



masson
cairns ESTD 1988

CLOSING DATE - Rowanbank, Nethy Bridge, PH25 3DR

UNDER OFFER £325,000

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

solicitors and estate agents

UNDER OFFER - CLOSING DATE - FRIDAY 2 AUGUST 2024 AT 12 NOON - Set within a beautiful plot extending to nearly half an acre, Rowanbank boasts exclusive, direct private access to the serene River Nethy and enjoys a much sought after location within this desirable forest village. This impressive home offers spacious living, kitchen and dining areas illuminated by natural light through a good use of glass, providing some fantastic views of the surrounding gardens. The properties kitchen is equipped with modern amenities and complemented by a conservatory offering peaceful views of the mature surroundings. The principal bedroom features its own en-suite facilities, while the other two bedrooms are supported by a well-appointed shower room. Outside, the property's gorgeous gardens include several areas ideal for al fresco dining and relaxation amidst the soothing sounds of the forest and the gentle flow of the river with mature planting that stretches down to the river, providing a further peaceful nook for riverside enjoyment. Offering tranquility and privacy, Rowanbank is a unique sanctuary, combining a rarely available location with nature's beauty, making it an ideal home in an idyllic setting. EPC Rating F, Council Tax band D

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

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EPC Rating F

Entrance Vestibule

Enter through a charming timber door with a glazed insert, leading into a carpeted entrance vestibule featuring a cupboard for shoes, boots and hanging outerwear. This cupboard also houses the electrical consumer units and meter. There is carpet flooring and ceiling lighting.

Hall

A secondary glazed timber door opens to this L-shaped hall lined with carpet, boasting two storage cupboards. Additional doors provide access to further living spaces and there is a hatch providing access to the attic space.

Sitting Room

5.33m x 3.61m (17'5" x 11'10")

Enjoy the comfort of this inviting sitting room, which includes a large window overlooking the front garden and which floods the space with natural light. In addition, there is carpet flooring, and an open fireplace with a tiled surround and mantle. Ceiling lighting adds a warm ambiance. A further glazed door and partition leads to the kitchen and dining area, allowing for further admission of natural light.

Kitchen & Dining Area

5.33m x 3.62m (17'5" x 11'10")

This well-equipped kitchen features a good range of base and drawer units with complementary counter tops and tiled splash backs, a one and a half bowl stainless steel sink with drainer with mixer tap, and a window overlooking the rear garden. There is also space for a dining table to enhance functionality. The kitchen features room for a cooker unit with extraction overhead. There is also space and plumbing for a washing machine, dishwasher, and space for a fridge freezer.

Conservatory

3.32m x 2.66m (10'10" x 8'8")

It's not hard to imagine spending a warm sunny afternoon relaxing in this space, enjoying panoramic views out over the garden. Patio doors to the rear provide easy access to the garden allowing a seamless connection to the outside.

Side Porch

2.32m x 2.91m (7'7" x 9'6")

The glazed side porch serves as a convenient entry point into the home, providing a practical area for storing outerwear and footwear. It features carpet flooring, a low-level storage cupboard, and a door that leads directly into the kitchen/dining area.

Principal Bedroom & En-Suite Bathroom

4.83m x 3.03m & 1.73m x 3.09m (15'10" x 9'11" & 5'8" x 10'1")

Positioned at the rear of the home, this larger bedroom is bright and airy with windows which allow for excellent natural light. There are two wardrobes with integrated shelving and hanging space. There is carpet flooring and ceiling lighting. The en-suite provides a seamless blend of convenience and style. It features a pedestal wash hand basin and a WC, providing essential facilities in a well-designed space. A full sized bath with screen and shower offers excellent amenity and a window to the rear ensures the space is naturally well-lit, enhancing the fresh, clean ambiance of the room. The window also provides ventilation in addition to the ceiling fan, keeping the space fresh and steam-free.

