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The School House & Taigh Feoraig Cottage, Nethy Bridge, PH25 3ED

UNDER OFFER £575,000

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

solicitors and estate agents

UNDER OFFER - A luxuriously finished, traditional Highland double fronted home with additional one bedroom property set in wonderful grounds in a super desirable location within this forest village. The overwhelming sense of quality and style are immediately apparent upon entering this impressive property which has been lovingly looked after to offer a wonderfully warm and comfortable family home blended with the conveniences and elegance expected for modern living. The character of the home has been thoughtfully retained with features such as the decorative wrought iron staircase with polished timber rail, deep skirtings, moulded timber doors and cornicing seamlessly integrated with a modern kitchen and stylish bath and shower rooms. There is a large back to front sitting room with cosy wood burning stove, utility room, shower room, separate bathroom and three large bedrooms in addition to a nursery / home working room. There are quality floor coverings throughout the home including deep pile carpets, floor and wall tiling as well as immaculate décor throughout. The outside gardens offer excellent amenity being mainly laid to lawn with a variety of mature tree, hedge and shrub planting in addition to timber out buildings. There is a detached one bedroom home in the grounds which comprises entrance vestibule, sitting room, bedroom, kitchen and shower room which offers multi generational living or guest space. With a special location and combination of accommodation, this opportunity would suit a variety of purchasers. The School House EPC Rating F, Taigh Feoraig Cottage EPC Rating D, Council Tax Band E. To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download.

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Nethy Bridge

Nethy Bridge is a charming village located in the heart of the Scottish Highlands, surrounded by the breathtaking beauty of the Cairngorms National Park. With its lush forests, meandering River Nethy, and an abundance of wildlife, this serene destination offers visitors an unforgettable experience. The village boasts a rich history, with evidence of settlements dating back to the Bronze Age. Nethy Bridge takes its name from the old stone bridge that crosses the river, connecting the village to a vast network of walking and cycling trails. Visitors can explore the ancient Caledonian Pine Forest, home to red squirrels, capercaillies, and other native wildlife, or venture further into the Cairngorms for breathtaking views and exhilarating hikes. Nethy Bridge is also a haven for birdwatchers, with the nearby Loch Garten Osprey Centre providing a unique opportunity to observe these magnificent birds of prey. The Strathspey Steam Railway, an iconic part of Scotland's heritage, allows visitors to travel through the stunning landscape in style. With a friendly community, local shops, cosy accommodation options, and tea room, Nethy Bridge offers a warm welcome.

Transport Links

From Nethy Bridge, you can easily access various transportation options to explore the wider UK:

Airports: Inverness Airport (INV): Approximately 36 miles away, this regional airport offers domestic flights and some international connections. Aberdeen International Airport (ABZ): Roughly 80 miles away, providing a wider range of domestic and international flights.

Train Stations: Carrbridge Railway Station: About 9 miles from Nethy Bridge, offering connections to Inverness, Perth, and Edinburgh.

Aviemore Railway Station: Approximately 13 miles away, with regular services to Inverness, Glasgow, and Edinburgh, as well as connections to the wider UK rail network.

Road Routes: A95: This arterial road connects Nethy Bridge to the A9, a major north-south route traversing Scotland, providing access to Inverness, Perth, Stirling, and Glasgow. A939: This scenic route connects Nethy Bridge to the A96, linking Inverness to Aberdeen, offering an alternative route to eastern Scotland. With these options, Nethy Bridge serves as a convenient base for exploring the UK's diverse destinations, whether traveling by air, rail, or road.

Home Report

To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download.

The School House EPC Rating F

Taigh Feoraig Cottage EPC Rating D

Entrance Vestibule

2.26m x 1.98m (7'4" x 6'5")

Step into this inviting home through a sturdy timber door with a glazed transom, welcoming you into a spacious vestibule. The solid wood flooring adds a touch of warmth and character while providing a durable surface for daily use. Ample space is provided for storing shoes and outerwear, ensuring a clutter-free entryway and setting the tone for the quality and practicality that awaits throughout the rest of the home.

Hallway

Prepare to be impressed as you step into the grand entrance hall of this home. A fine staircase commands attention, boasting a beautifully ornate wrought iron balustrade and a polished timber rail that leads gracefully to the half and first-floor landings. From this elegant space, doors beckon you into the sitting and dining rooms, inviting you to relax and entertain in style. Beyond, you'll find access to the utility area and kitchen, ensuring seamless functionality for everyday living. Conveniently tucked away, an under stair storage cupboard, houses the hot water tank and provides the perfect spot to stow away coats, shoes, and other household essentials, keeping the hallway clutter-free and maintaining the home's impeccable appearance.

