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Mullochard, Glenlivet, AB37 9DQ
Offers over £350,000

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With a remote and romantic location on the Glenlivet Crown Estate extending to just under 2 acres, this beautifully converted traditional stone and slate steading offers a dream location, luxury living and complete privacy. With a secluded location that is reached via a track, the destination is truly breathtaking and unique, set amidst rolling heather clad hills and surrounded with mature pine forest. Mullochard has been painstakingly finished to offer quality accommodation with many bespoke features and extending to some 256 sqm over two floors which briefly comprises of a stunning open plan kitchen / dining / family area which is an airy and warm place to socialise and relax, a large and spacious lounge with dual aspect windows to the front and rear, a useful boot / utility room, w.c. luxurious family bathroom, three bedrooms (one currently utilised as a home working space) and master bedroom suite with a stylish and opulent en-suite bathroom. Outside the gardens extend to approximately 1.77 acres and offer an impressive gravel driveway with large parking area and are mainly laid to grass with excellent amenity and enjoy a timber stable, metal garage and timber shed and all bounded by timber post and wire fencing. 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 gorgeous main or second home. Viewing is essential to appreciate this exceptional Highland location. Energy Performance Certificate Rating C, Council Tax Band E

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Glenlivet

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 Scotland's 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. The international airports at Aberdeen and Inverness offer an excellent range of domestic and European flights.

Entrance Vestibule

2.59m x 2.51m 8'6" x 8'3"

From the front, a gravel footpath leads to the entrance vestibule which opens into a sizeable area with windows to the side offering good levels of natural light and ample space for outerwear and boot storage. Further double doors lead through into the impressive hall in addition to loft access.

Hallway

The impressive and welcoming hallway with vaulted ceiling provides access to most of the ground floor accommodation and there is a feature staircase leading to the first floor spaces. There is a combination of recessed down lighting and wall lighting, tiled flooring and an under stair cupboard providing good storage.

Lounge

6.79m x 4.59m 22'3" x 15'1"

A beautiful, spacious and comfortable lounge which is an ideal space to relax and unwind, benefitting from windows to the front and rear allowing the room to be bright and airy and offering fabulous scenic views in addition to tiled flooring and recessed down lighting.

Kitchen/Dining/Family Room

8.80m x 4.59m 28'10" x 15'1"

An exceptionally stylish open plan kitchen, dining area and family room with feature exposed stone wall that provides a wonderful range of white base, drawer and wall units with oak worktops and sink with integral mixer tap set into the worktop. In addition integrated appliances include a dishwasher, full height fridge, five ring gas hob and electric double oven with illuminated extractor hood. The spacious dining area has space to accommodate an 8-10 seat dining set and the entire room is open to the kitchen creating a fabulous spacious and sociable place for the family to gather to cook, eat and relax. Windows to the front and rear allow uninterrupted views over the grounds and hills beyond whilst a door to the gardens lets the outside in. There is tiled flooring and recessed ceiling and wall lighting.

Bedroom Four / Home Office

2.81m x 2.72m 9'3" x 8'11"

With the option to utilise this room as a bedroom the space is currently used as a home office with a considerable feeling of light and space provided by the windows to the rear and hallway.

Inner Hallway

Accessed from the utility room, the inner hallway leads to the kitchen/dining/family room and has white timber stairs leading to the master bedroom suite. There is tiled flooring and recessed down lighting.

Utility/Boot Room

5.03m x 3.06m 16'6" x 10'0"

A generous and useful utility/boot room providing base units with complimentary worktop over featuring a one and a half bowl stainless steel sink with mixer tap and enjoying plumbing underneath for a washing machine. There are a further two twin large storage cupboards, one housing the pressure water tank and the other one space to house further household appliances in addition to shelving that provides a magnitude of storage with great amenity for storing boots and outerwear. And there is a window to the rear allowing natural light, tiled flooring, ceiling lighting and a further door leading to wc.

WC

2.12m x 1.43m 6'11" x 4'8"

A smart and sizeable room housing a WC, and a pedestal wash hand basin with mixer tap. There is tiled flooring throughout with recessed ceiling lighting and extractor fan.

