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Croftmaquien, Nethy Bridge, PH25 3ED

Offers Over £775,000

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Welcome to Croftmacquien, a rare and exceptional opportunity to own a truly unique property in a breathtaking location set in circa 1.87 acres. This beautifully restored 18th-century croft house, along with its charming stone steading, is set on close to, two private acres and offers five spacious bedrooms and four luxurious bathrooms. Whether you're looking for a distinctive family home, multi-generational living space, or a successful holiday let, Croftmacquien is brimming with possibilities. The character-filled interiors feature exposed stone walls, bespoke timber details, and wood-burning stoves, all combined with elegant, modern bathrooms and a well-equipped kitchen. The expansive outdoor decking area is designed for relaxation and entertaining, boasting a hot tub, fire pit, covered BBQ area, and an eight-person sauna, all with stunning views over the Cairngorm plateau. The property is tucked away in a peaceful haven, just five minutes from the village of Nethy Bridge, offering the perfect blend of seclusion and accessibility. For those interested in continuing the existing holiday let business, this opportunity, subject to necessary permissions, provides potential for significant income. Whether as a tranquil family retreat or a continued business venture, Croftmacquien is a once-in-a-lifetime opportunity that should not be missed and offers endless possibilities in an idyllic, private setting! EPC Rating E.

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.

## Offers Over £775,000



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### Nethy Bridge

Nethy Bridge, often referred to as "The Forest Village," is a picturesque and welcoming Highland community, offering a variety of services and amenities that make it a perfect base for both residents and visitors. Despite its peaceful, rural setting, the village is well-equipped to meet the daily needs of those living in or visiting the area. For everyday essentials, the village shop provides a convenient option for groceries and other necessities. There is also a post office service within the shop, ensuring easy access to postal services without the need to travel far. For those seeking to dine out or enjoy a local drink, Nethy Bridge boasts charming cafés and a hotel, where residents and tourists can experience traditional Highland hospitality, serving up delicious meals made from locally sourced ingredients.

Families will appreciate the village's highly regarded primary school, which provides education for young children in a close-knit, supportive community. Additionally, the village hall hosts a range of community events and activities throughout the year, fostering a strong sense of belonging and providing social opportunities for all age groups. For spiritual needs, the village church offers a serene place of worship and a central part of the community's heritage. Outdoor enthusiasts are particularly well-catered for in Nethy Bridge. The village is situated within the heart of the Cairngorms National Park, offering a gateway to some of the best outdoor activities in Scotland. Whether you're interested in hiking, cycling, or birdwatching, Nethy Bridge provides access to a vast network of woodland trails and nearby mountains. The famous Abernethy Forest, which surrounds the village, is a haven for wildlife, including the iconic Scottish capercaillie and red squirrels. The nearby River Nethy, from which the village takes its name, runs through the village and joins the Spey.

For sports lovers, the village boasts a community-run tennis court, and the nearby golf courses in the surrounding area provide ample opportunities for a round of golf amidst stunning scenery. During the winter months, the Cairngorm Mountain Resort, just a short drive away, offers world-class skiing and snowboarding. While it feels secluded, it is within easy reach of larger towns like Aviemore and Grantown on Spey, where you can access larger supermarkets, medical services, and a broader range of shops and restaurants. With its blend of essential services, natural beauty, and close-knit community, Nethy Bridge offers the perfect combination of rural charm and convenience, making it an ideal place for those looking for a serene Highland lifestyle without sacrificing modern amenities.

### 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 E

### Summary Of Accommodation

Upper Croft House : Ground floor - Sitting Room | Kitchen/Dining/Breakfast | Third Bedroom (Double with Two Bunks). First Floor - Principal King Bedroom with En-Suite | Separate Shower Room | Bedroom Two (King)

Lower Wee Croft House: Super King Bedroom | Bathroom | Double Bedroom + Five Bunks | Utility/Breakfast Room | Bathroom

### Description

Croftmaquien offers a rare and unique opportunity with two beautifully finished cottages—the Upper Croft House and the Lower Wee Croft House. Together, they provide a total of five bedrooms and four bathrooms, comfortably accommodating up to 14 guests, making the property ideal for multi-generational living or holiday letting (subject to obtaining the necessary licenses). Both cottages are filled with character, blending bespoke craftsmanship and quality finishes throughout.

