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Rowan Cottage And Bothy, Glenlivet CLOSING DATE, AB37 9DT
POA

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

solicitors and estate agents

UNDER OFFER - MONDAY 8 NOVEMBER 2021 AT 12 NOON - A fantastic, traditional stone and slate characterful three bedroom cottage located on the Glenlivet estate within the Speyside Highlands with detached bothy and attached smithy with full planning permission to provide separate or further accommodation and amenity in a stunning location and boasting gorgeous views of truly outstanding Highland scenery. The ground floor accommodation flows from a welcoming entrance hallway and comprises of a delightful lounge/dining room with stone fireplace surround and stove with views over the gardens, kitchen, lounge with Morso multi-fuel stove which could easily double as a large third bedroom and well proportioned bathroom. On the first floor there are two further double bedrooms and generous storage. The property is nestled in a fantastic location which is surrounded by magnificent scenery and offers outstanding open views including Ben Rinnes. The bothy opposite the property is currently utilised for storage but has full current planning permission to convert to a one bedroom detached dwelling. This especially rare opportunity will suit a variety of purchasers including those who may be seeking a rural retreat with great income potential or as an outstanding home with great flexibility in close proximity to the Cairngorms National Park, Lecht Ski Centre, Whisky Trails and Glenlivet mountain bike trails. Energy Performance Certificate Rating F, Council Tax Band A

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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. Tomintoul is only 9.5 miles away and has the reputation of being the highest village in the highlands and located on the route of the North East 250, providing the ultimate Scottish road trip. Tomintoul and Glenlivet, in particular, have been awarded the prestigious status of International Dark Sky Park making it the most northerly park of its kind in the world. Aberlour (11 miles) provides a range of services including garage, hotel, butcher, general store, supermarket, delicatessen, post office, 3 churches, hospital and health centre, community centre including a swimming pool, tennis court and bowling green. Dufftown (8 miles) also has a supermarket and range of traditional shops. 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.

Overview

The property has retained period features including original panel doors, fireplaces, cast iron fire surrounds, press cupboards and traditional split main entrance doors.

Entrance Hallway

Entry is through a traditional highland cottage split door, above which is a stone lintel with carved heart and build date of 1900, into this bright and airy hall with access to the lounge/dining room, bathroom, lounge/bedroom three and with stairs to the first floor accommodation. There is carpet flooring, ceiling lighting, space to hang outerwear and an under stair storage cupboard.

Lounge/Dining Room

4.50m x 3.50m 14'9" x 11'6"

This bright lounge/dining room which radiates warmth from the feature inset wood burning stove with stone surround and decorative timber mantle. There are windows to the front and side overlooking the gardens and which flood the room with natural light in addition to ceiling lighting. There is a press cupboard with shelving and a further door leads through to the kitchen.

Kitchen

1.67m x 3.37m 5'6" x 11'1"

The kitchen is very cleverly designed to maximise use of space and is located to the rear of the property with some fantastic views and currently comprises of a double Belfast-style sink with drainer over, chrome mixer tap and two metres of work surface. There are 9 base and wall cupboards plus a run of drawers and under sink storage in addition to a dishwasher and space for fridge/freezer and either a single or double electric oven in addition to tiled flooring, ceiling lighting, underfloor dry electric heating, two velux windows and a further door leading to the side garden. One long wall has been deliberately left empty to accommodate a drop leaf dining table and folding chairs, which the seller has advised would be staying.

Bathroom

2.33m x 3.31m 7'8" x 10'10"

This bright bathroom is fresh and spacious offering a three piece suite in white comprising w.c., pedestal wash hand basin and bath with rainforest shower over and separate handset complimented with a modern wet wall surround. There is wood flooring, ceiling lighting and twin storage cupboards with shelving and one providing space and plumbing for a washing machine. A window to the rear offers excellent natural light.

Lounge/Bedroom Three

4.51m x 3.29m 14'10" x 10'10"

Relaxation is the order of the day in this cosy lounge centred around a beautiful fireplace featuring a Morso multi-fuel stove with tiled surround and timber mantle which creates a fine warmth and ambience to the room. There is carpet flooring, picture rail, ceiling lighting, a traditional press cupboard with adjustable shelving and the room would be equally at home as a sizeable double bedroom being adjacent to the bathroom.

Landing

The bright landing enjoys a velux window to the front of the house which offers excellent natural light and the decorative stair balustrades surround the stairwell. There is a large storage cupboard housing the water tank with further doors leading to both bedrooms in addition to carpet flooring, ceiling lighting and space for a single day bed and desk.