Kitchen / Dining

4.60m x 3.15m / 4.60m x 3.92m (15'1" x 10'4" / 15'1" x 12'10")

A spacious, open-plan area seamlessly blending the kitchen and dining room. In the dining area, grandeur meets comfort with enough room to host gatherings of 8-10 guests comfortably with dual aspect windows at the front of the room which usher in streams of natural light, illuminating the space whilst offering views of the well stocked front garden. Your eyes are drawn to the centrepiece of the room - a wood-burning stove, proudly positioned upon an original fireplace. Its stone hearth, ceramic tile backing, and timber mantle and surround exude warmth and character, casting a welcoming glow throughout the space. Transitioning seamlessly, expansive timber flooring unifies the two distinct spaces where the kitchen beckons with its bright and airy ambiance. A large rear window floods the room with daylight, providing a backdrop of the rear garden. Here, culinary adventures await amidst a well-appointed array of base, wall, and drawer units, complemented by sleek worktops and tile splashbacks. Integral appliances stand ready to assist, including a double oven and grill, electric hob with overhead extraction, and a convenient dishwasher. Space is thoughtfully allocated for a tall freestanding fridge freezer, ensuring ample storage for fresh ingredients. A one-and-a-half-bowl stainless steel sink, complete with a chrome mixer tap, adds a touch of modern functionality to this traditional setting.

Sitting Room / Dining / Family

4.54m x 4.06m / 4.54m x 3.02m (14'10" x 13'3" / 14'10" x 9'10")

A spacious front to back sitting, dining, and family area designed for comfort and style. Twin windows at the front offer glimpses of Abernethy golf course and the surrounding woods, infusing the space with natural light and scenic views. A further window at the rear ensures the space is flooded with natural light and a sense of openness, while ceiling corning adds a touch of elegance and a recessed and shelved display alcove provides the perfect showcase for treasured items. Twin ceiling lights bathe the room in a warm glow, creating a welcoming ambiance day or night and a press cupboard offers convenient storage, keeping the space tidy and organised. At the center of it all, a wood-burning stove with a stone surround adds both charm and cosiness, perfect for gathering around whether enjoying a quiet evening in or hosting family and friends, this versatile area is sure to be a favourite gathering spot for all.

For added flexibility, this spacious front-to-back sitting, dining, and family area can be easily partitioned to suit your needs. By dividing the space, an additional guest bedroom to the rear and a separate sitting room to the front can be created. This adaptable layout allows you to customise the space according to your lifestyle, whether you need extra sleeping quarters for guests or desire a cosy sitting room for quieter moments. With its versatile design, this room offers different possibilities for creating the perfect living environment tailored to your preferences.

Rear Hall

Moving on from the kitchen, the rear hall provides access to the utility room and downstairs WC shower room. Conveniently tucked away, an additional under stair storage cupboard provides the perfect spot to stow away coats, shoes, and other household essentials.

Utility

1.73m x 2.49m (5'8" x 8'2")

The utility room is both functional and well-appointed, featuring durable tiled flooring for easy maintenance. A door provides direct access to the garden, making it convenient for outdoor activities or as a secondary entry point for cleaning off before entering the main areas of the home. Another door leads to the shower room and rear porch. Equipped with both base and wall units, the space offers ample storage for laundry essentials and household items. The worktop provides a sturdy area for folding clothes or managing tasks, while the sink, complete with a drainer and chrome mixer tap, is ideal for utility needs. There is electric under floor heating in the utility area and downstairs shower room. A useful addition when drying winter boots and cosy underfoot when in the shower room. A window to the rear allows natural light to brighten the space.

Shower Room

1.22m x 2.49m (4'0" x 8'2")

This stylish shower room is designed for both functionality and aesthetic appeal. It features a shower enclosure with wet wall panels and a mains pressure shower, providing a sleek and efficient bathing experience. The floor is tiled and a modern WC with twin push flush adds a contemporary touch, while the vanity unit boasts an inset wash hand basin set against a tiled splashback, complemented by a chrome mixer tap. An opaque window to the rear ensures privacy while allowing natural light to filter in, softening the space. The room is also equipped with an extractor and recessed down lighting.

Half Landing

The half landing provides access to the family bathroom at the rear of the property, as well as continued ascent to the first floor.

