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Smithy Cottage, Station Road, Carrbridge, PH23 3AL

UNDER OFFER £325,000

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

UNDER OFFER - This exquisitely designed cottage, nestled in a charming village within the Cairngorms National Park, is a masterpiece of smart architecture and bespoke luxury. Beautifully sited, bathed in natural light and sitting surrounded by mature trees, the home spans approximately 118 sqm across two levels, giving the feel of a larger 3-4 bedroom property, rather than a 2 bedroom house, with each space thoughtfully oriented to maximize comfort and beauty. The ground floor begins with an entrance vestibule, offering practical coat hanging and storage solutions, leading into a dining area that seamlessly connects to a well-equipped kitchen. The sitting room, with its plethora of glazing and sliding doors, can transition from an open plan to a more intimate setting as needed, enhancing both daily living and entertaining. Sliding patio doors in both rooms open out to beautifully landscaped gardens, creating a serene extension of the living space. Additionally, a utility room and a bathroom provide convenience and functionality on this level. Ascending to the upper floor, the landing is bathed in natural light from a strategically placed window and additional Velux window, leading to two spacious bedrooms. Each bedroom boasts ample natural light, generous storage, and private en-suite shower rooms, with the principal bedroom further enhanced by a walk-in dressing room. Outside, the gardens are thoughtfully landscaped with timber privacy fencing, feature decking, and terraced beds, complemented by off-street parking. The cottage is not only aesthetically pleasing but also energy-efficient, with excellent insulation, a substantial portion of NHBC guarantee remaining, and an air source heat pump with under floor heating, making it a truly exceptional find. NHBC Guarantee (9+ years left), EPC Rating B (option to be A with solar panels), Council Tax Band E

Home report available at www.massoncairns.com

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Carrbridge

Enveloped in the heart of Scotland's majestic Cairngorms National Park, Carrbridge is an enchanting village with an unspoiled character and timeless charm. Its panoramic vistas, vibrant local community, and wealth of outdoor pursuits create a vibrant yet tranquil retreat that's simply bursting with potential for your new home. Steeped in history, Carrbridge is home to the oldest stone bridge in the Highlands. Built in 1717, this captivating landmark tells a thousand stories of a time gone by, resonating with the rich history of the Scottish highlands. A short stroll from the bridge reveals the village center, a thriving hub of independent shops, cozy cafes, and traditional inns that perfectly reflect the warm and friendly spirit of the local community. A haven for outdoor enthusiasts, Carrbridge offers an unrivalled array of activities right on your doorstep. From invigorating hiking trails through ancient Caledonian forests to picturesque cycling paths, this quaint village allows you to immerse yourself in the heart of nature. In winter, the Cairngorms transform into a snow-dusted paradise, perfect for skiing, snowboarding, and sledging. Carrbridge is also home to an exquisite selection of wildlife, making it a sanctuary for nature lovers. Roam the area and spot red squirrels, golden eagles, and ospreys in their natural habitats. Take a relaxing walk along the River Dulnain and watch salmon leap upstream, or quietly observe the majestic stags in the frost-touched winter mornings. For the golf enthusiast, Carrbridge boasts an enchanting 9-hole course set against the awe-inspiring backdrop of the Cairngorms. And for family fun, there's the Landmark Forest Adventure Park, an exhilarating day out for all ages. Despite its serene rural setting, Carrbridge is conveniently connected to larger towns and cities. Whether you're seeking a peaceful retirement haven, a dynamic family adventure base, or an idyllic holiday home, Carrbridge offers an exceptional quality of life. Experience the best of Highland living in this charming village, where heritage meets modern comfort, and nature is but a stone's throw away.

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.

Despite its tranquil and secluded feel, Carrbridge's exceptional transport links ensure residents and visitors can enjoy the best of both worlds: the serenity of highland living combined with the convenience of excellent connectivity.

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 B

Entrance Vestibule

1.66m x 1.78m (5'5" x 5'10")

Enter through a high-performance grey door with a glazed insert, leading into a light and airy entrance vestibule that sets the tone for the rest of the home. This welcoming space features an under-stair storage cupboard, providing a practical solution for keeping the area tidy and organised. Further doors from the vestibule grant access to the bathroom and main living spaces, facilitating a smooth flow throughout the home. The area is finished with engineered timber flooring, which combines durability with the aesthetic warmth of wood, and recessed down lighting, which enhances the bright and open feel. This thoughtfully designed entrance is both functional and stylish, serving as the perfect introduction to the home's refined and comfortable interior.