Bedroom Two

2.80m x 4.21m (9'2" x 13'9")

Step into this delightful twin bedroom, a cosy and comfortable sanctuary designed with restful nights in mind. The room is spacious enough to accommodate two single beds, perfect for siblings, guests or simply having the extra space. A large window situated at the front of the room allows for plenty of natural light.

Bedroom Three

2.51m x 2.64m (8'2" x 8'7")

This delightful bunk room is a space-efficient haven perfect for kids or overnight guests, ensuring a comfortable sleep setting for two. A generous window at the front of the room bathes the space in warm, natural light while offering a view over the front gardens and the quiet street beyond. The window also provides an excellent source of fresh air, ensuring the room remains airy and well-ventilated.

Shower Room

1.81m x 2.67m (5'11" x 8'9")

The shower room is equipped with a WC, a pedestal wash basin with twin taps, and a shower enclosure with wet wall surround. There is timber effect vinyl flooring, ceiling lighting and an opaque rear window which illuminate the room and there is recessed vanity unit which provides useful storage.



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Outside

Experience an enchanting retreat in the forest village of Nethy Bridge. As you pass through the welcoming double gates, you're greeted by a generous paved drive offering ample parking. This space is tastefully bordered by a mix of ranch-style fencing and natural hedging, ensuring privacy while adding a rustic charm. The property lies in its magnificent gardens with a plot extending to approximately 0.48 acres which offer excellent amenity and privacy. A lush lawn flows effortlessly into pretty and colourful mature gardens, creating a tranquil pathway that invites you for a leisurely walk down to the riverside. There, you'll find an idyllic spot to unwind as the gentle currents of the river flow past. The gardens are well stocked with a combination of shrub and tree planting which offers a pleasing backdrop and this location truly encapsulates the serene beauty of Nethy Bridge.

Garage

6.6m x 4.3m (21'7" x 14'1")

The timber garage, featuring a sleeper log base, provides ample space for vehicle storage and workshop activities. Equipped with power and lighting, this versatile space offers endless possibilities for hobbies, storage, or DIY projects, catering to the needs and preferences of the homeowner.

Services

It is understood that there is mains water, drainage and electricity.

Entry

By mutual agreement.

