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**Topperfettle Croft And Steading, Tomintoul Road, Grantown On Spey,  
Offers over £375,000**

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

solicitors and estate agents

A magnificently located and recently constructed three bedroom family home located just outside the sought after Highland settlement of Grantown On Spey. This one off property in the Cairngorms National Park enjoys outstanding open views and extensive outside space extending to a rarely available size of circa 1.85 acres. The spacious and well laid out accommodation is arranged over one floor and comprises a bright lounge with expanses of glass taking advantage of the surrounding hill and countryside views which is on open plan with the dining area and then flows through to the modern and well equipped kitchen. Further to this, there is a useful utility room, three bedrooms with good integral storage and a family bathroom. Outside the immediate grounds offer a gravel driveway with large parking and turning area mostly laid with stone chip for ease of maintenance. The rest of the grounds are mostly laid with lawn and bordered by well-stocked mature flower and shrub beds with a mixture of woodland together with numerous seating areas all ideal for entertaining and al fresco dining with excellent amenity, a substantial L-shaped steading / garage with potential to convert into further accommodation with the necessary consents and with a handy log store attached. It is also understood that the main house has been designed to allow for conversion of the attic into further accommodation, again subject to the necessary consents. This property would make an ideal family, second or investment home in the Cairngorms National Park with many attractions and activities on your doorstep. Viewing is recommended to appreciate the quality of the accommodation on offer. Energy Performance Certificate Rating Band B, Council Tax Band D

## Offers over £375,000



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## Grantown on Spey

Grantown on Spey is a fine example of Georgian town planning with beautiful architecture and protected buildings which is cradled by the magnificent Spey Valley in the Cairngorms National Park. The town has a good range of individual shops and services, including hotels, restaurants, leisure centre with swimming pool, community hospital, health centre and a petrol station. There are endless walks in and around the town and a purpose built cycle trail in the Anagach Woods for everyone to enjoy and get the most out of this beautiful area with wildlife that can be seen throughout the year including red squirrel, deer, birds of prey, pine marten and many others. There are daily train services to Inverness and the south from Aviemore, and Inverness Airport provides a variety of domestic and European flights. Other distances from Grantown on Spey - Aviemore 15 miles; Elgin and Inverness 34 miles; Aberdeen 80 miles; Perth 95 miles.

## Overview

The home is carefully positioned and designed with the greatest attention to detail to make the most of it's natural setting creating a rural haven. Built by reputable local builders AW Laing the highest quality construction is guaranteed with interiors that are designed to optimise space and natural light with the added benefit of the first floor ripe to be converted into additional accommodation subject to the necessary planning permission to offer the potential purchaser the option to add amenity and value to the property.

## Entrance Vestibule

2.70m x 1.30m 8'10" x 4'3"

A high performance quality exterior door leads into the warm and light entrance vestibule. There is a large open cupboard which has shelving and hanging space for shoes and outerwear. There is tiled flooring and

ceiling lighting in addition to a further door with glazed panels that leads through to the kitchen/lounge/dining.

## Open Plan Lounge / Dining / Kitchen

6.00m x 5.54m 19'8" x 18'2"

A light filled, spacious and welcoming kitchen which greets you with an impressive open layout comprising of lounge, dining area and well equipped kitchen which extends to provide spacious and bright living spaces which are bathed with natural light by the expanse of large picture windows spanning the side and front elevation. The lounge space enjoys a wonderful feature wood burning stove and acts as a lovely focal point and which provides a warming and hearty fire, offering the perfect spot to relax and unwind. Fanning out from the lounge area there is a sizeable dining space with ample room to accommodate a six seater dining suite while enjoying the fabulous open views.

The contemporary and well laid out kitchen offers sleek and modern convenience and enjoys excellent workspace in addition to a good range of base, wall and drawer units offering excellent utility with an integral oven and ceramic hob. There is an integral fridge and excellent levels of natural light are provided from the window to the rear and there is recessed down lighting to the whole area.

## Sun Room

2.70m x 2.79m 8'10" x 9'2"

Windows surround this sun room flooding the room with natural light and creating a bright and inviting room in which to relax and take in the joyous views. This lovely room could be used for a variety of purposes as there is space to situate relaxing chairs and a working space. There is tiled flooring and ceiling

lighting with sliding doors leading out to the patio and provides access to the garden.