Upper Croft House: Arranged over two floors, the Upper Croft House is brimming with charm and character. The ground floor begins with a welcoming entrance vestibule that leads into a hallway featuring an exposed stone floor and a hand-carved oak balustrade that guides you upstairs. From the hall, doors open into a well-equipped kitchen complete with a hand-crafted breakfast bar, spacious dining area, and quality fittings throughout. A luxurious bathroom with a shower sits adjacent to a cosy sitting room, where an exposed stone feature wall with an inset

wood-burning stove creates a warm and inviting atmosphere. The sitting room also boasts dual-aspect sash windows and hand-crafted details, including a wine fridge and bespoke timber display features. Additionally, a bedroom with custom-built bunks is located on the ground floor.

Upstairs, the first floor continues to impress with a stylish shower room and two beautifully appointed bedrooms. The principal bedroom benefits from its own en-suite, while all rooms are designed with bespoke storage solutions and unique handcrafted elements.

Lower Wee Croft House: The Lower Wee Croft House is equally as captivating and offers two light-filled and individually designed bedrooms. One bedroom features an exposed stone wall, an inset wood-burning stove, and access to a luxurious bathroom with a shower, creating a rustic yet refined atmosphere. The second bedroom, designed with a playful touch, includes bespoke bunk beds and a charming pirate-themed cabin, making it a favourite for children or those young at heart. This room also has access to a stylish bathroom complete with a separate shower enclosure and whirlpool bath. The Lower Wee Cottage is further enhanced by a utility area and a breakfast prep space, adding to its functionality.

Additionally, the Lower Wee Croft House offers a spacious store area or garage at one end, currently housing the gas tank and water cylinders. This space holds significant potential for conversion into additional living accommodation, subject to the necessary consents.

Potential and Flexibility: Croftmaquien offers immense flexibility for a variety of lifestyle choices. Whether you're seeking a unique family home with the ability to host guests, a multi-generational living arrangement, or the continuation of a highly successful holiday letting business (subject to obtaining the necessary permissions), this property can cater to your needs. There is also the exciting potential to link the two cottages and create one expansive and impressive residence, blending the best of both cottages into a super home in this idyllic and sought-after location.

With its bespoke features, stunning surroundings, and adaptable spaces, Croftmaquien offers endless possibilities for discerning buyers looking for a one-of-a-kind property in a truly special location.

### Garden & Grounds

As you approach Croftmaquien, the sense of arrival is truly special. Accessed via a well-maintained track that meanders through the heart of the Highlands, the property opens up into a breathtaking, open area framed by a delightful mix of mature trees and woodland. The setting alone is enough to inspire awe, with Croftmaquien perfectly positioned within this peaceful natural sanctuary.



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The property is set within approximately 1.87 acres of beautiful, landscaped gardens, offering a perfect blend of open space and privacy. The gardens are mainly laid to lush green lawns, and they provide stunning vistas of the Cairngorms Massif, including views of the ski runs and Ptarmigan Station. Whether you're strolling through the grounds or simply relaxing, the panoramic scenery is sure to captivate, offering a true escape from the everyday.

Croftmaquien's outdoor space is designed to entertain and impress. The expansive outdoor decking area is ideal for gatherings or quiet moments of relaxation, featuring a luxurious hot tub for unwinding after a day of adventure. There's also a covered BBQ and eating area, ensuring that outdoor dining is a pleasure come rain or shine. For those bright Highland days, an open-air dining space invites you to savor meals al fresco. As night falls, the tiered seating around the firepit provides a cosy, inviting space for fireside chats beneath the stars.

The amenities don't stop there – a spacious eight-person sauna opens directly onto the decking, providing the ultimate in relaxation, whether you're starting or ending your day in serene comfort.

Wildlife lovers will find Croftmaquien to be a true haven, as the surrounding area is rich with Highland wildlife. Regular visitors to the grounds include red squirrels, pine martens, and roe deer, while the skies above are often graced by eagles and ospreys. This natural wonderland offers both tranquility and excitement for those who love the outdoors.

