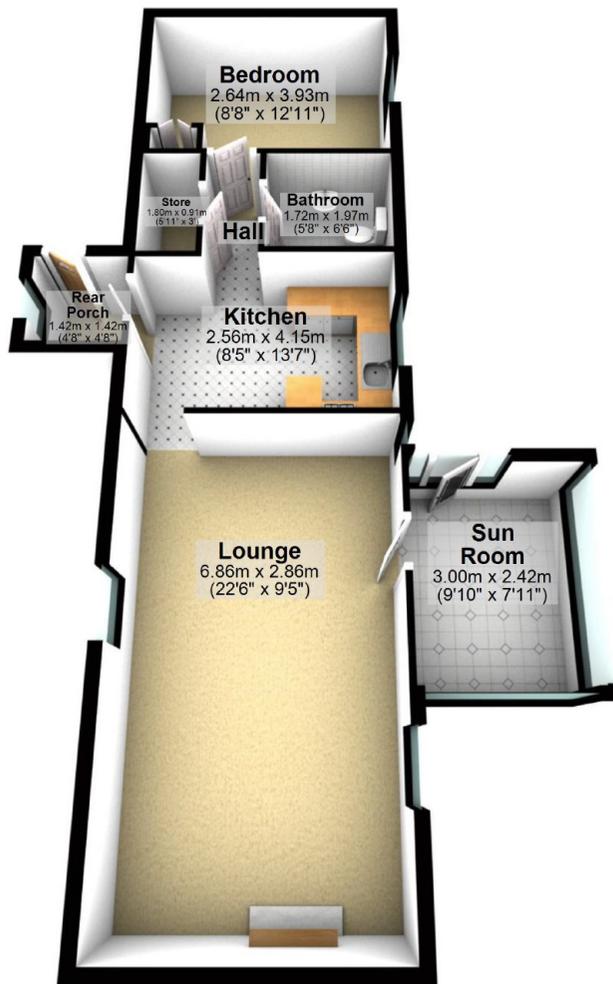








Ground Floor



Plans not to scale, for illustration only



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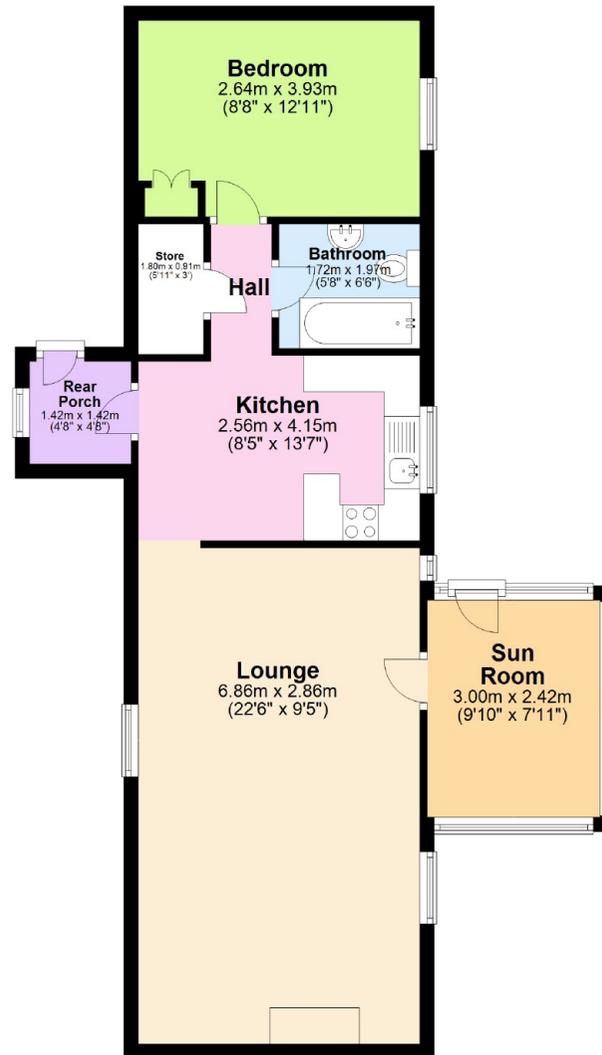
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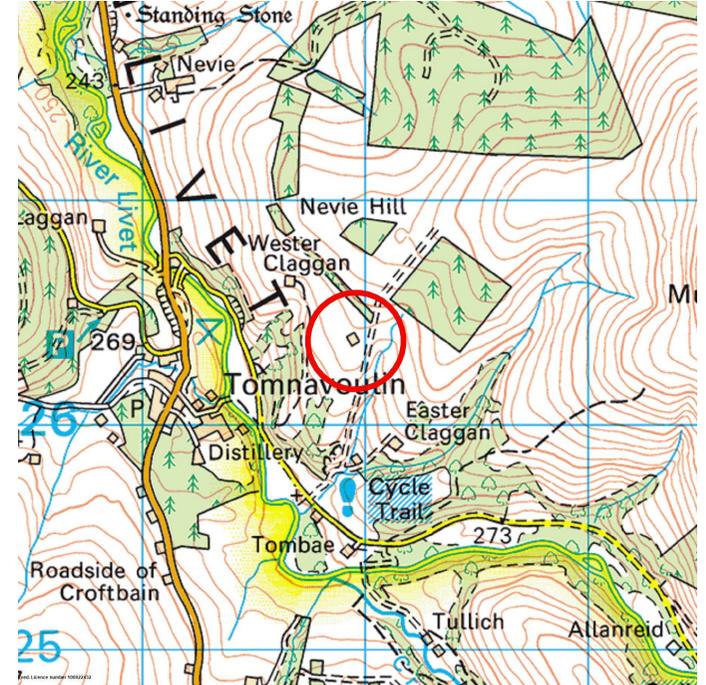