Bathroom

2.36m x 2.44m (7'8" x 8'0")

At the heart of the room stands a three-piece suite, beckoning you to unwind and rejuvenate. A full-sized bath invites indulgent soaks, while a glazed screen and shower overhead offer the convenience of a quick refresh. Adjacent, a modern hidden cistern WC and pedestal wash hand basin with a chrome mixer tap promise both style and functionality. As you attend to your daily rituals, a tile splashback and mirror above the basin provide a polished touch and are accompanied by an electric shaver point. Next to the basin, a chrome towel radiator awaits, ensuring warmth and comfort at your fingertips. Light streams through a window to the rear, infusing the space with a gentle radiance and offering views of the peaceful surroundings.

First Floor Landing

Featuring a Velux window which bathes the area in natural light, enhancing the welcoming ambiance, there is also ceiling lighting and carpet flooring. Doors lead from the landing to the three bedrooms, and nursery or a home office, providing flexibility depending on your needs.



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Principal Bedroom

4.52m x 6.02m (14'9" x 19'9")

Discover the principal bedroom, a true sanctuary designed for rest and relaxation. The spacious bedroom layout creates a sense of tranquillity and space, allowing for a generous sleeping area and room for additional furniture, providing excellent storage. The décor enhances the natural light, coming in through the dormer window overlooking the front garden.

Bedroom Two

4.57m x 3.58m (14'11" x 11'8")

A tranquil and inviting double/twin bedroom, bathed in natural light streaming in through the dormer window that frames idyllic views of the verdant gardens and wider countryside. This space is a serene retreat with ample room to accommodate a double bed or twin singles and additional furniture, providing ample storage.

Bedroom Three

4.57m x 3.61m (14'11" x 11'10")

Step into this delightful double / twin bedroom, a cosy and comfortable sanctuary designed with restful nights in mind. The room is spacious enough to accommodate a double or two single beds, perfect for siblings, guests or simply having the extra space. The dormer window situated at the rear of the room allows for plenty of natural light. An integral storage cupboard makes use of space under the eaves.

Nursery / Home Working Space

2.34m x 2.08m (7'8" x 6'9")

Providing ample space for a children's nursery, home working space, or simply enjoying extra space. The Velux window positioned at the front ensures plenty of natural light floods the room, enhancing its inviting atmosphere.

Potential Extension & Alterations

The seller has thoughtfully had detailed plans drawn up to illustrate potential transformations of this property, while the existing configuration already offers great appeal and functionality. These plans reveal a variety of optional enhancements, including the addition of a modern kitchen utility, a private en-suite, an elegant dressing area and a garage outside. Further possibilities include the innovative reconfiguration of existing spaces to enhance both functionality and aesthetic appeal. Presented as possibilities, these visual guides are designed to help you envision and tailor the property to perfectly match your lifestyle and preferences, whether you choose to update or keep the current layout. (subject to any necessary consents)

Outside

Discover the enchanting outdoor oasis that surrounds this remarkable property, spanning approximately 0.16 acres and encircled by rustic timber and picket fencing, offering both privacy and charm. Enter from the roadside where vehicular access leads you alongside the property and to the rear. As you explore this outdoor haven, you'll encounter a harmonious blend of mature trees and lush shrubbery, creating a verdant backdrop against the grass that carpets the front garden. Follow gravel footpaths that wind their way gracefully to both the front and rear entrances, guiding your journey. Adorned with practicality and charm, the outdoor space boasts two timber storage sheds, providing ample room for storing tools and equipment. Additionally, two firewood stores offer convenience. Nestled within this enchanting landscape, Taigh Feoraig guest cottage boasts its own oil-fired boiler and separate fuel oil tank, ensuring independence and efficiency.

Taigh Feoraig Cottage

Nestled amidst the picturesque landscape, Taigh Feoraig stands as a testament to traditional Highland charm, reimagined for modern living. This stone and slate cottage, fully modernised within, offers a serene retreat for those seeking tranquility and comfort.

Step through the entrance vestibule into a spacious open living and dining area, where rustic elegance meets contemporary convenience with twin aspect windows and boasting a modern Morso wood-fired stove atop a slate hearth. Partially vaulted ceilings overhead, infuse the space with a sense of openness and airiness, while dual aspect flood the interior with natural light. The well-equipped kitchen offers excellent amenity and is again flooded by natural light from multiple windows, while a cosy double bedroom promises restful nights with windows to two sides. A stylish shower room with tiled enclosure, wc and wash hand basin completes the accommodation, ensuring both luxury and practicality.

Taigh Feoraig presents a versatile opportunity, whether accommodating guests, indulging in short-term letting ventures, or embracing multi-generational living.

Services

It is understood that there is mains water, drainage and electricity. There is oil fired central heating.

Entry

By mutual agreement.