Bathroom

2.90m x 1.68m (9'6" x 5'6")

The luxuriously appointed bathroom offers an elegant blend of functionality and style. It features a bath with an integrated shower and a sleek glazed screen and full-height wet wall panelling, providing a modern and clean look with easy maintenance. The vanity unit includes a back-to-wall WC with a concealed cistern, enhancing the bathroom's streamlined appearance. An inset wash hand basin is fitted with a chrome mixer tap, set above an oak display shelf, adding a touch of natural warmth and sophistication. Further enhancing the space are feature shelves made from beautifully burred wood, offering a unique aesthetic and additional storage. An opaque window ensures privacy while allowing in natural light, complemented by recessed downlighting for a bright, welcoming atmosphere. An extractor is also installed to maintain air quality and comfort.

Kitchen / Dining / Sitting Area

3.30m x 4.12m / 3.22m x 6.00m / 3.34m x 4.22m (10'9" x 13'6" / 10'6" x 19'8" / 10'11" x 13'10")

This beautifully designed open plan area combines the kitchen, dining, and sitting areas into a cohesive and inviting space, perfect for modern living and entertaining. The kitchen

boasts a quality range of contemporary handle less base, wall, and drawer units with wine racks and complemented by streamlined worktops with splashbacks and a side window that brightens the space. Key features include an standalone oven/hob with a roof-hung illuminated extractor and a one-and-a-half sink with a chrome tap. There's space for an American fridge-freezer and plumbing for a dishwasher, enhanced by recessed downlighting and a bespoke Spalted Beech breakfast bar that adds a touch of warmth and functionality. This large, fully equipped kitchen is ideal for entertaining.

The dining area provides ample room for a large dining suite, currently featuring a unique bespoke Copper Beech dining table, illuminated by feature roof lighting that creates a vibrant ambiance for meals and gatherings. Alcoves with bespoke Oak shelving adds a personalised touch, enhancing the room's aesthetic and utility.

Flowing seamlessly from the dining area, the sitting room features hidden sliding doors that can transform the space into a more intimate setting as needed. Large sliding glazed doors open to the outside and a decked area, extending the living space outdoors. A dual-aspect window on the side further brightens the area, complemented by additional feature roof lighting and a bespoke Wych Elm timber display unit that elegantly ties the room together.

This entire open plan area is designed not only for aesthetic appeal but also for functionality, making it an ideal space for both relaxation and socialising, with easy access to outdoor areas for an expanded living experience.

Utility

2.42m x 1.78m (7'11" x 5'10")

The well-equipped utility room is designed to optimise functionality and organisation within the home. It features a comprehensive range of base, wall, and drawer units, providing ample storage options for household essentials. The countertop space offers a practical area for completing everyday chores, complemented by a sink with a drainer and a chrome mixer tap, facilitating easy clean up and utility tasks. A window allows for natural light to brighten the space and there is a cleverly designed racking / shelving and plumbing for a washing machine and tumble dryer. Additionally, a dedicated cupboard houses the water cylinder and includes extra space for storing items like cleaning supplies or linens, keeping them neatly out of sight yet easily accessible.

Landing

The galleryed landing adds an elegant architectural element to the home, featuring carpet flooring that enhances comfort and reduces noise, creating a cosy transition between spaces. A window and an additional Velux window flood the area with natural light, brightening the space and providing a pleasant, open feel. Doors from the landing lead to both bedrooms.

Principal Bedroom & Dressing Room

3.48m x 4.12m & 4.66m x 1.78m (11'5" x 13'6" & 15'3" x 5'10")

This light and airy double bedroom is a serene retreat, beautifully designed with a beamed cathedral ceiling that adds a dramatic sense of space and architectural interest in addition to a large double window to the side which bathes the space in natural light. The room is grounded by soft carpet flooring, enhancing comfort and adding a cosy feel underfoot. Feature ceiling lighting illuminates the space, accentuating the room's elegant design elements. Adjacent to the bedroom is a spacious walk-in dressing room with a Velux



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window, including his and hers extensive drawers, hanging space, shelved storage and a unique converted Singer sewing table for a dressing table. This setup is ideal for keeping clothing and accessories organised and easily accessible. A further door from the bedroom leads to a private en-suite, offering convenience and privacy.