Master Bedroom Suite

7.38m x 4.43m 24'3" x 14'6"

This decadent and generous suite is the height of luxury living with twin velux windows to the front in addition to a glazed door which opens to a Juliette balcony overlooking the hills and beyond which floods the room with natural light and a further door leads through to the en-suite. With a focus on style and space, this luxurious and indulgent en-suite (4.67m x 4.43m) comprises of pedestal wash hand basin, wc, a large walk in shower enclosure housing a mains pressure rainforest shower head with separate hand attachment and contemporary fresh tiling. To complete the exceptional arrangement there is a freestanding roll top bath with a waterfall mixer tap with natural light provided by a window to the side of the property as you soak and relax in the bubbles. There is tiled flooring, an additional velux window to the rear and recessed down lighting.



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First Floor Landing

The beautifully carpeted staircase with decorative balustrade leads up from the hallway to offer a grand approach to the galleried first floor landing where doors open to bedroom three, bathroom and an opening to bedroom two. Velux windows to the front allow further light to flood the landing in addition to carpet flooring and wall lighting.

Bedroom Two

4.43m x 3.08m 14'6" x 10'1"

A bright double room that enjoys different aspects with windows to the rear and a velux to the front allowing views of the spacious gardens and beyond in addition to exposed beams and a feature stone wall. There is carpet flooring and ceiling lighting.

Bedroom Three

6.24m x 4.43m 20'6" x 14'6"

An attractive and welcoming double bedroom with windows to the rear looking out to the beautiful scenery and enjoying additional velux windows flooding the room with natural light. There is carpet flooring, ceiling lighting and an additional door leading outside.

Bathroom

2.99m x 2.33m 9'10" x 7'8"

A marvellous and fresh bathroom enjoying a pedestal wash hand basin with mixer tap, a wc, and a bath with mixer tap and mains pressure shower over with chic tiling surrounding. There is tiled flooring and recessed down lighting.

Outside

Double steel gates open into a sweeping stone chip driveway which leads to the front of the property and along the side to a spacious area allowing numerous vehicles to park and turn. The immaculate and generous front garden is mostly laid to lawn with a gravel path around the house with a mixture of bushes, shrubs, mature trees and beautiful flowers surrounding it. The rear garden provides further impressive areas to sit out

in the sunshine and relax or light up the barbecue and entertain your guests while enjoying lovely views to the surrounding forest and hills beyond. The property is bounded by a mixture of timber and post and wire fencing and there is a further area to the side where horses currently graze. The land extends to circa 1.77 Acres in total and offers superb convenience and flexibility. There are a number of outside stores providing excellent amenity for tools, sports and garden storage in addition to a wood shed.

Services

It is understood that there is private water supply, drainage to a septic tank and mains electricity. There is oil central heating with the ground floor enjoying underfloor heating.

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 C

Entry

By mutual agreement.