Price

UNDER OFFER

CLOSING DATE - FRIDAY 2 AUGUST 2024 AT 12 NOON

Viewings and Offers

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

Strathspey House

Grantown on Spey

Moray

PH26 3EQ

Tel: (01479) 874800

Fax: (01479) 874806

Email: property@lawscot.com

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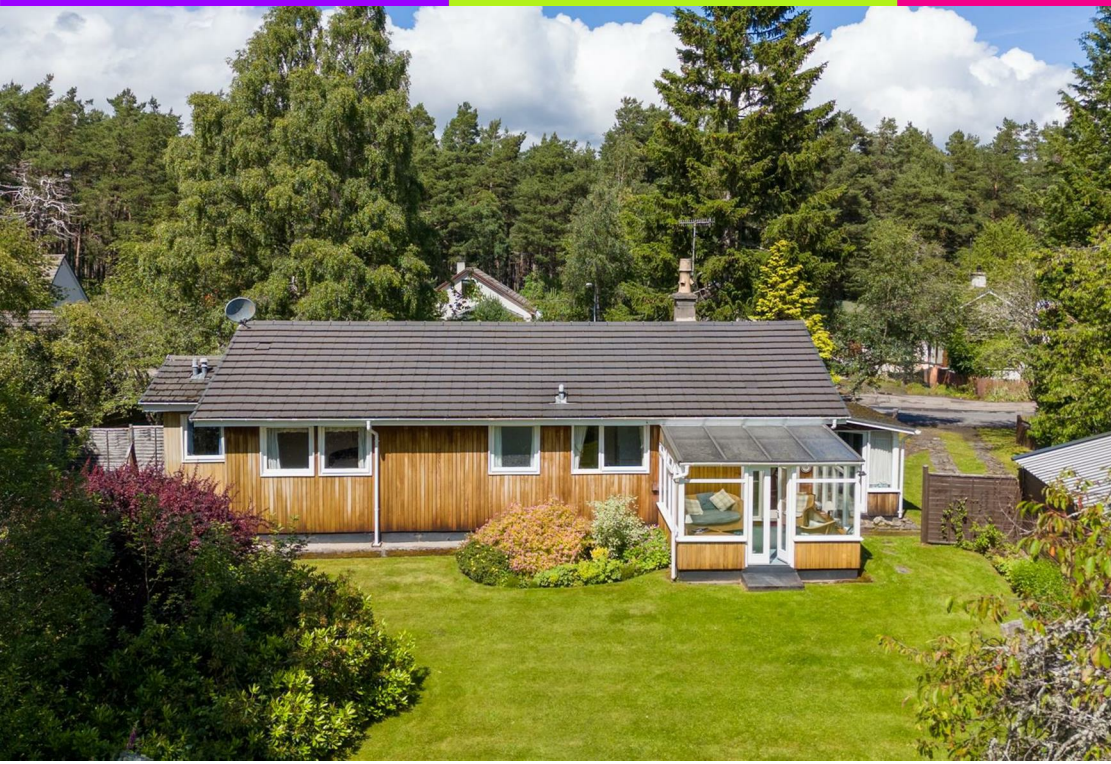
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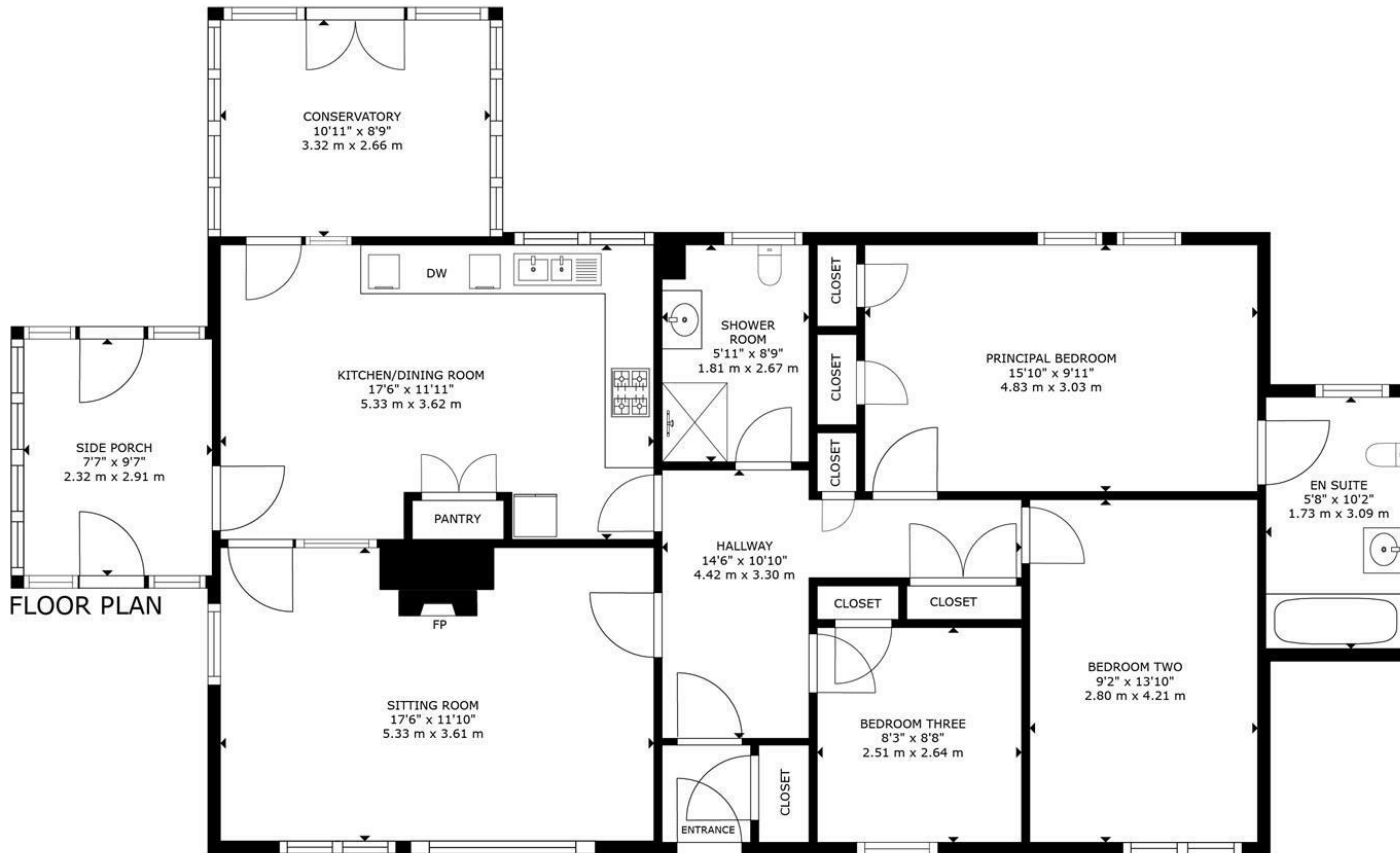