## Utility Room

1.80m x 2.30m 5'11" x 7'7"

The handy utility room has a base unit, plumbing and space for a washing machine and freezer. There is ceiling lighting, tiled flooring, a wall cupboard housing the electric switch gear, door to the w.c and a further door leading outside.

## W.C

0.80m x 2.30m 2'7" x 7'7"

A conveniently placed room housing a WC and wash hand basin with twin taps, there is tiled flooring and ceiling lighting.

## Hall

The hallway is very welcoming with carpet flooring and doors leading through to all the bedrooms and family bathroom. There is ceiling lighting, loft hatch and a large storage cupboard with shelving housing the water cylinder and underfloor heating.

## Bedroom One

2.70m x 3.95m 8'10" x 13'0"

A beautiful, welcoming and peaceful double bedroom with a window to the side and benefitting from a generous walk in wardrobe providing an abundance of hanging and shelved storage. There is ceiling lighting and deep carpet flooring.

## Bedroom Two

3.85m x 3.00m 12'8" x 9'10"

A comfortable bedroom with a walk in wardrobe providing great shelving and hanging space in addition to a window to the front allowing fabulous scenic views with carpet flooring and ceiling lighting completing this space.



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### Bedroom Three

2.70m x 3.60m 8'10" x 11'10"

A lovely bright double bedroom currently being used as an office enjoying a window to the front allowing fabulous views over the countryside and benefitting from an open shelved wardrobe providing fabulous storage. There is carpet flooring and ceiling lighting.

### Bathroom

2.05m x 3.10m 6'9" x 10'2"

An alluring and on trend bathroom with high quality finishes consisting of WC, pedestal wash hand basin with monobloc tap, a bath with central chrome mixer tap and a separate shower cubicle. Sumptuous modern wet wall and there is an opaque window to the rear, a ladder towel rail, recessed down lighting and vinyl flooring

### Outside

The whole site extends to approximately 1.85 acres and offers a unique vantage point within the Cairngorms National Park with the Allt Choire Odhair burn flowing at the bottom of the woodland to create a private but open outside living space. The immediate grounds consist of a large gravel drive with parking and turning space for several cars for ease of maintenance and a further gently-sloping area mostly laid to lawn interspersed with flower beds, mature tree and shrub planting bounded by a mixture of timber and post wire fencing. There is ample space where you can sit and enjoy the glorious views with an ever changing landscape from this property that will always captivate the imagination and lead to rest and relaxation.

### Steading/Garage

To the front of the property is the L-shape steading that consists of a main garage/steading with an up and over door measuring 13.92m x 4.78m leading into a further steading 4.32m x 10m both of stone

construction with the benefit of power and light. There are windows and a new corrugated roof, they offer excellent potential which offer scope for restoration and to potentially provide further characterful accommodation / studio / games room etc subject to the necessary planning consents.

### Services

It is understood that the property is served by mains electricity, a private water supply (bore hole on the property) and drainage to a biodisc sewage treatment plant that is environmentally friendly effluent. There is an air source heat pump feeding under floor heating in addition to Solar Thermal Panels.

### 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 B

### Entry

By mutual agreement.