Price

Offers over £350,000 are invited

Viewings and Offers

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

Strathspey House

Grantown on Spey

Moray

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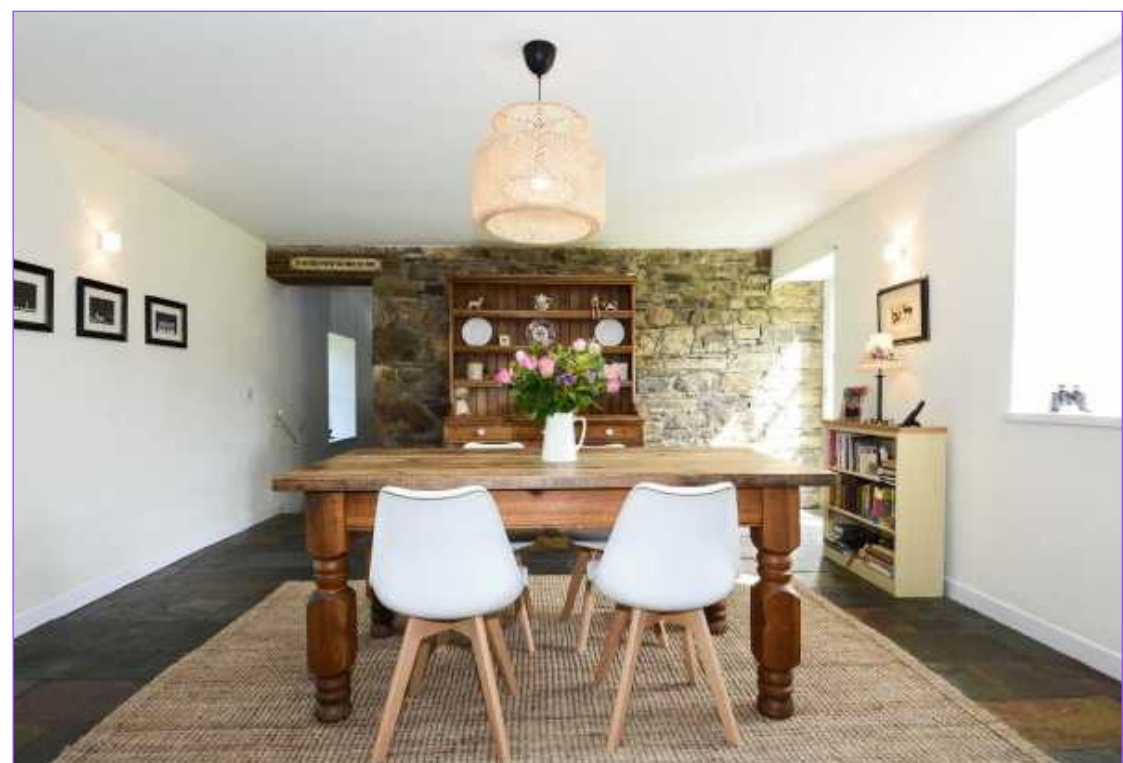