At Croftmaquien, luxury living meets the untamed beauty of the Scottish Highlands. With breathtaking scenery, exceptional amenities, and an abundance of wildlife, this is more than just a home—it's a sanctuary where modern comfort and nature live in perfect harmony.

#### **Current Business Operation**

Croftmaquien has been successfully operated as a thriving holiday let, generating substantial income over the years. Its unique setting, luxurious amenities, and proximity to the stunning landscapes of the Cairngorms National Park have made it a sought-after destination for holidaymakers seeking both adventure and relaxation.

For potential buyers, the property offers significant flexibility. It can continue to be run as a highly profitable holiday let, but prospective purchasers must ensure they secure the necessary consents independently, as no offers will be accepted that are conditional upon obtaining these. Furthermore, financial accounts for

the holiday let business will not be made available as part of the sale process.

Alternatively, Croftmaquien presents a rare opportunity to acquire a stunning family residence of considerable stature in one of the most special locations within the Cairngorms National Park. Whether as a private retreat or a luxurious family home, the property promises an exceptional lifestyle in a spectacular natural setting.

#### **Services**

It is understood that there is private water and drainage with mains electricity. There is calor gas central heating.

#### **Directions**

From Aviemore, turn on to the A95 heading east towards Granttown on Spey. Leave the A95 sign-posted to Boat of Garten B970, go through Boat of Garten village. Turn left towards Nethy Bridge, continue through the village, over the bridge and take a right before you reach the Nethy Hotel, follow that road up the hill and across the crossroads out of the village towards Dorback. Follow that road for circa 1km and then there is a turning to your left signposted Garlyne, follow this track and bear left to reach Croftmaquien.

What Three Word Location: ///exams.sized.items

#### **Entry**

By mutual agreement.

#### **Price**

Offers over £775,000 are invited

#### **Viewings and Offers**

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

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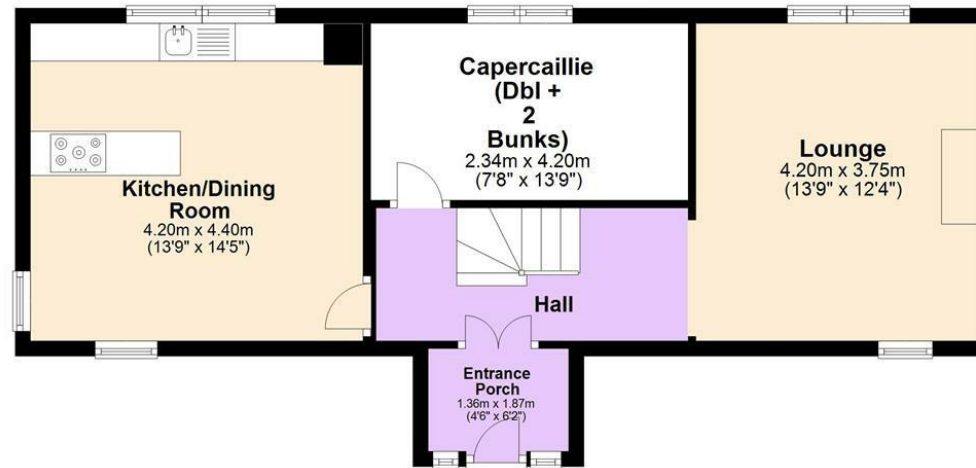




