

Catlodge Farmhouse Laggan Newtonmore PH20 1BT

Offers Over £370,000 are invited

Two Bedroom Detached Home With One
Bedroom Converted Steading Set In A
Beautiful Countryside Escape



Features:

- Exceptional Views From Almost Every Window Of The Home
- Contemporary Kitchen and Bathrooms In Keeping With Character of Property
- Wood Burning Stoves and Electric Economy Heating
- Vast Garden Space With Summer House, Workshop And Private Driveway With Multiple Parking Spaces

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'Catlodge Farmhouse' is nestled in the heart of the countryside, offering a perfect blend of comfort and natural beauty. The main home enjoys outstanding views of Creagh Dhubh and the surrounding landscape from almost every window. You are welcomed into the home through two spacious entrance vestibules located at the front and rear. At the heart of the home is beautiful country kitchen/dining area, perfect for enjoying family meals. The bright lounge with its French doors, invites you to step out into a lovely patio area, an idyllic spot to relax in an afternoon. Upstairs there are two comfortable double bedrooms, one with en-suite. There is a study room which could also serve purpose as a walk-in wardrobe of the principal bedroom, as well as a modern shower room.

In addition to the main home, the property includes a beautifully converted steading.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Sophia Peddie on 07759 119411



The steading has been run as a holiday let but can provide flexible accommodation with a multitude of uses such as guest accommodation, granny annexe, or as an office space. With high ceilings and a multitude of windows, natural light floods the rooms. The steading features an open-plan lounge, kitchen and dining space and a stylish contemporary shower room. A luxurious bedroom features french doors leading to a private patio area within the woodlands. The outdoor space is equally impressive, with a generous garden and a vast driveway offering ample parking for multiple cars. Additional features include a charming summer house, and a practical workshop shed.

Viewings are highly recommended to appreciate the stunning property on offer which could suit a multitude of living and opportunities.

ACCOMODATION

Entrance Porch

2.87m x 1.77m

The entrance porch is a charming and inviting space featuring multiple windows that offer stunning views of the surrounding countryside. A perfect spot for comfortable seating to relax and enjoy the scenery. An outside door leads out to a lovely patio area, ideal for outdoor seating for a morning coffee or a peaceful afternoon rest. Door to kitchen/dining area. Pendant lighting. Panel heater. Vinyl flooring. The Electrical Consumer Unit (ECU) is located here.

Kitchen/Dining Area

6.52m x 4.11m

A beautifully designed double aspect, country kitchen, bathed in natural light. The spacious layout easily accommodates an island in the center, providing ample room for meal preparation or casual dining. Stylish base cabinets with oak countertops have sufficient room for storing your kitchen essentials and feature stunning ornate tiling above. Space for tall fridge-freezer, washing machine, oven, and dishwasher. A traditional white ceramic sink is perfectly positioned to enjoy the scenery while you work.

A cosy electric freestanding stove sits on a slate hearth, adding warmth and a rustic touch. A deep pantry cupboard, complete with shelving, offers plenty of storage space for all your essentials. The kitchen provides a flexible layout that can be tailored to your needs where one side of the room offers a roomy dining area, perfect for family meals and entertaining guests. Pendant, Wall, and spotlight lighting. Storage heater. Solid wood flooring.



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Vestibule

2.01m x 1.71m

The vestibule offers a functional space to hang coats and store shoes neatly. Natural light streams through the windows creating a bright room that overlooks the surrounding woodland. Outside door gives access into the home from a path at the front. Pendant lighting. Vinyl flooring.

Lounge

5.38m x 4.60m

Spacious double aspect lounge with windows that fill the room with natural light. The focal point of the room is a cozy log stove, set within a charming fireplace, resting on a polished slate hearth. French doors with glazed side panels open out into a patio area, seamlessly connecting the indoor space to the outdoors. From the lounge, you are met with incredible views of Creag Dubh and the surrounding countryside.

An alcove shelving unit offers the perfect spot for displaying books, or décor. Space for multiple pieces of furniture. TV and telephone points. Wall lighting. Panel heater. Fitted carpet.

Return to the kitchen and follow the stairs to the First Floor Landing.



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Landing

1.83m x 1.92m

Doors off to Study and Bedroom Two. Integral fitted cupboards with shelving and hanging offer a convenient space for storage. One cupboard houses hot water cylinder. Skylight window creates a well-lit space. Pendant light. Storage heater. Fitted carpet.