Price

UNDER OFFER

Viewings and Offers

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

Strathspey House
Granttown on Spey

Moray

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Tel: (01479) 874800

Fax: (01479) 874806

Email: property@lawscot.com

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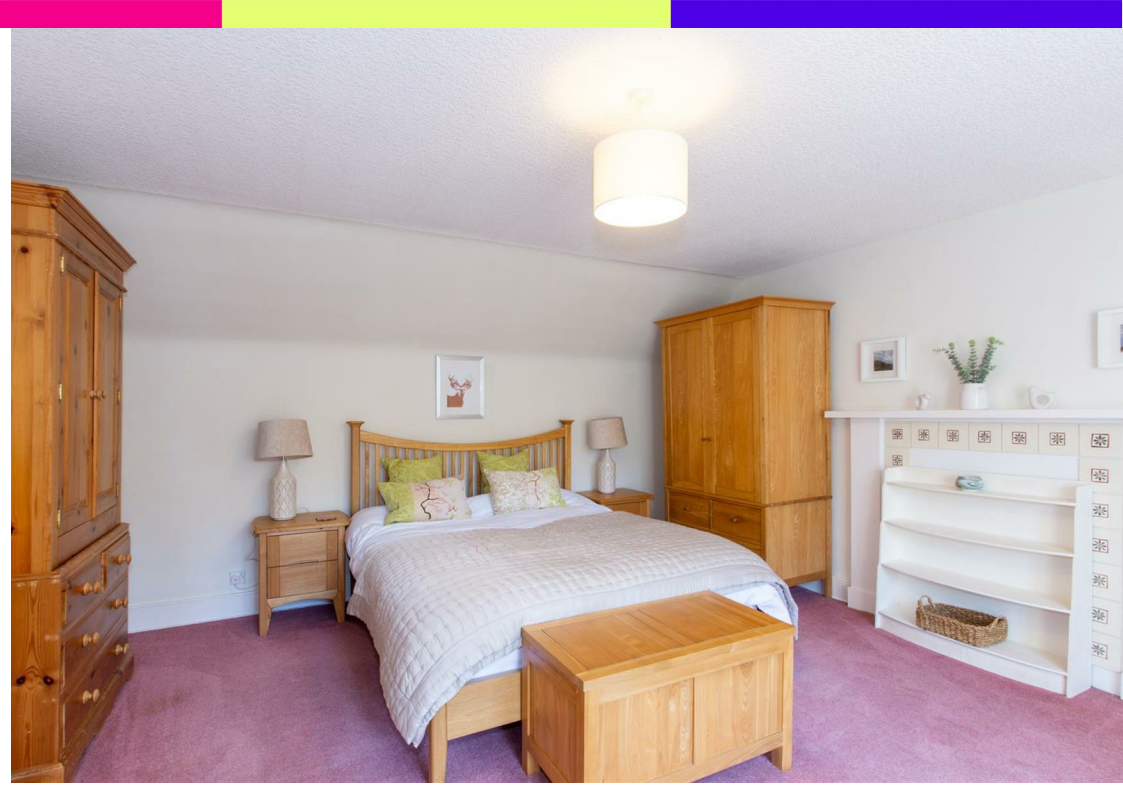