### Price

Offers over £375,000 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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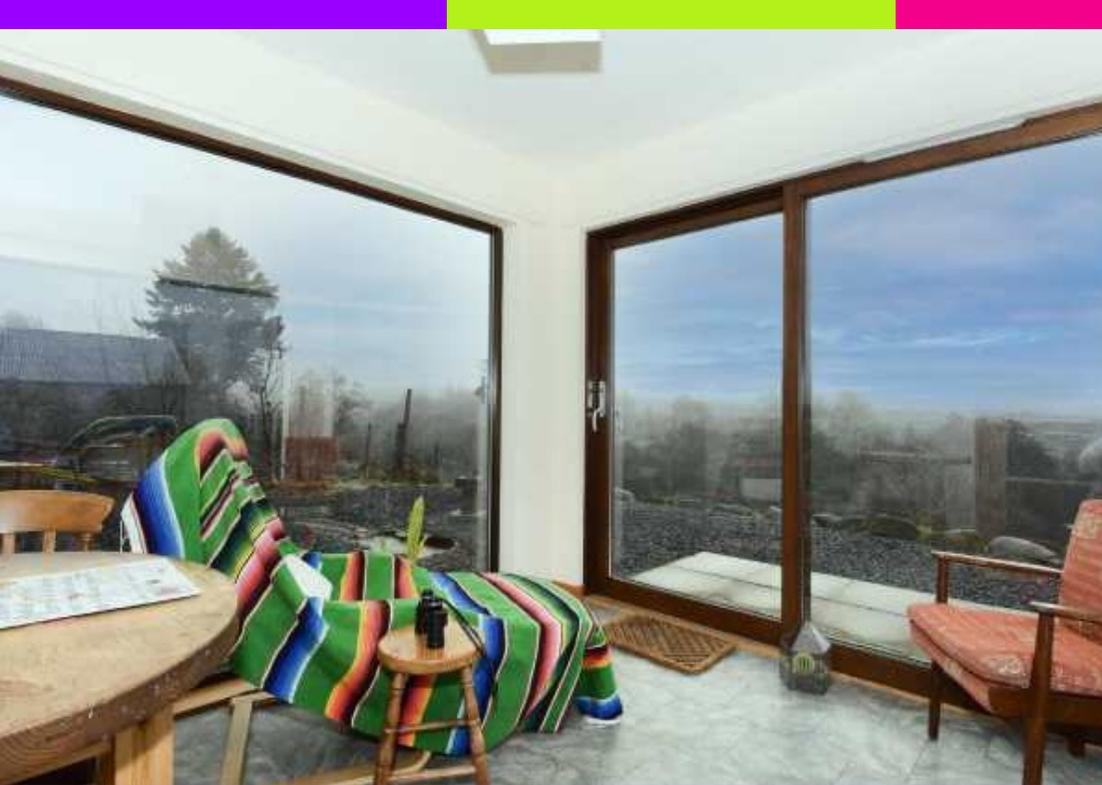
