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solicitors and estate agents

Smithy Croft, Station Road, Carrbridge, PH23 3AL
Offers Over £525,000

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

Situated on the tranquil banks of the River Dulnain in the picturesque village of Carrbridge, Smithy Croft stands as an outstanding property that offers a rare blend of luxury and functionality. Whether you're in the market for a lucrative holiday let or a stunning personal residence, this property caters to both with its bespoke features and exceptional presentation. As you enter Smithy Croft, you're welcomed into a space where large windows and glazed doors not only flood the interior with natural light but also enjoy stunning vaulted ceilings, creating an atmosphere that is both bright and airy. The heart of the home is the expansive open-plan living area, comprising a cosy sitting room with a wood-burning stove, a bespoke kitchen equipped with high-quality fittings, and a spacious dining area. There is a well equipped utility room, a spacious bathroom and two family rooms including enclosed wooden cabin beds and King Size bed, upstairs the property boasts a first floor gallery / living area overlooking the river with a child's adventure / bunk area. Additionally, two more beautifully appointed kingsize bedrooms, including a principal bedroom with an en-suite bathroom completes the accommodation. The attention to detail continues in the bathrooms, where high-end fittings provide a spa-like experience. Outside, Smithy Croft doesn't disappoint with a BBQ, pizza oven, and firepit as well as a themed mini-golf course that offers fun for all ages. Additional modern conveniences include a commercial E-Car charging station, and a lockable bike shed and workshop, catering to both environmental sustainability and outdoor activities. This unique property is built and finished to an exemplary standard, making it a truly unique offering in Carrbridge, never before available and likely not for long. Whether as a private haven or a high-end rental, Smithy Croft promises a perfect blend of luxury, comfort, and entertainment, set against a backdrop of stunning natural beauty.

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Carrbridge

Carrbridge, famous for its 18th century packhorse bridge 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, Carrbridge 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 events and activities throughout the year, most famously the Golden Spurtle Competition which allows ace porridge makers from across the globe to compete for the title of 'World Porridge Champion'. The annual Carve Carrbridge competition showcases what artists can do armed with a large log and a chainsaw. These events foster 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 village's heritage. Outdoor enthusiasts are particularly well-catered for in Carrbridge. 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, Carrbridge provides access to a vast network of woodland trails and nearby mountains. The nearby River Dulnain runs through the village and joins the Spey.

For sports lovers, the village boasts a golf course where you can enjoy a round set amongst stunning scenery with wonderful views across Strathspey to the Cairngorms. Landmark Forest Adventure Park is set in 30 acres of native pinewood within the Cairngorms National Park, offers a host of adventurous activities and fun things to see and do for all ages. 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, Carrbridge 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.

Schooling & Transport

Education and Transport in Carrbridge

Education

Carrbridge's local community benefits from a vibrant educational scene. Carrbridge Primary School is a small but well-resourced facility, offering an intimate and community-focused learning environment for children from nursery age to P7. The school's size ensures a strong teacher-student relationship and fosters a supportive learning environment.

For secondary education, students typically attend Grantown Grammar School in nearby Grantown on Spey, approximately a 15-minute drive away. This well-regarded school offers a comprehensive curriculum from S1 to S6 and has strong links with the local community.

Transport

Carrbridge enjoys excellent transport links, making it easy to connect with the rest of Scotland and the UK.

By Road: The A9, Scotland's main arterial route, is only a few minutes from Carrbridge, providing direct connections to Inverness in the north (around 25 miles away) and Aviemore in the south (about 7 miles away). The village is approximately a three-hour drive from both Edinburgh and Glasgow.

By Rail: Carrbridge has its own railway station, providing regular services to Inverness, Edinburgh, and Glasgow. The famous Caledonian Sleeper also stops at Carrbridge, offering overnight service to London.

By Air: Inverness Airport, only around 30 miles away, provides regular flights to many UK destinations including London, Manchester, Bristol, and Birmingham, as well as international flights.

Home Report

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

EPC Rating F

Summary Of Accommodation

Smithy Croft: Ground floor - Entrance Vestibule, Open Plan Sitting Room Kitchen/Dining/Breakfast | Third & Fourth Bedroom (kingsize with Two Bunks), Bathroom, Utility Room. First Floor - Principal King Bedroom with En-Suite | Separate Bathroom | Bedroom Two (King) | Snug Sitting Room With Kids Adventure Bunk Area

Description

Smithy Croft offers a rare and unique opportunity to purchase a beautifully finished home. With a total of four bedrooms, two kingsize & two family rooms, the property comfortably accommodates up to 12 guests (8 adults & 4 children), making the property ideal for family living or holiday letting (subject to obtaining the necessary licenses). The property is filled with character, blending bespoke craftsmanship and quality finishes throughout.