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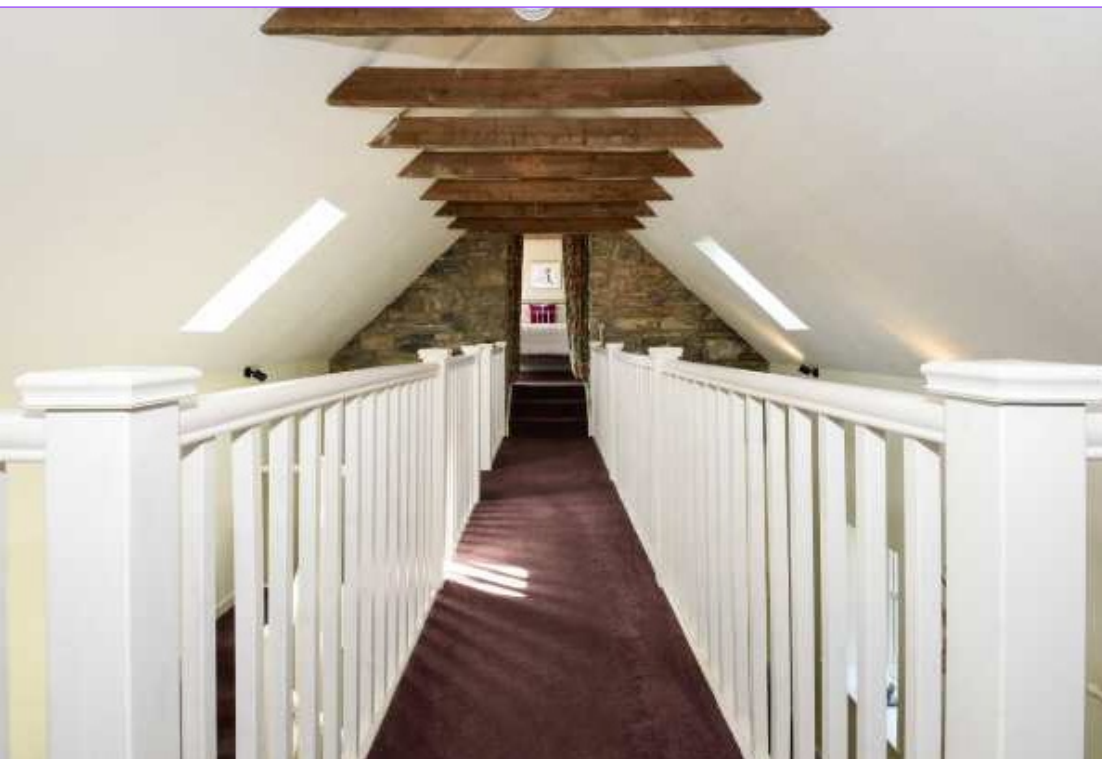
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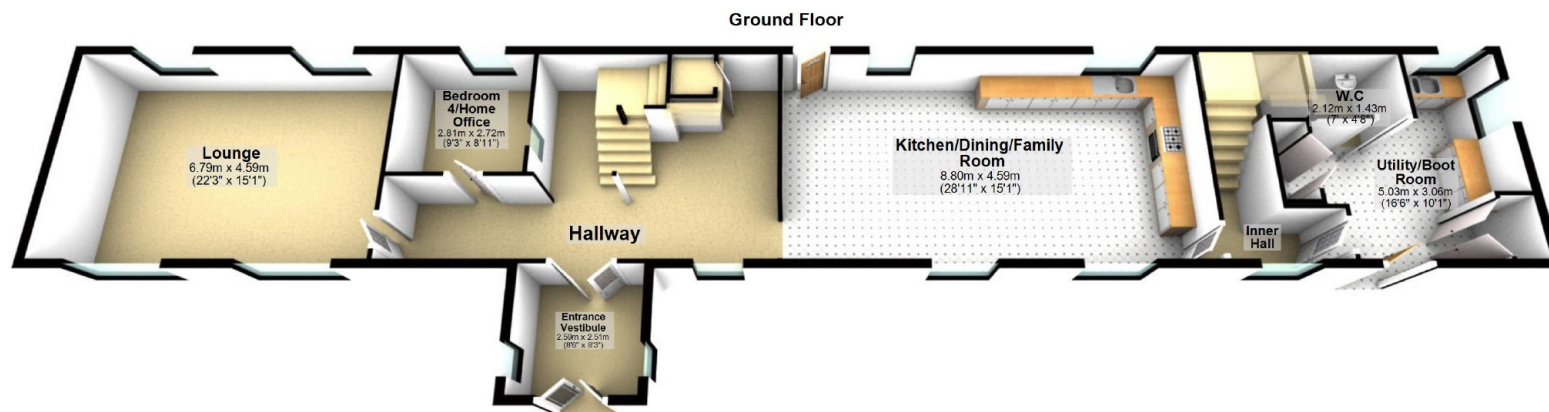