Bedroom One

4.08m x 3.56m 13'5" x 11'8"

A spacious double bedroom that is south facing and catches the first morning sun benefitting from windows to the front flooding the room with natural light and providing excellent countryside and pasture and forestry plantation views. There is carpet flooring, ceiling lighting and built in wardrobe with hanging rail and cupboard shelving.

Bedroom Two

4.08m x 3.51m 13'5" x 11'6"

A welcoming south facing double bedroom benefitting from windows to the front offering fabulous views over the stunning open countryside and onto the pasture and forestry plantation. There is carpet flooring, ceiling lighting and twin storage cupboards providing hanging and shelving space. The mature lilac hedge boundary below provides cover for birds and this window is a good place from which to watch the feeders and the bird table.

Bothy and Attached Smithy

Opposite the property is a superb traditional stone built bothy and attached Smithy extending to circa 56 sqm with corrugated metal sheet roofing and greenhouse attached. The bothy is currently utilised for storage and has current full planning permission until September 2022 to convert to a one bedroom single storey house with feature stone fireplace. There is light and power supply. There is a wrap-around garden surrounding the property, to the rear of the building looks down on to the Tervie Burn way below and the sound of this stream can be heard from the very private garden grounds.

Further details on planning can be obtained by visiting the Moray Council website or following the link below (Reference No. 19/00805/APP): <https://publicaccess.moray.gov.uk/eplanning/simpleSearchResults.do?action=firstPage> Architects plans, plus accompanying full structural survey report available on request.

Outside

The property is south-facing, on to a permanent pasture and forestry plantation, with a sheltered circular track of approximately 40 minutes walk through the trees. The garden grounds wraps around the cottage on all sides and are predominantly laid to lawn with shrubs, bushes, trees and beautiful flowers surrounding it and bounded with

a mix of post and wire fencing and would be ideal for an extension (subject to the necessary planning consents). The boundary fence is softened by growth of honeysuckle and mature trees and at the front of the property is a mature lilac hedge and philadelphus shrubs to each side of the decorative iron pedestrian entrance gate. The home is afforded excellent privacy from the mature planting which screens the whole and there are numerous areas where you can sit and relax in the sunshine as well as watch whilst a variety of local wildlife go about their life.

The rear garden offers an outlook to the open countryside and beyond and there is a timber farm-style gate, opening on to a gravel parking area for several vehicles in addition to an attached monopitch roofed timber shed, originally with planning permission to house a domestic generator with double entrance doors (1.5m x 1.05m) which offers good storage for garden and sports equipment, summerhouse (3.05m x 3.05m) which also has space for furniture where you can shelter and enjoy the peace and quiet.

Location

The property sits in an exceptionally quiet location, easily accessible from a single track lane. You could walk approximately 10 minutes in one direction to the local pub, which serves good food. Alternatively you could walk, cycle or drive about 1km along the lane in the other direction to the active village hall with a small bar and social club. Every summer the hall becomes a hugely popular cafe and craft shop.

Services

It is understood that there is mains water, electricity and drainage is to a septic tank.