En-Suite

1.61m x 2.30m (5'3" x 7'6")

The en-suite is thoughtfully designed and features a modern shower enclosure with a wet wall surround, equipped with both a luxurious rainforest shower head and a practical wall attachment for versatility. A stylish vanity unit includes a basin topped with a chrome mixer tap, enhanced by a wall-mounted illuminated mirrored cabinet that adds both functionality and a touch of glamour. There is an extractor fan and natural light flows in through a Velux window, brightening the space and creating a more open feel. A chrome towel radiator provides the dual benefits of warmth and efficient towel drying, rounding out the en-suite's amenities with both practicality and sophisticated design.

Bedroom Two

3.30m x 5.61m (10'9" x 18'4")

This large very versatile room designed very cleverly to be either a twin room with beds either side with their own wardrobes and desk space OR a family room with space for a sofa bed between the two single beds OR a multipurpose spare bedroom office / hobby room. The room features twin integral storage wardrobes, providing ample space for clothing and accessories and keeping the room clutter-free. A large double window to the side, complemented by two Velux windows, allows for abundant natural light to fill the room, enhancing its welcoming and airy atmosphere. There is carpet flooring and a further door leads directly to a private en-suite.

En-Suite

1.37m x 2.30m (4'5" x 7'6")

The en-suite attached to this bedroom offers a perfect blend of style and practicality, designed for ultimate comfort and convenience. It features a shower enclosure with a glazed screen and a wet wall surround, equipped with a luxurious rainforest shower head and a wall attachment. There is a chrome towel radiator and an in-built vanity unit which houses a wash hand basin with a sleek chrome mixer tap, streamlined with a back-to-wall WC featuring a concealed cistern and dual flush system. The vanity area is enhanced by a display shelf with a splashback, perfect for toiletries and decor items. Recessed downlighting in the ceiling, along with a Velux window, ensures the en-suite is well-lit, contributing to a bright and fresh atmosphere in addition to an extractor.

Outside

The exterior of the home is meticulously planned, reflecting the same attention to detail and thoughtful design found within its interior. At the front, the property boasts mature tree plantings that enhance its curb appeal, along with rock-bounded planted beds that add a touch of natural beauty. There is also ample space for parking, accommodating both residents and guests. Around the sides and rear of the house, various seating areas offer tranquil spots for relaxation and enjoyment of the outdoors. Sleeper-banked planted terraced beds, with decking bounded by vertical privacy fencing, create a secluded and aesthetically pleasing environment that enhances the property's charm and privacy. To one side, double timber gates lead to an additional area, which could also be converted into extra garden space if desired by

planting with turf, providing flexibility in the use of the outdoor area, or secure parking for motorhome/caravan. Additionally, a timber storage shed and a wood store are conveniently located on the premises, ensuring that gardening tools and sports equipment are neatly organised and readily accessible. This thoughtful arrangement of the home's exterior spaces ensures both functionality and visual appeal, making it a perfect complement to the beautifully designed interior.

Services

It is understood that there is mains water, drainage and electricity. There is air source heat pump central heating, high levels of insulation and each room is individually thermostatically controlled with underfloor heating to the ground floor and radiators to first.

Entry

By mutual agreement.

Price

UNDER OFFER

All furniture available by separate negotiation.