GROSS INTERNAL AREA
FLOOR PLAN: 1,241 sq. ft, 115 m²
EXCLUDED AREA: SIDE PORCH: 73 sq. ft, 6 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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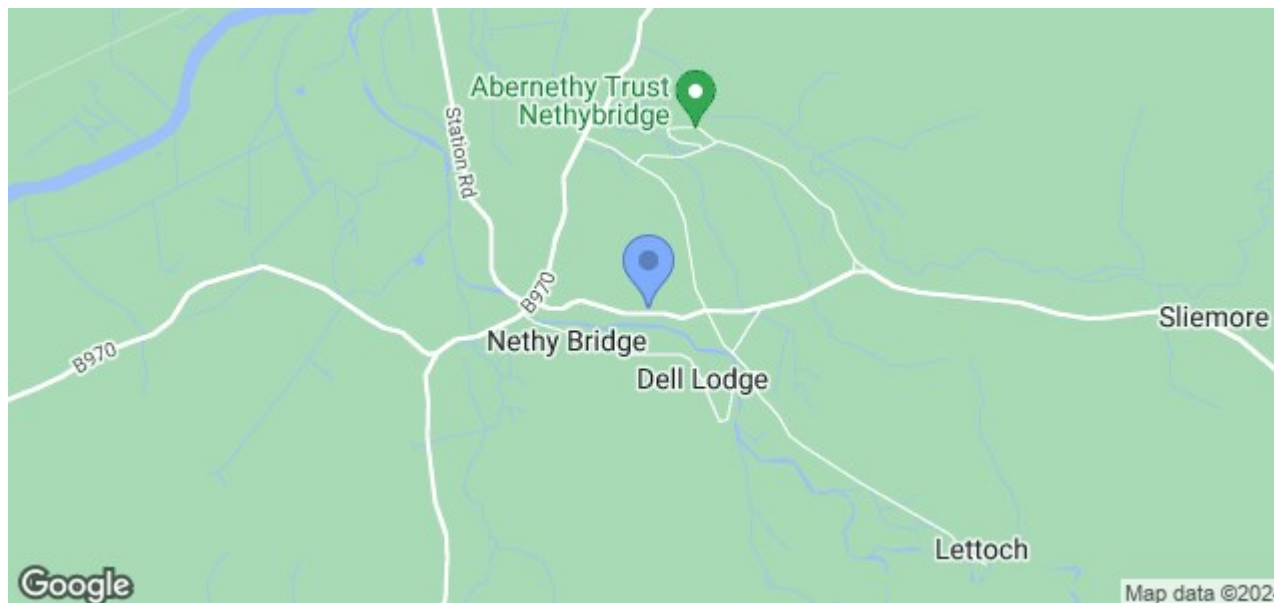
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E	35	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	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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