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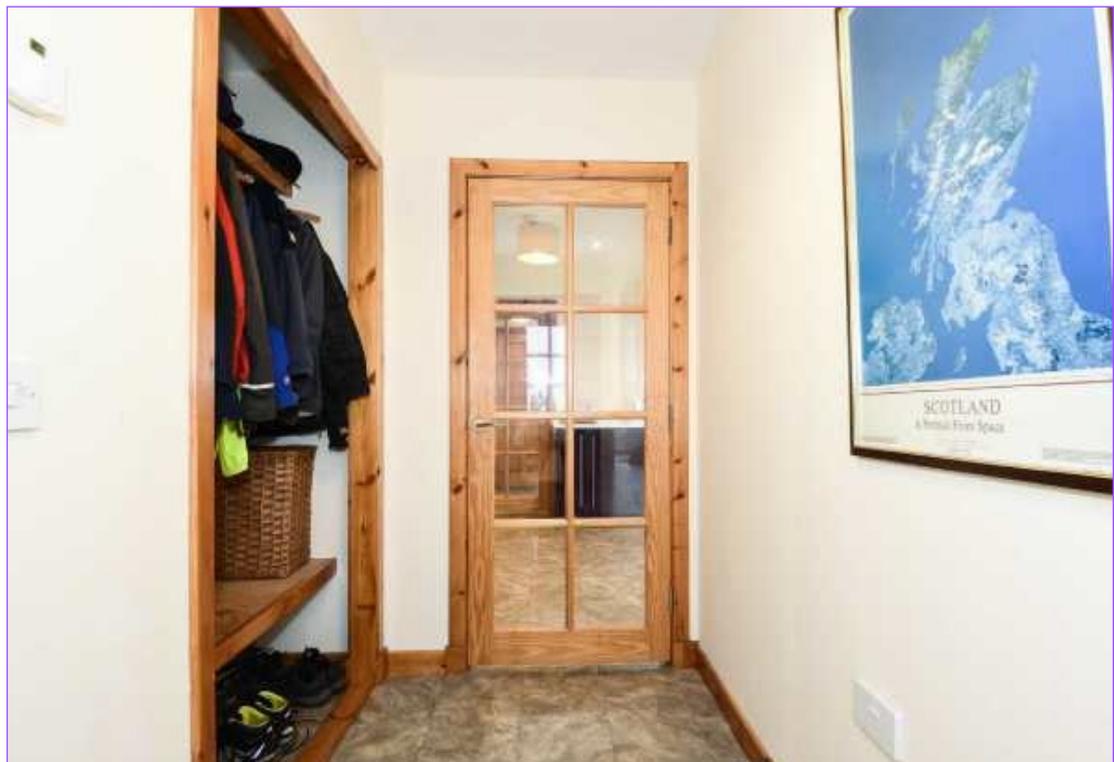
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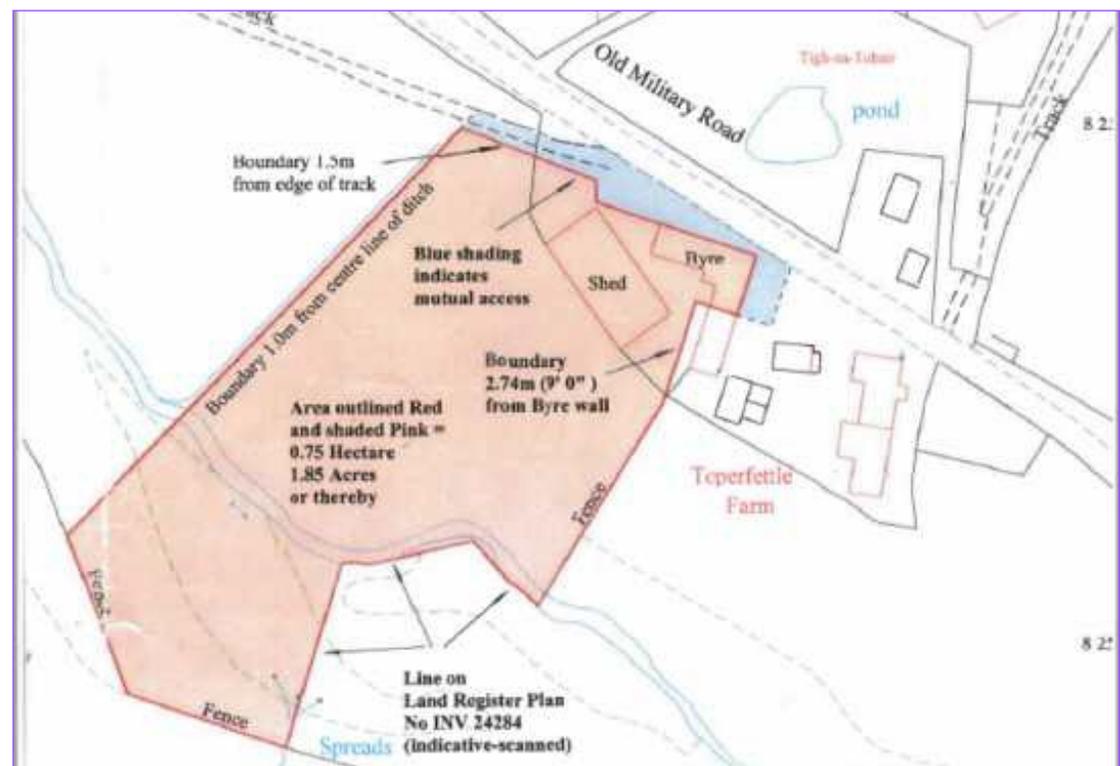