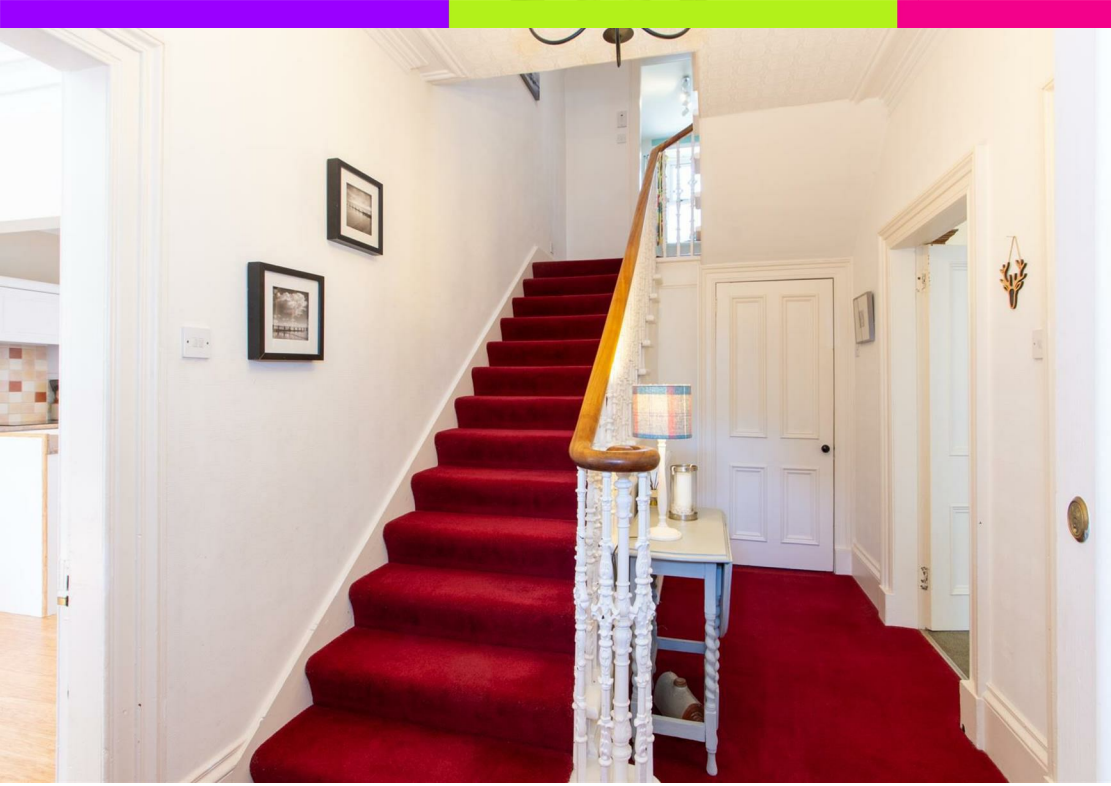
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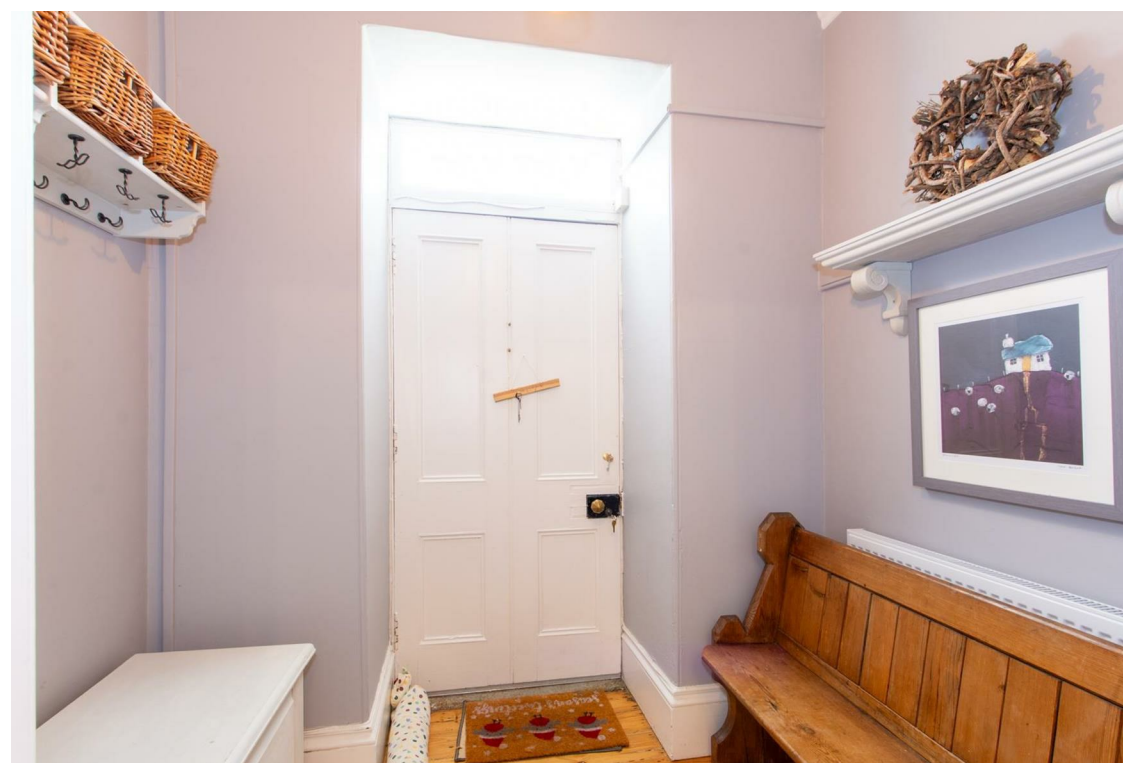
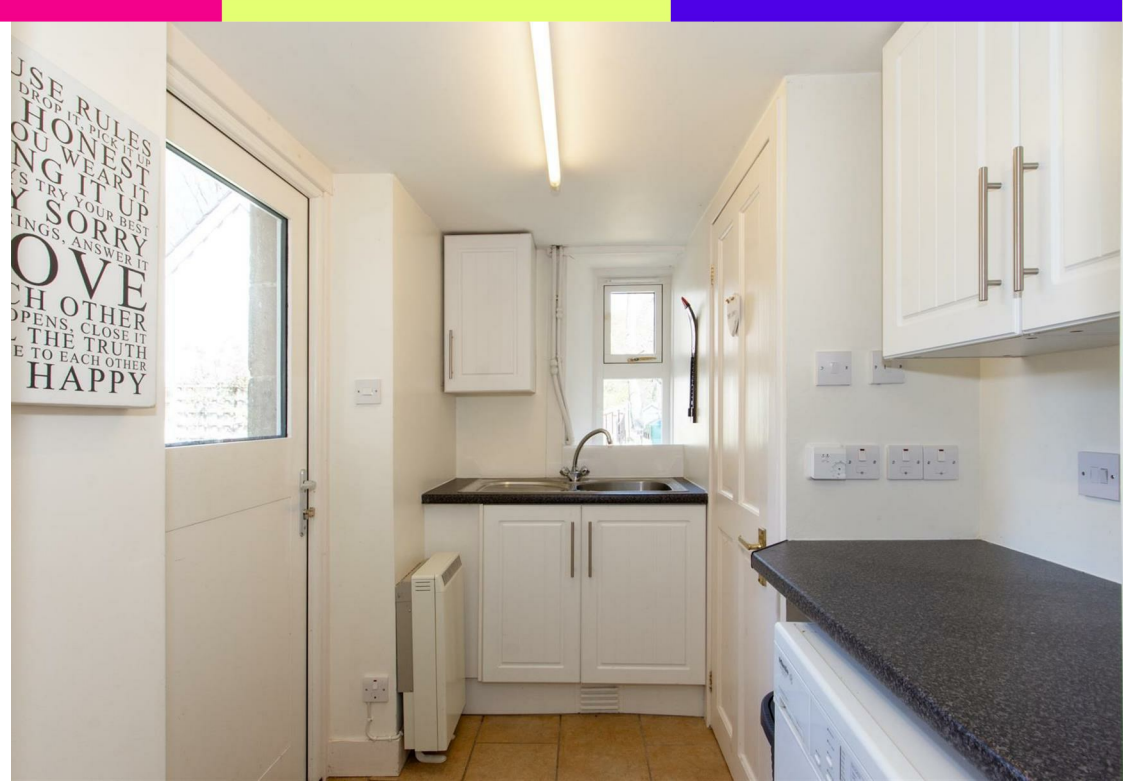