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

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Viewings and Offers

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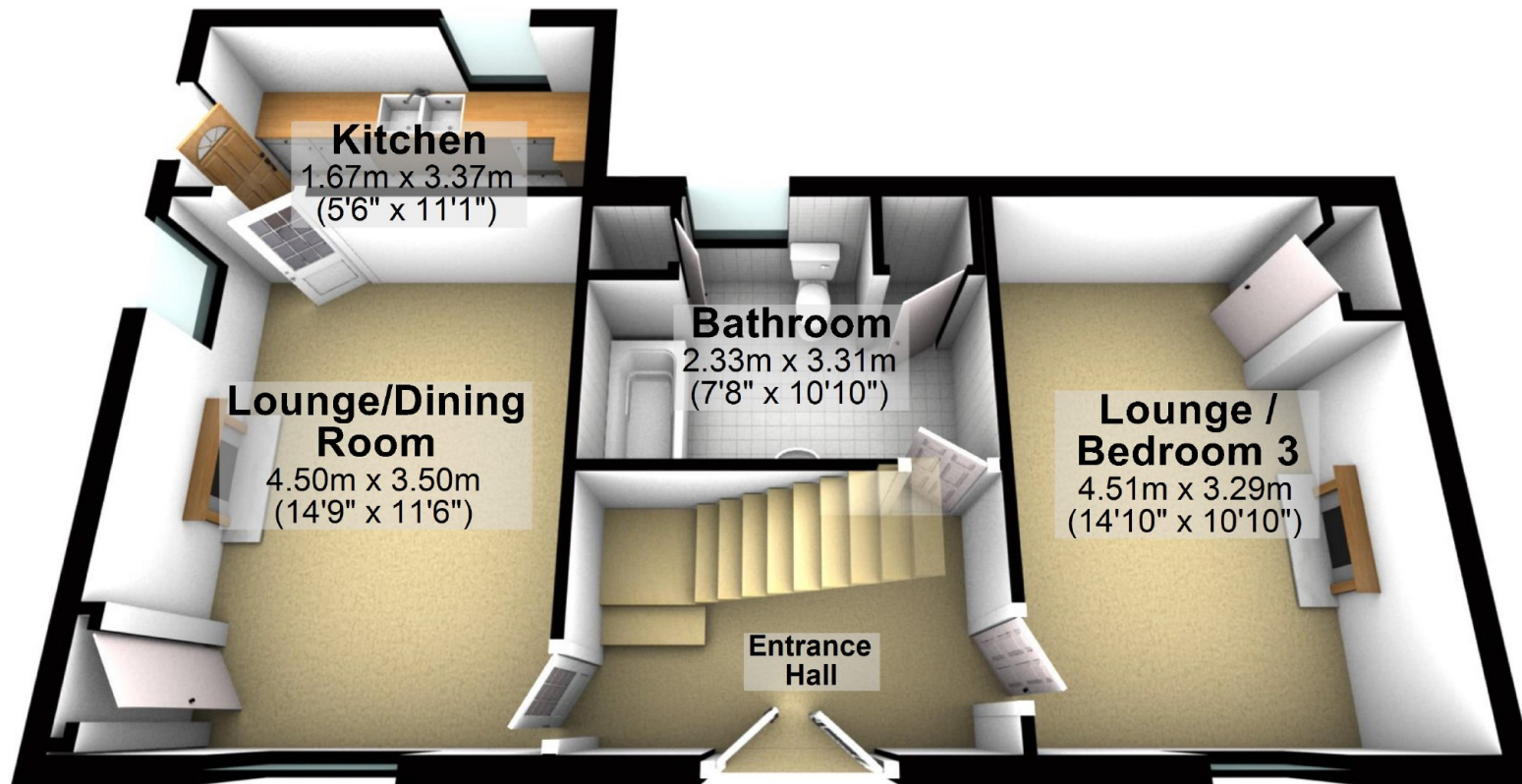
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Ground Floor



Plans not to scale, for illustration only



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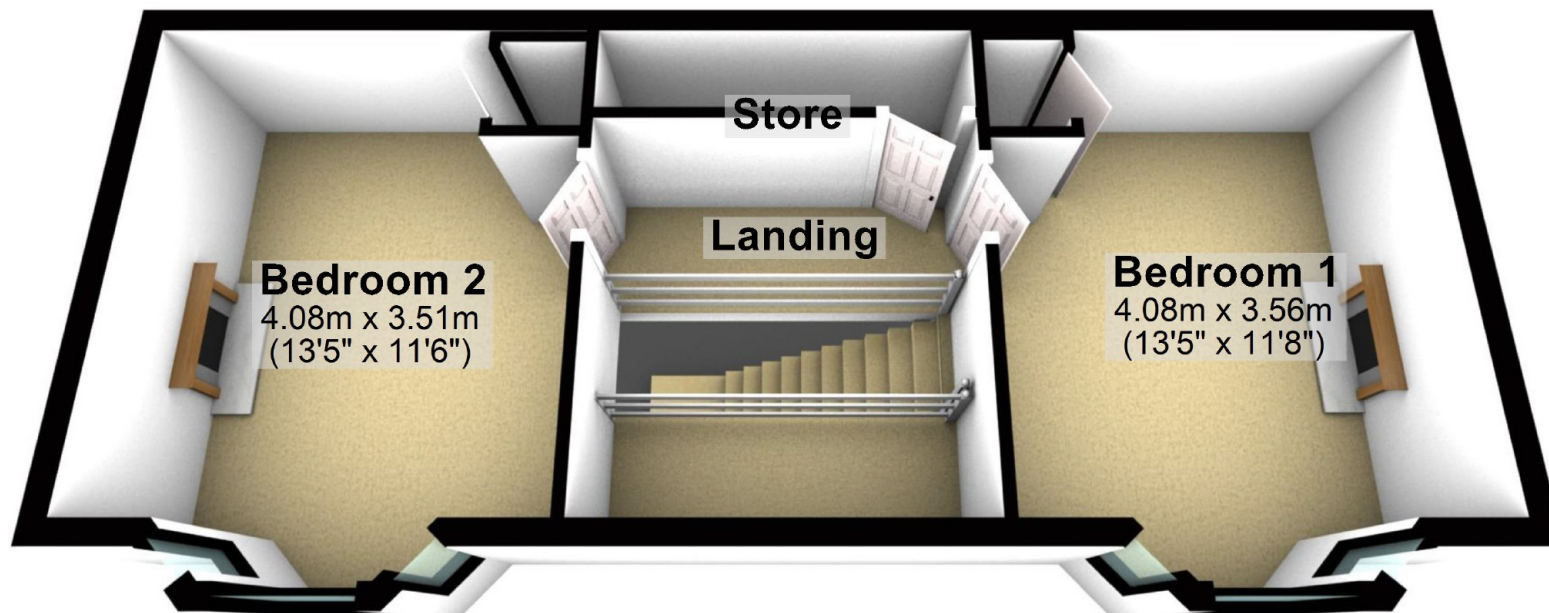
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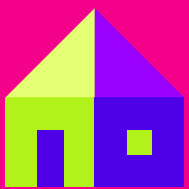
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First Floor