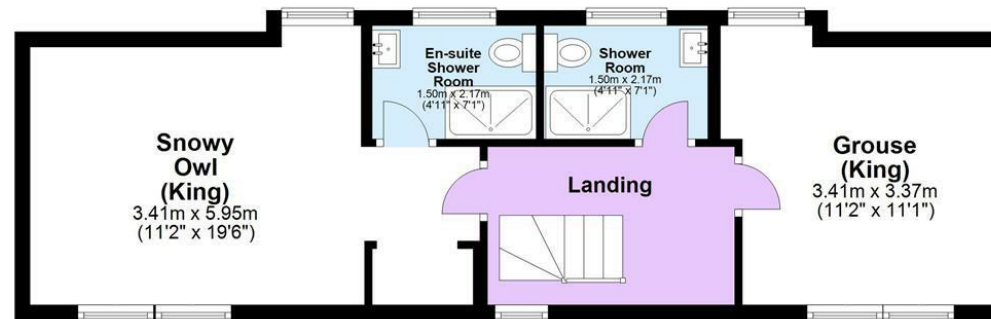




Croft House - Ground Floor



Croft House - First Floor



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## Wee Croft House



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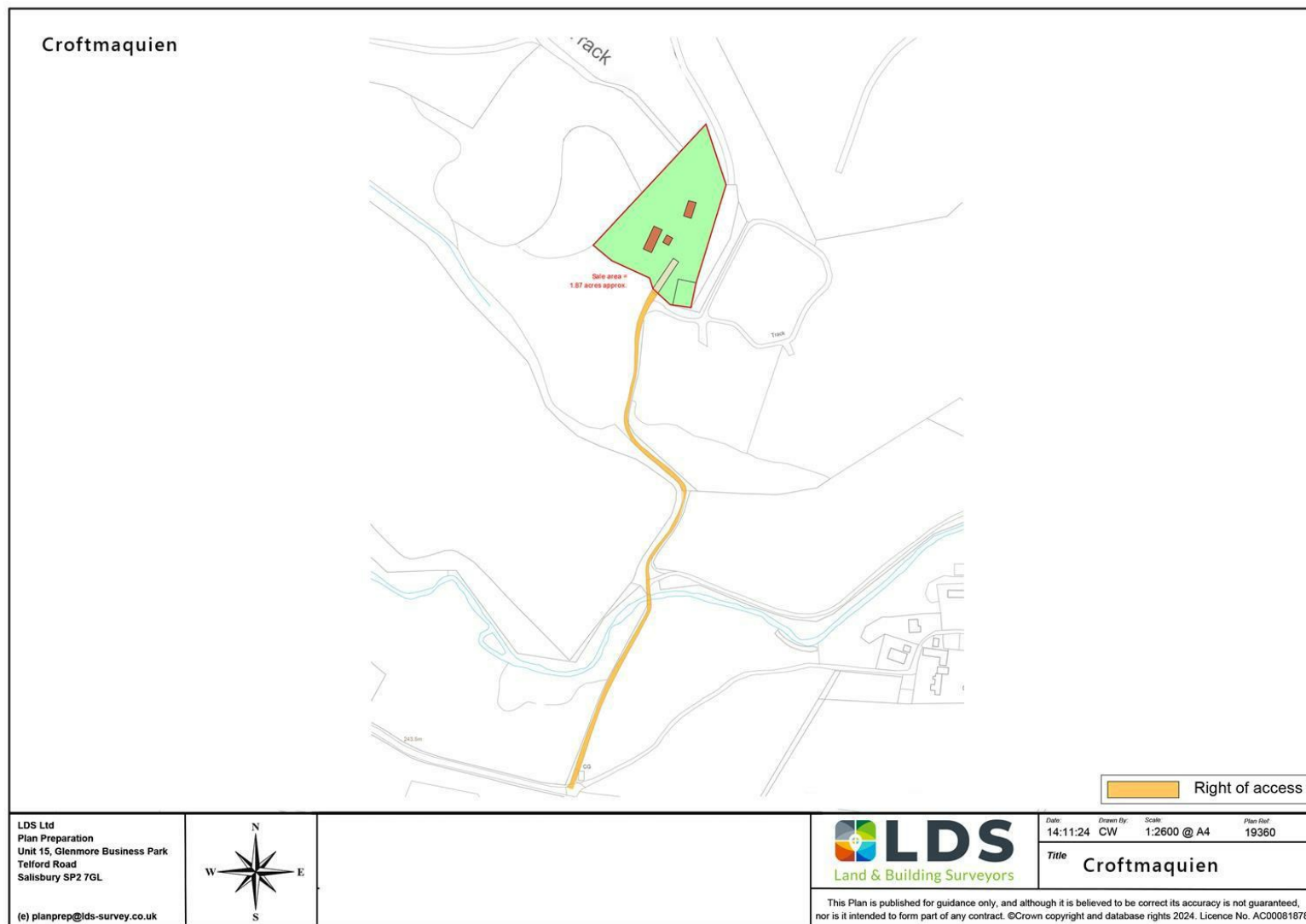
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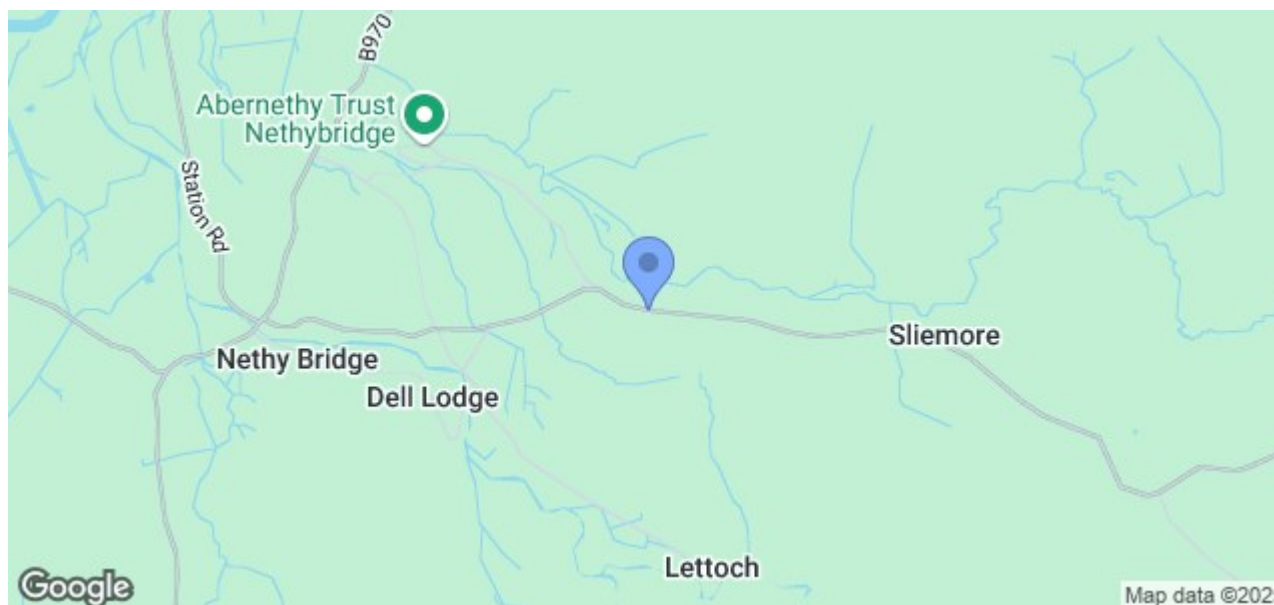