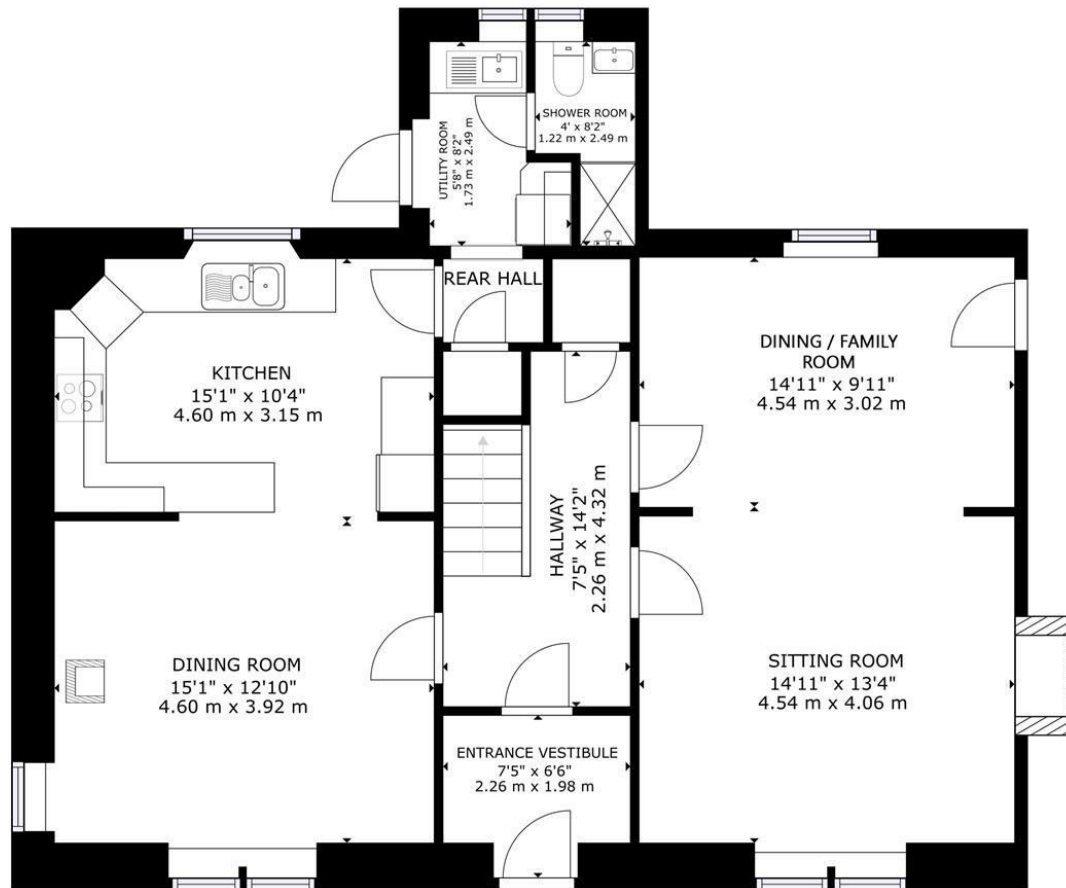


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FOR SALE









FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1: 1073 sq ft, 99.67 m²; FLOOR 2: 778 sq ft, 72.27 m²
 REDUCE HEADROOM: 16 sq ft, 1.49 m²
 TOTAL: 1851 sq ft, 171.94 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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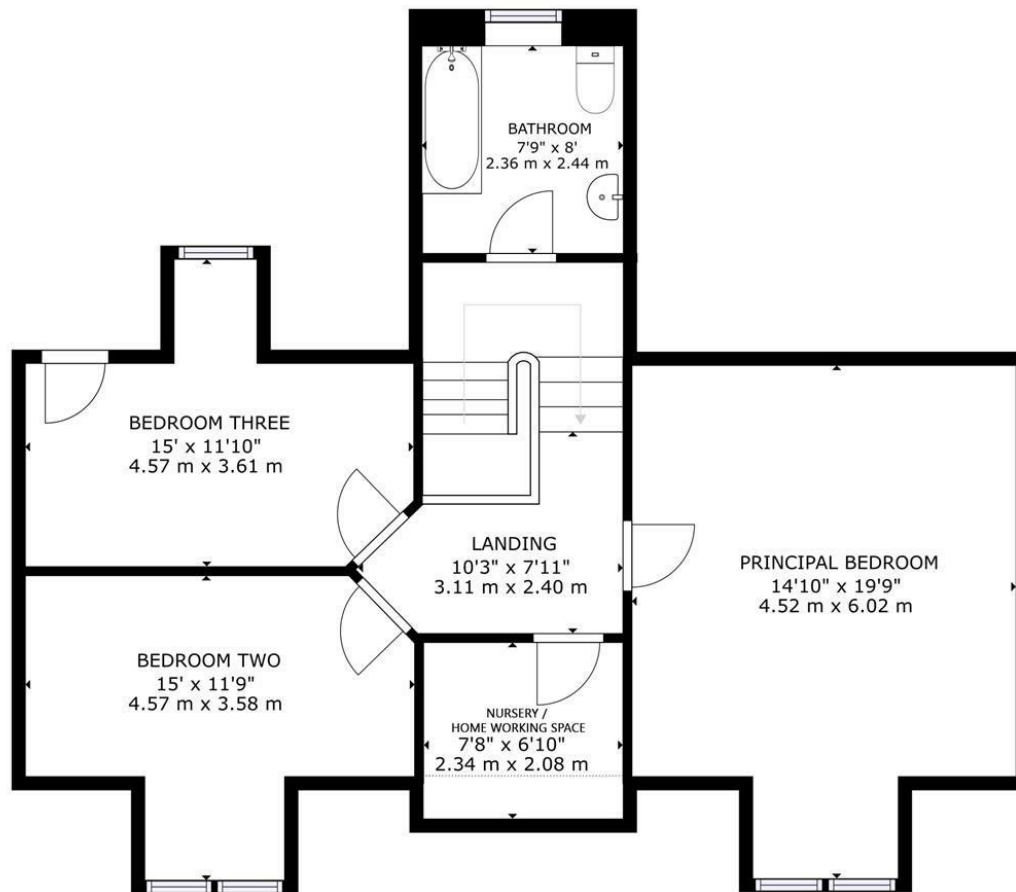
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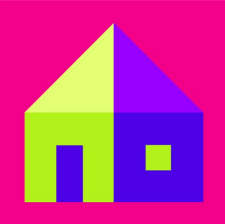
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FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1: 1073 sq ft, 99.67 m²; FLOOR 2: 778 sq ft, 72.27 m²