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

www.massoncairns.com



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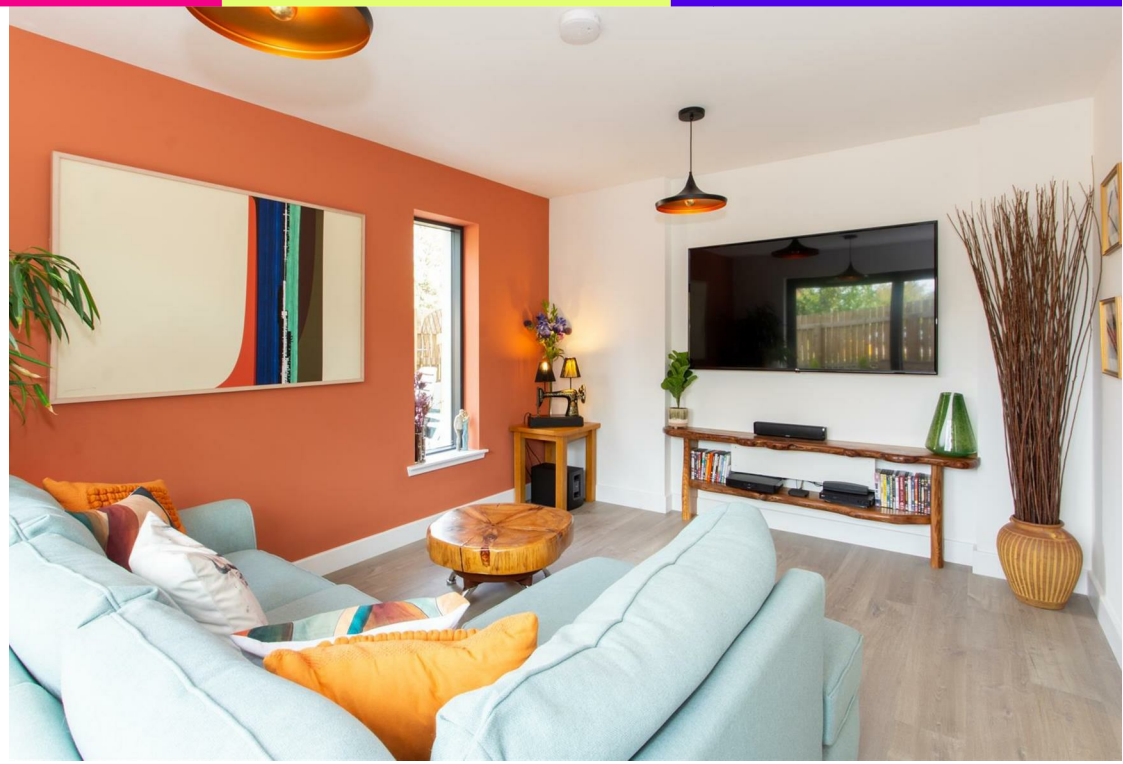