Arranged over two floors, Smithy Croft is brimming with charm and character. The ground floor begins with a welcoming entrance vestibule that leads into an open plan living, dining and kitchen space featuring timber flooring throughout and an exposed stone fireplace with wood burning stove. The sitting room also boasts dual-aspect windows overlooking the front garden and patio area. A series of high level windows make a feature of the vaulted ceiling and exposed gable end. You'll also find 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 two spacious family bedrooms, where floor to ceiling tiled walls create an inviting and relaxing atmosphere. The twin family rooms are currently configured with kingsize beds and bespoke, built-in, bunk cabins for children. Finally a large well equipped utility room offers a space to cater to all your laundry and cleaning needs. This room also houses the oil fired boiler.

Upstairs, the first floor continues to impress with a stylish bathroom 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. Finally a



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Snug sitting room offers a separate space where adults or children can play or relax and unwind. A large picture window overlooks the rear garden and offers spectacular riverside views.

Potential and Flexibility: Smithy Croft 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.

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

Garden & Grounds

Accessed via a well-maintained driveway that meanders down to the entrance, the property opens up into an area framed by a delightful mix of mature trees and shrubbery. The noise of the flowing River Dulnain inspires a sense of relaxation with the property perfectly positioned within this peaceful natural sanctuary.

The property is set within approximately 0.30 acres of beautiful, landscaped gardens, offering a perfect blend of open space and privacy. The gardens are laid to a mixture of lush green lawns, gravel, raised decking and areas of paved patio.

Smithy Croft'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. There's also a BBQ area and for those bright Highland days, an open-air dining space invites you to savour meals al fresco. As night falls, the tiered seating around the fireplace provides a cosy, inviting space for fireside chats beneath the stars.

The amenities don't stop there – there's a miniature golf course makes use of space to the side of the property, and a boat themed children's play park features a swing set and slide.

Current Business Operation

Smithy Croft is currently operating 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 be made available as part of the sale process to seriously interested purchasers after viewing and an NDA agreement has been signed.

Alternatively, Smithy Croft 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 mains water, drainage and electricity. There is oil fired central heating.

Entry

By mutual agreement.