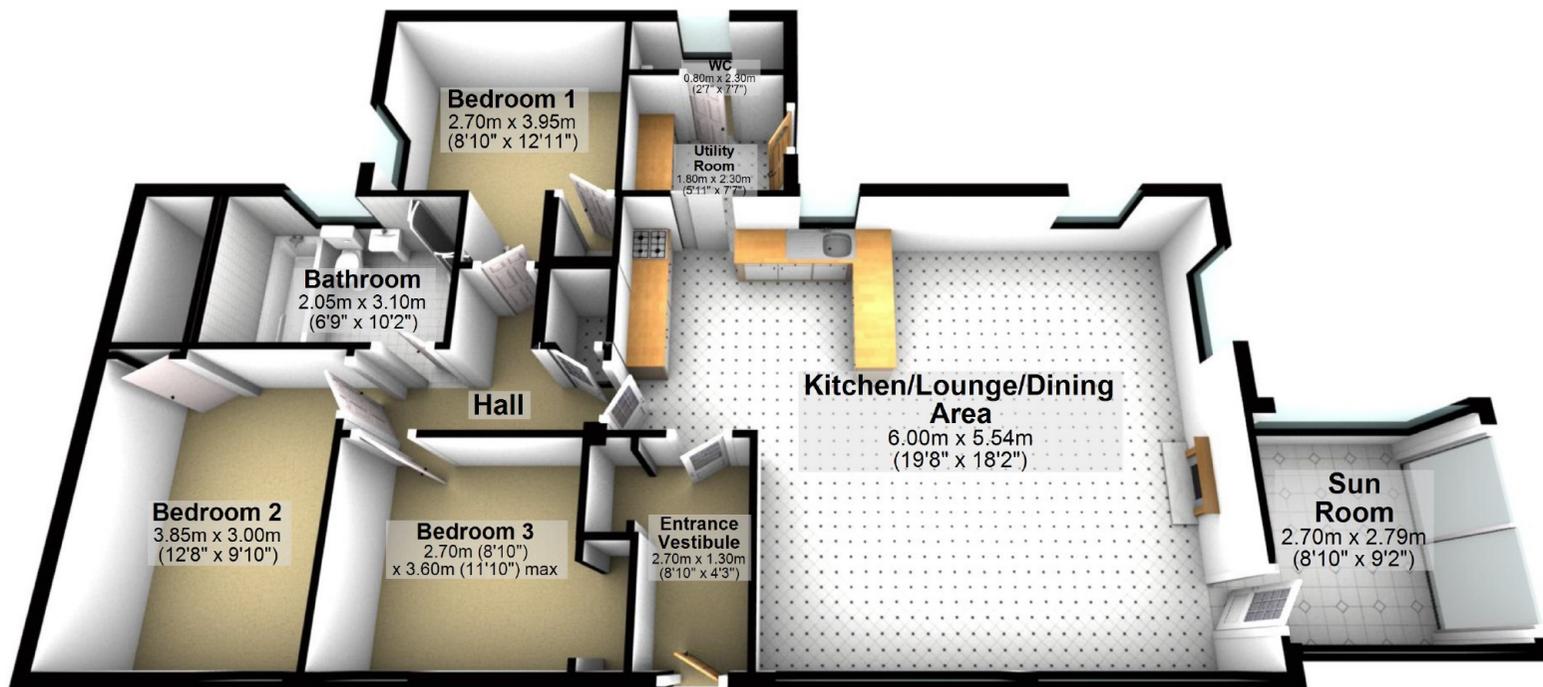








## Ground Floor



Plans not to scale, for illustration only



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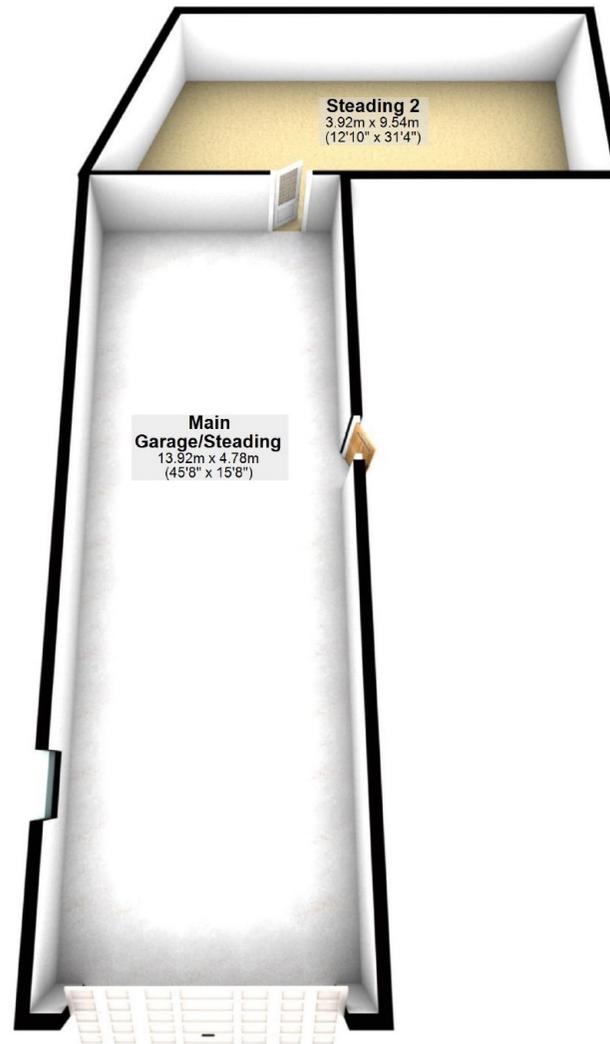
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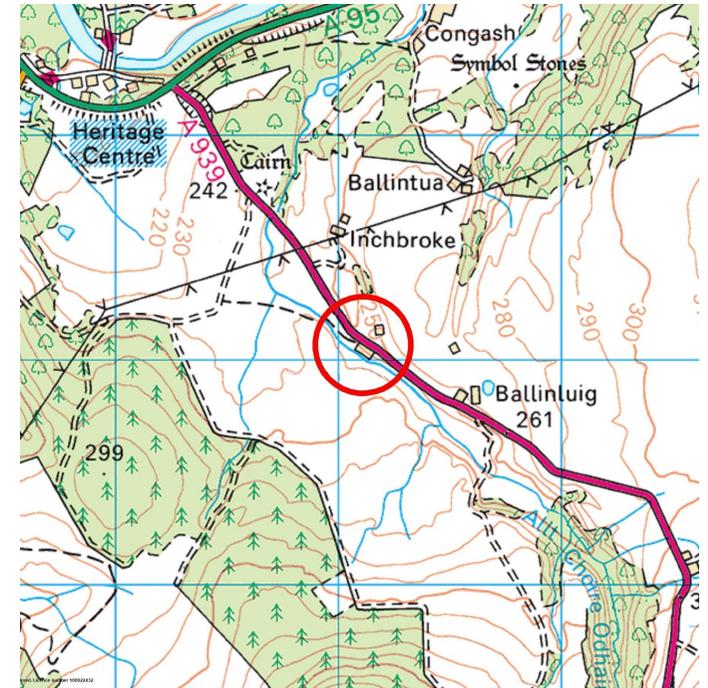