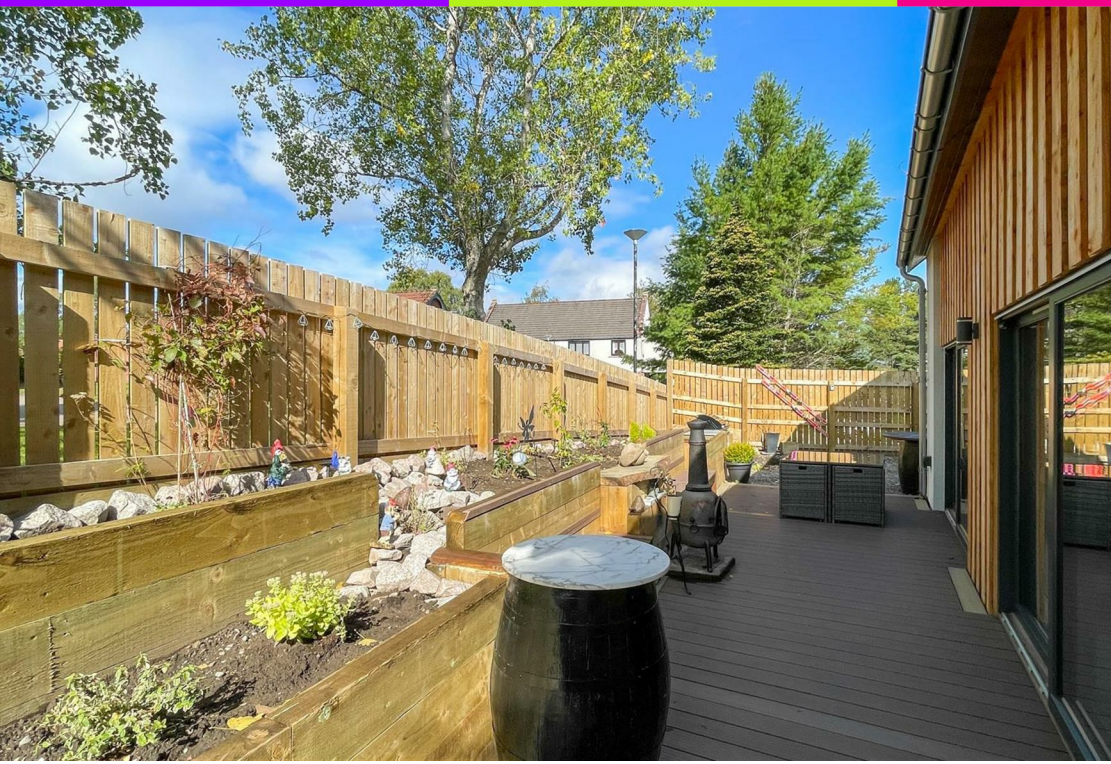
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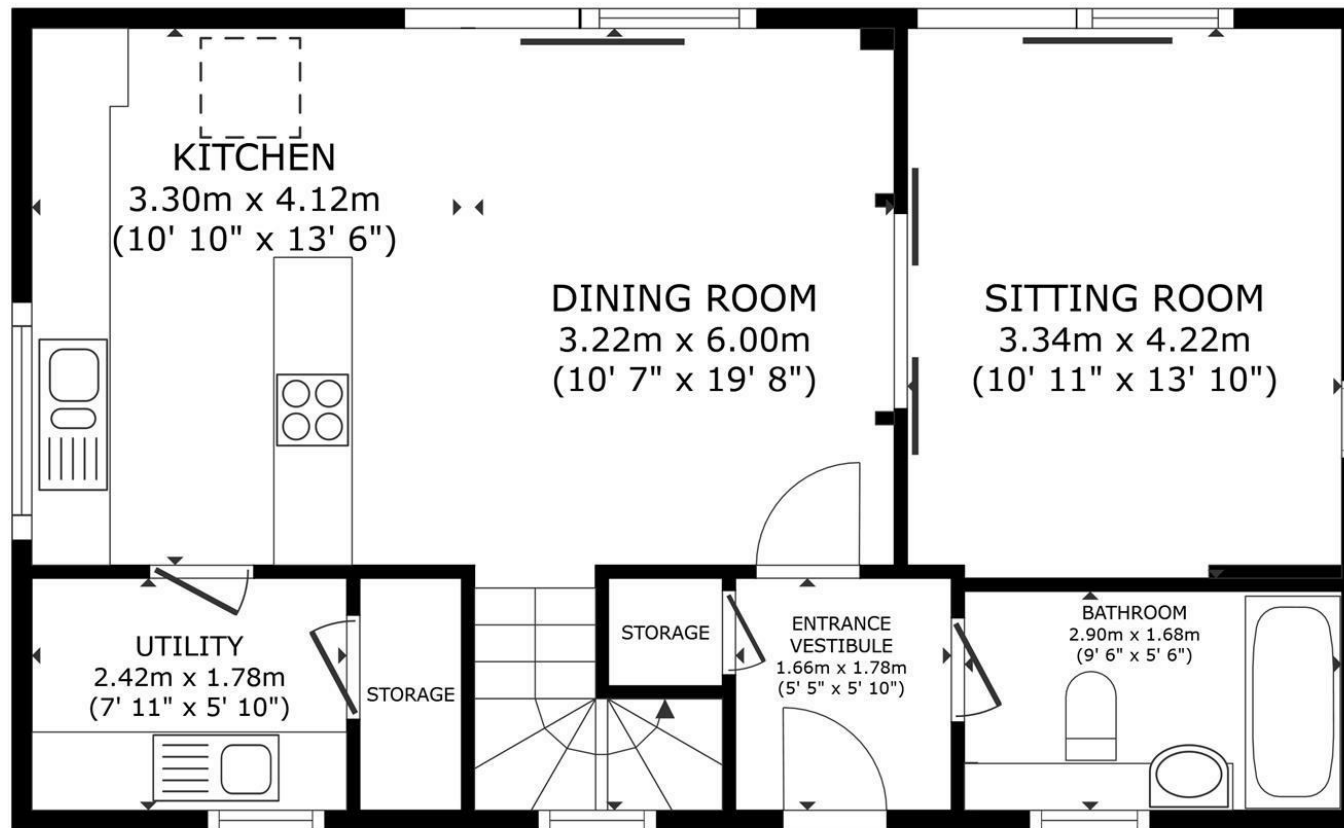