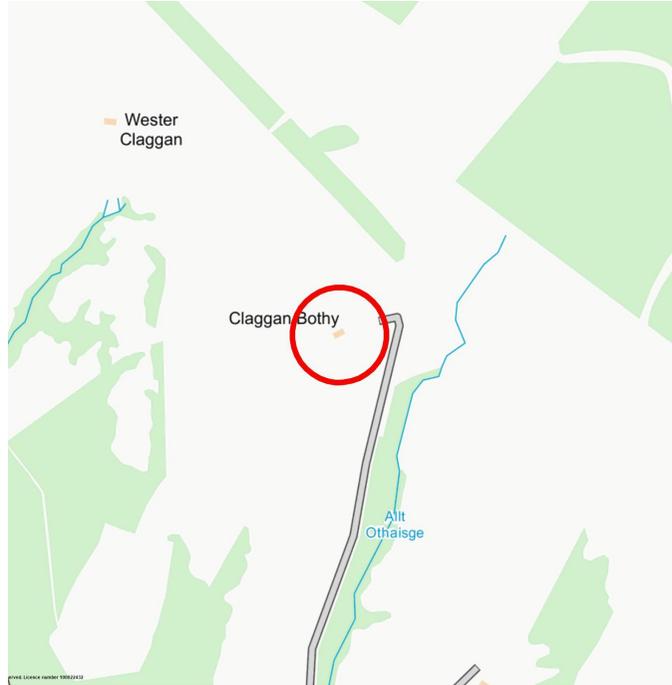
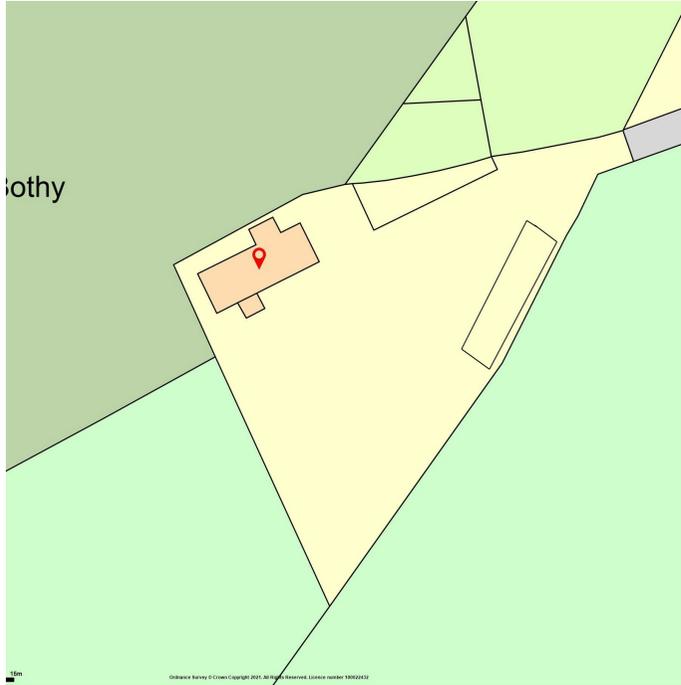
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While the above particulars are believed to be correct they are not guaranteed and all offerors must satisfy themselves on all matters



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