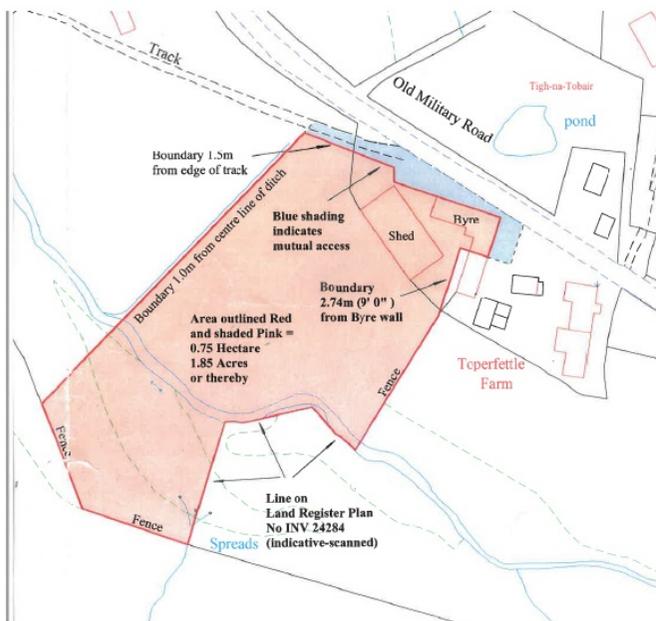
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**While the above particulars are believed to be correct they are not guaranteed and all offerors must satisfy themselves on all matters**



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