Price

Offers over £525,000 are invited

Viewings and Offers

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

Strathspey House

Grantown on Spey

Moray

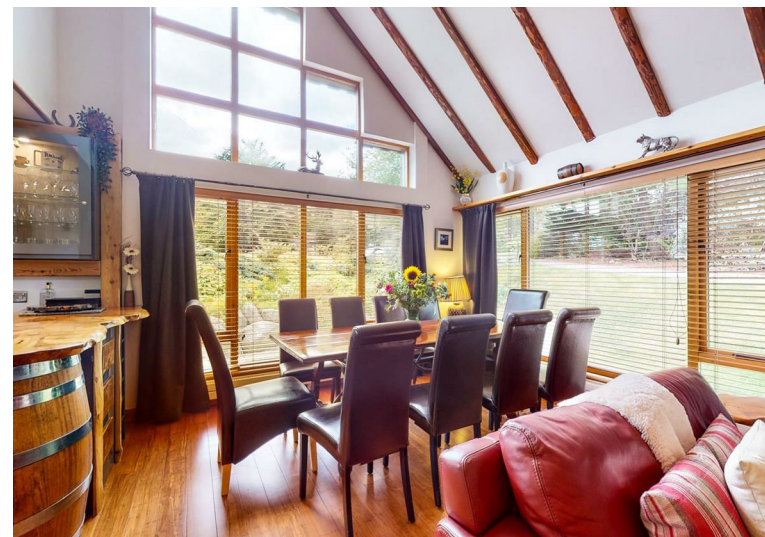
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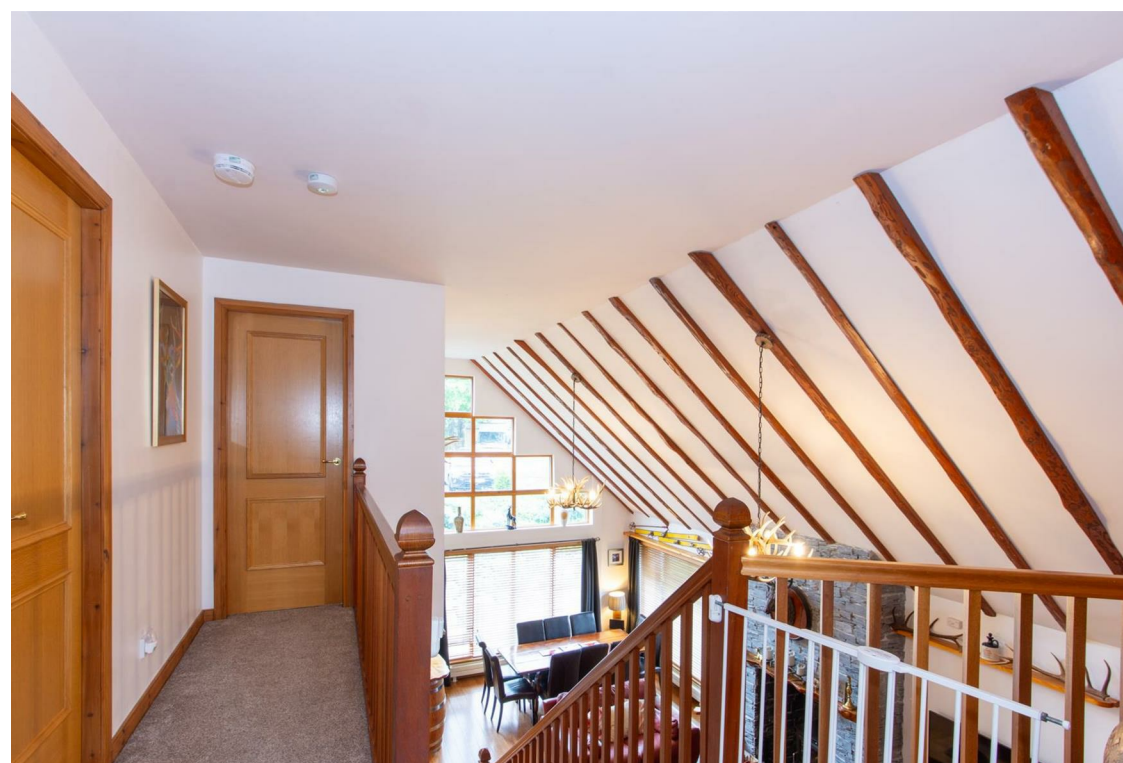
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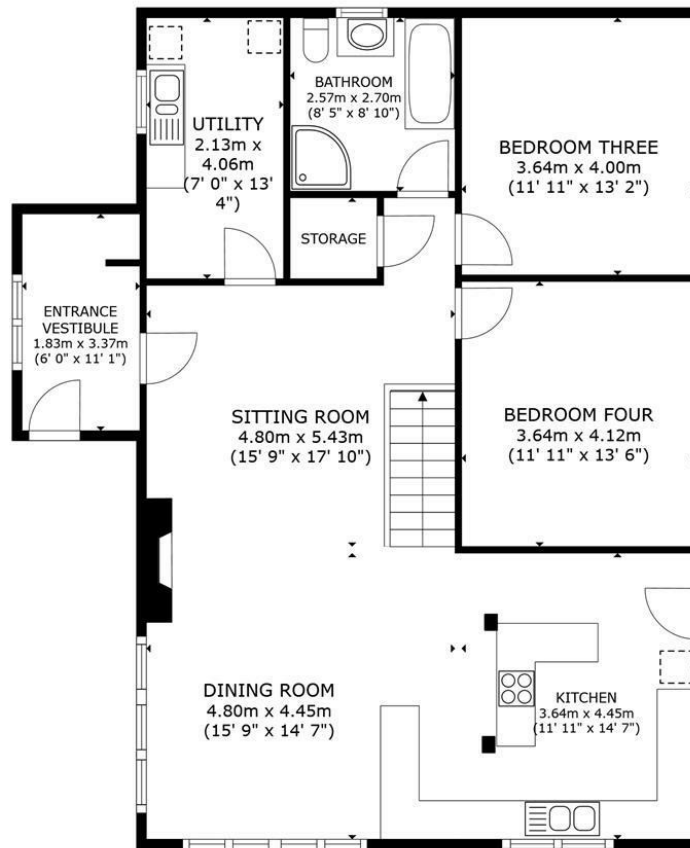












FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1 115.8 m² (1,246 sq.ft.) FLOOR 2 73.5 m² (791 sq.ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 3.3 m² (35 sq.ft.)
 TOTAL : 189.3 m² (2,038 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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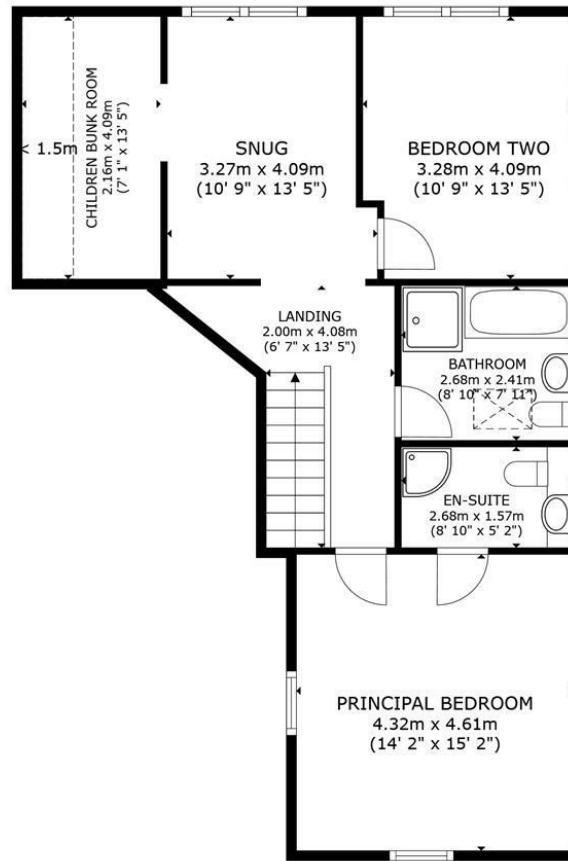
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FLOOR 2



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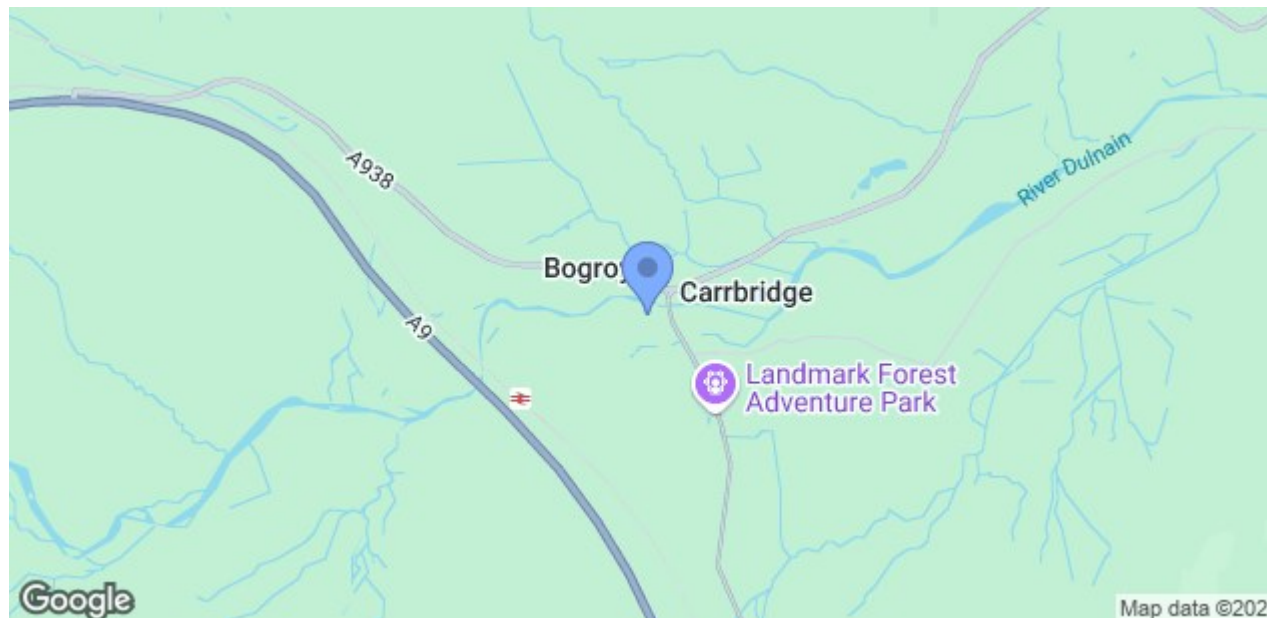
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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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