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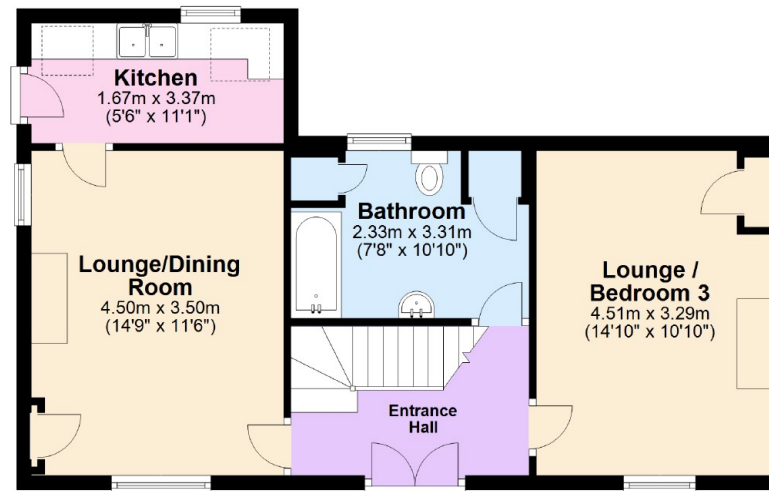
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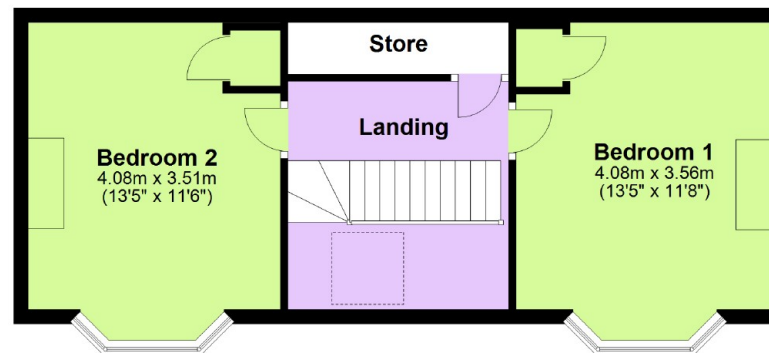
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Ground Floor



First Floor



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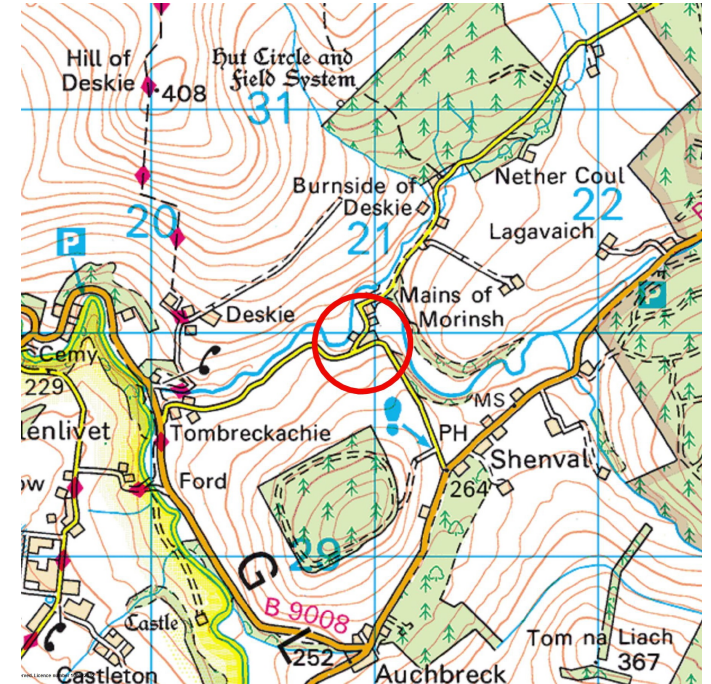
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**While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
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