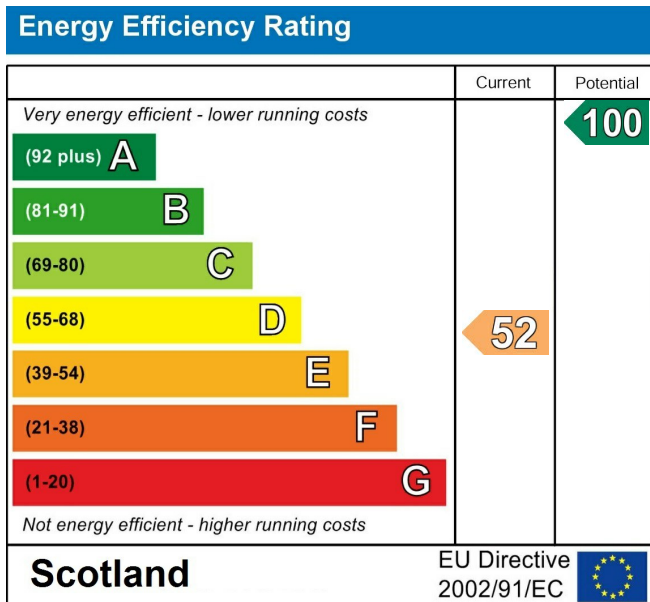
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While the above particulars are believed to be correct  
they are not guaranteed and all offerers must satisfy  
themselves on all matters



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