Study

2.51m x 2.48m

Versatile space for a home office or walk-in-wardrobe. Window to front overlooking woodland. Wall lighting. Panel heater. Fitted carpet. Door to Family Bathroom and Bedroom One.

Family Bathroom

2.47m x 2.00m

The bathroom is a serene, well-lit space, thanks to a picture window that floods the room with natural light and offers stunning views of the surrounding scenery. Fitted with a four-piece suite including a deep bathtub inviting relaxation and comfort, a walk-in-shower cubicle, a round wash hand basin with mixer tap, elegantly placed on a rustic wooden shelf and a WC. A wall mirror hangs above the basin, reflecting the light and making the space feel even more open. Decorative tiling around the suite and tiling around shower. Ceiling light. Panel heater. Tiled flooring.

Bedroom One

4.24m x 3.96m

The principal bedroom is truly stunning, offering a sense of both space and elegance. The room features a double aspect with triple windows that frame breathtaking views of the sprawling farmland, woodlands, stretching all the way to Creag Dubh. Ample room for a variety of furniture arrangements. Wall lighting. Panel heater. Fitted carpet.



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Bedroom Two

4.19m x 3.44m

Comfortable double bedroom with windows to front and rear allowing plenty of natural light to flood the room. To one side of the room a further office space has been created. Wall lighting. Panel heater. Fitted carpet,

En-Suite Shower Room

1.87m(including shower) x 1.10m

A modern and fresh shower room conveniently located off the principal bedroom. Three piece fitted white suite comprising of WC, pedestal wash-hand basin and walk-in shower cubicle with tiled surround. Recessed lighting. Vinyl flooring. Leave the main home through the entrance porch and cross the garden to the steading.

Steading:

Lounge/Kitchen/Dining Area

5.75m x 3.96m

This open plan lounge, kitchen and dining area is the heart of the stunning steading conversion, The room boasts high ceilings and four Velux windows that flood the space with natural light, creating an airy and expansive atmosphere. At one end, a log stove is set within a rustic stone fireplace and hearth, adding warmth and character to the lounge. The rooms layout allows for distinct lounge and dining space with double aspect windows giving the room beautiful aspects from every direction. ->



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The contemporary kitchen is fitted with a range of wall and base units incorporating a 'Neue' cooker and electric hob, an under-counter fridge, white ceramic sink with drainer, built in microwave as well as space for a dishwasher. French doors with glazed side panels lead out to a charming patio area, ideal for outdoor seating and dining. There is a practical space to store shoes and hang coats. Recessed lighting. Panel heater. TV and internet connections. Tiled floor around kitchen and fitted carpet in rest of room. Door to hallway.

Hallway 2.65m x 1.19m

Doors to Shower Room and Bedroom Three. Velux window creates a well-lit space. Hatch to loft storage area. Electrical Consumer Unit (ECU) on wall. Recessed lighting. Fitted carpet.

Shower Room 2.67m x 2.70m

A sleek and modern three-piece suite comprising of sink within fitted vanity unit, WC, and luxurious walk-in shower with tiled surround. An opaque window ensures the room is bathed in natural light while maintaining privacy. Fitted cupboard houses hot water cylinder. Recessed lighting. Heated towel rail. Tiled flooring fitted with underfloor heating.



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Bedroom Three

4.22m x 3.96m

A truly breathtaking bedroom, offering a sense of grandeur with its high ceilings and abundant natural light. The room features French doors with glazed side panels that open out into a private patio area, the perfect spot to enjoy breakfast overlooking tranquil woodland and sweeping views of the surrounding fields. Two Velux windows add to the airy atmosphere whilst another window offers views over the garden. The spacious layout of the bedroom allows for multiple pieces of furniture, making the room both versatile and comfortable. Recessed lighting. Panel heater. Fitted carpet.