 REDUCE HEADROOM: 16 sq ft, 1.49 m²
 TOTAL: 1851 sq ft, 171.94 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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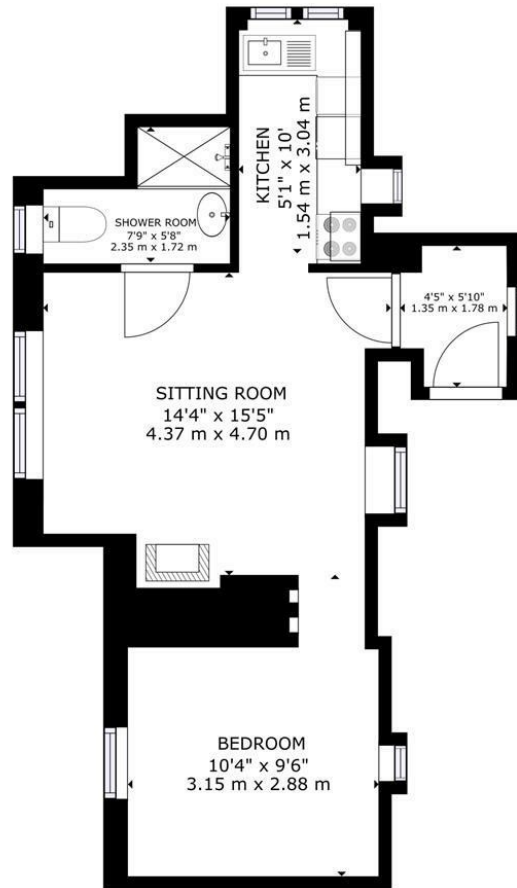
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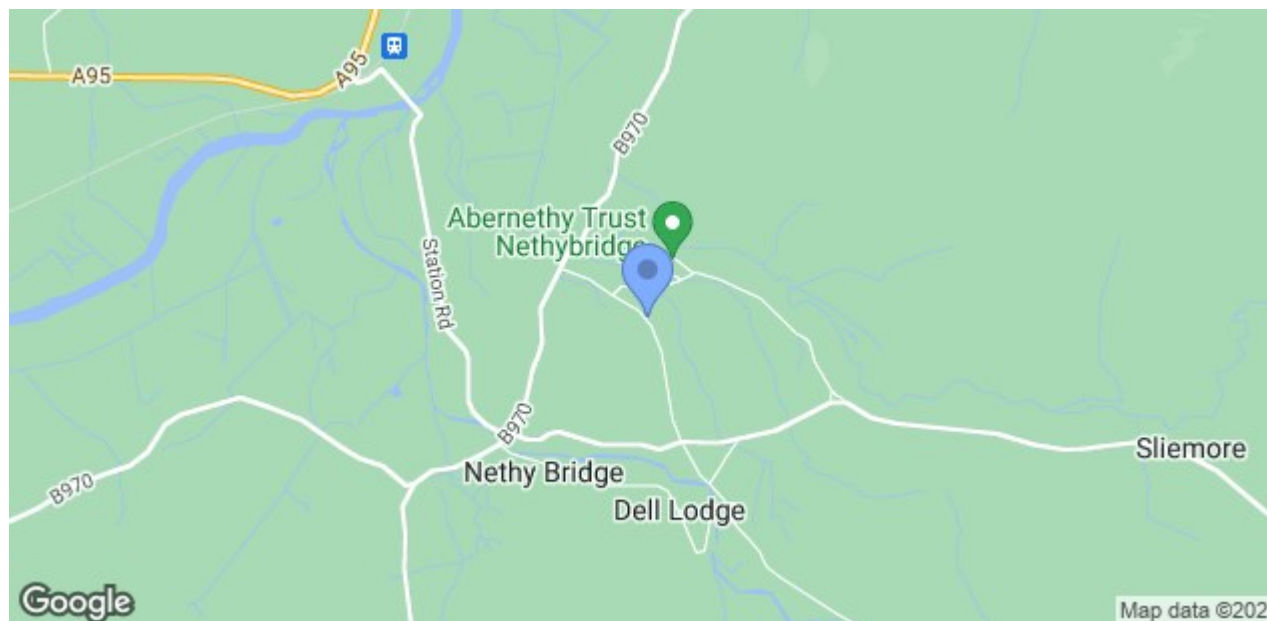
GROSS INTERNAL AREA
 GROUND FLOOR: 431 sq ft, 40.05 m²
 TOTAL: 431 sq ft, 40.05 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 75 |
| (55-68) D | | |
| (39-54) E | 37 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| Scotland | EU Directive 2002/91/EC |  |



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



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