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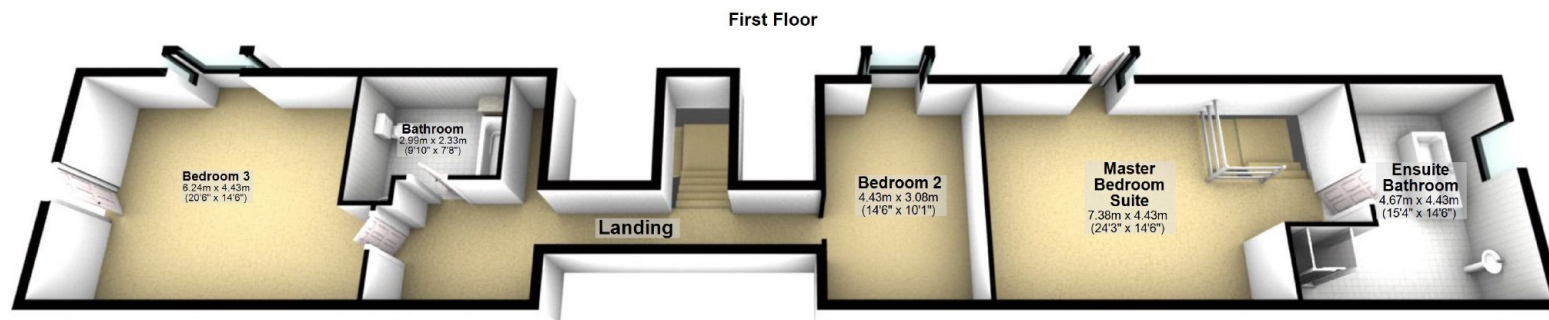
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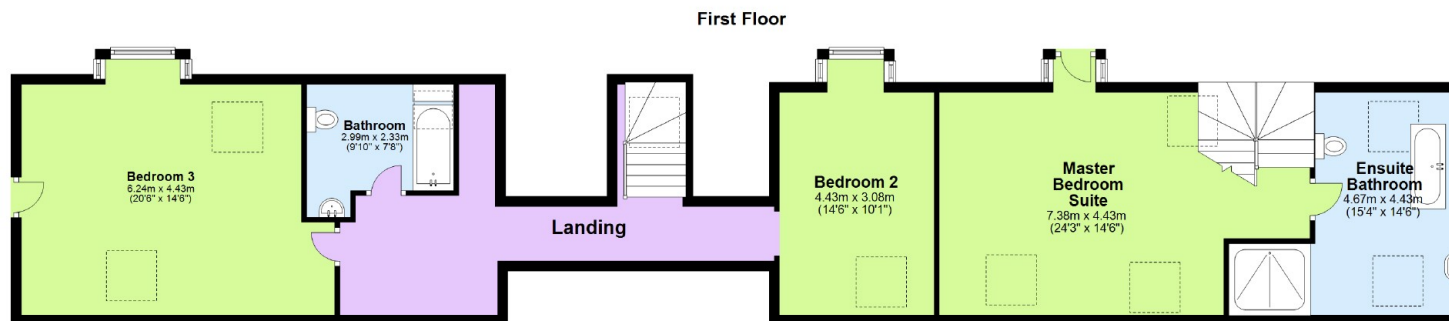
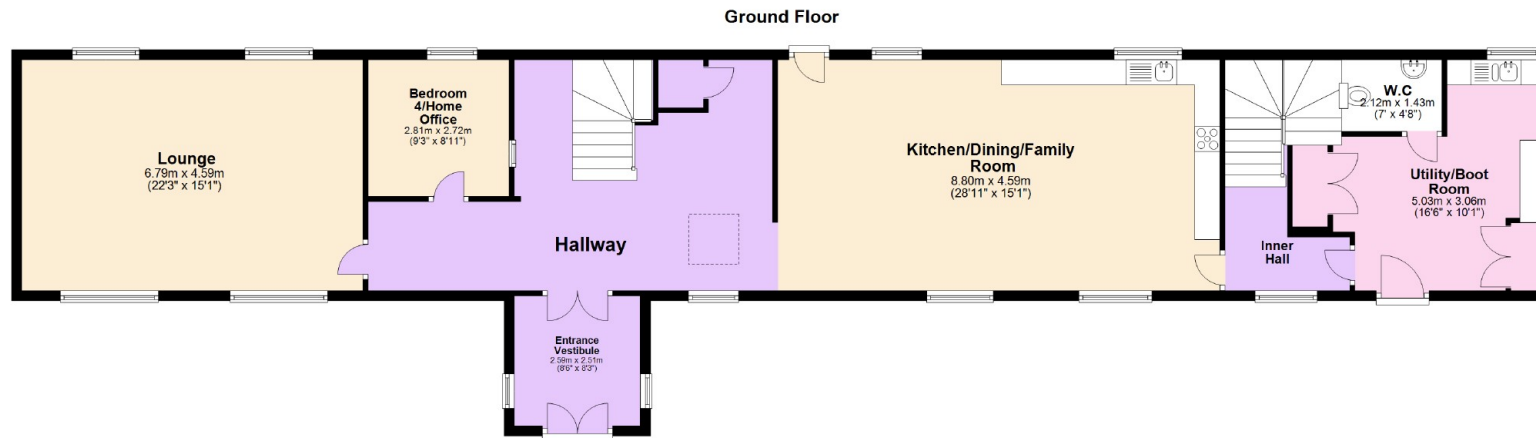
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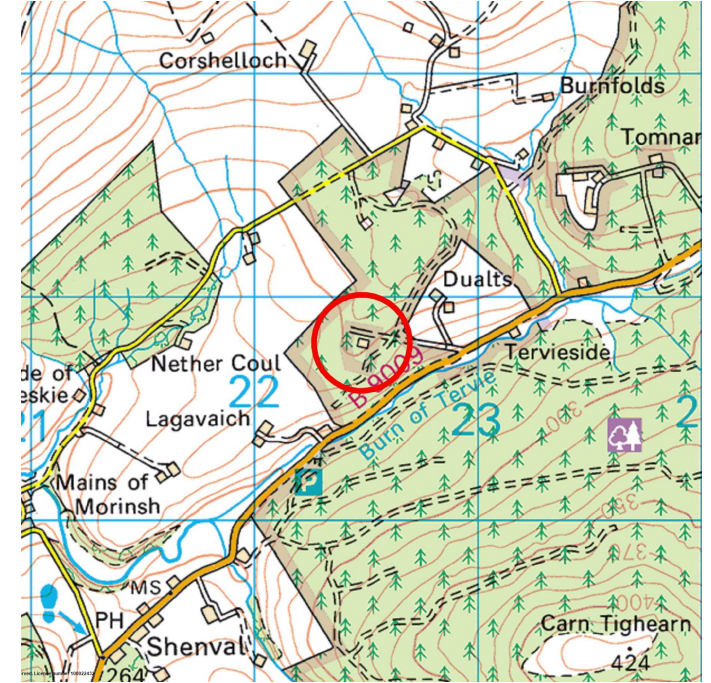
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**While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
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