OUTSIDE

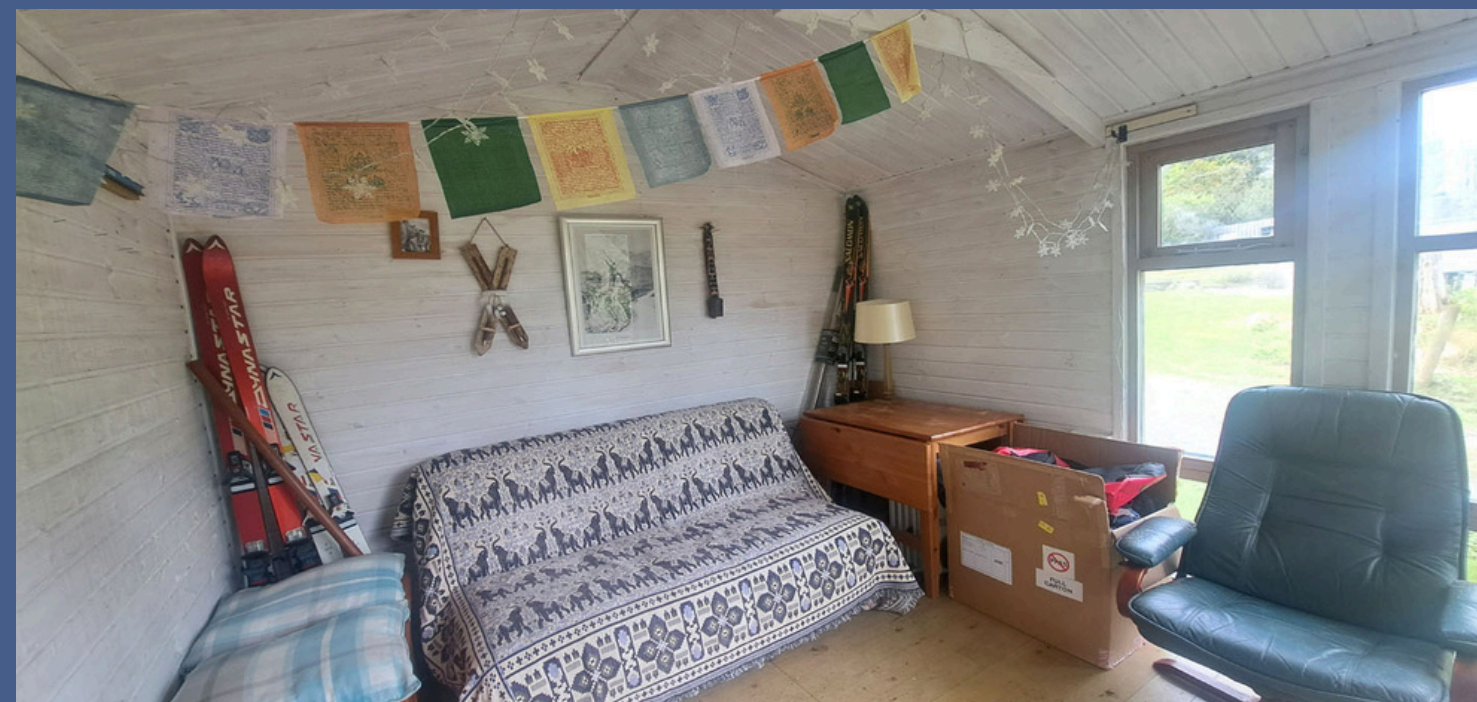
The garden offers a beautiful countryside escape with outstanding views of the surrounding hills, fields, and woodlands. A private gravel driveway leads up to the property, offering ample parking for multiple cars. A well-manicured lawn stretches out to the front, providing an expansive and inviting green space.

A haven of natural beauty, the garden is adorned with a multitude of mature trees offering privacy and shelter. There are two thoughtfully placed patio areas, perfect for enjoying alfresco dining or simply relaxing while taking in the surroundings.

Summer House

2.83m x 2.52m

A charming retreat nestled in the garden. Equipped with power the summer house is a versatile space to serve as an outside office or as a functional extension of your living area, ideal for taking in the beauty of the outdoors. Double doors open wide, inviting you to another idyllic spot for outdoor seating.



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Timber Workshop

4.80m x 2.19m

Perfect space for storing tools, garden, and outdoor equipment. Two windows create a well-lit room.

INCLUDED

All integrated appliances, floor coverings, light fittings, carpets, and blinds where fitted.

SERVICES

Mains electricity, private water supply and Septic tank.

COUNCIL TAX

Currently Band D £1427p.a. (2023/24) excluding water rates. Discounts are available for single occupancy.

HOME REPORT

A Home Report is for this property. Please contact our office at info@caledoniaestateagency.co.uk to have it forwarded to you
Postcode: PH20 1BT

PRICE

Offers Over £370,000 are invited for this property.

The seller reserves the right to accept or refuse a suitable offer at any time.

VIEWING

Viewing is strictly by appointment only through the Selling Agents.



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