FLOOR 1



GROSS INTERNAL AREA
FLOOR 1 60.4 m² (650 sq.ft.) FLOOR 2 57.9 m² (623 sq.ft.)
TOTAL : 118.3 m² (1,273 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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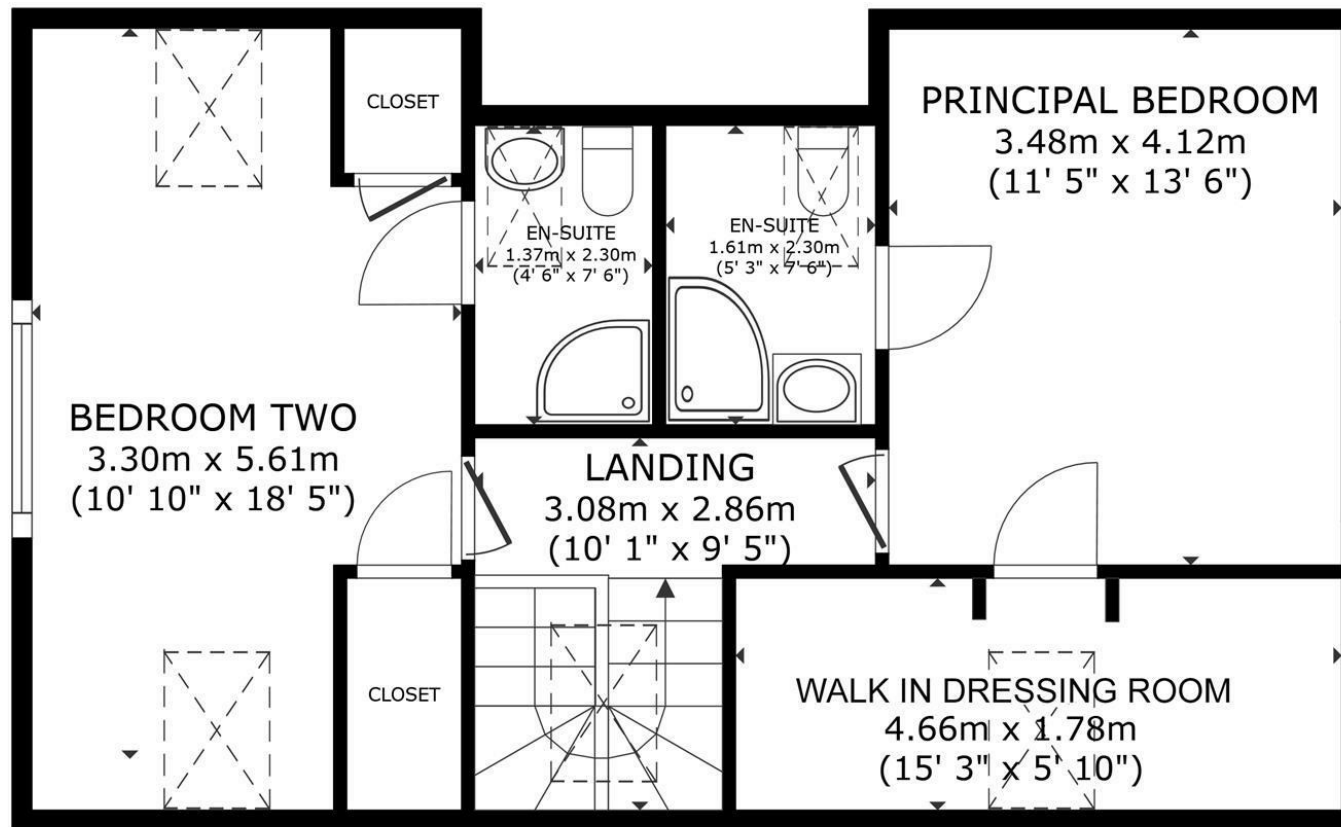
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FLOOR 2



GROSS INTERNAL AREA
FLOOR 1 60.4 m² (650 sq.ft.) FLOOR 2 57.9 m² (623 sq.ft.)
TOTAL : 118.3 m² (1,273 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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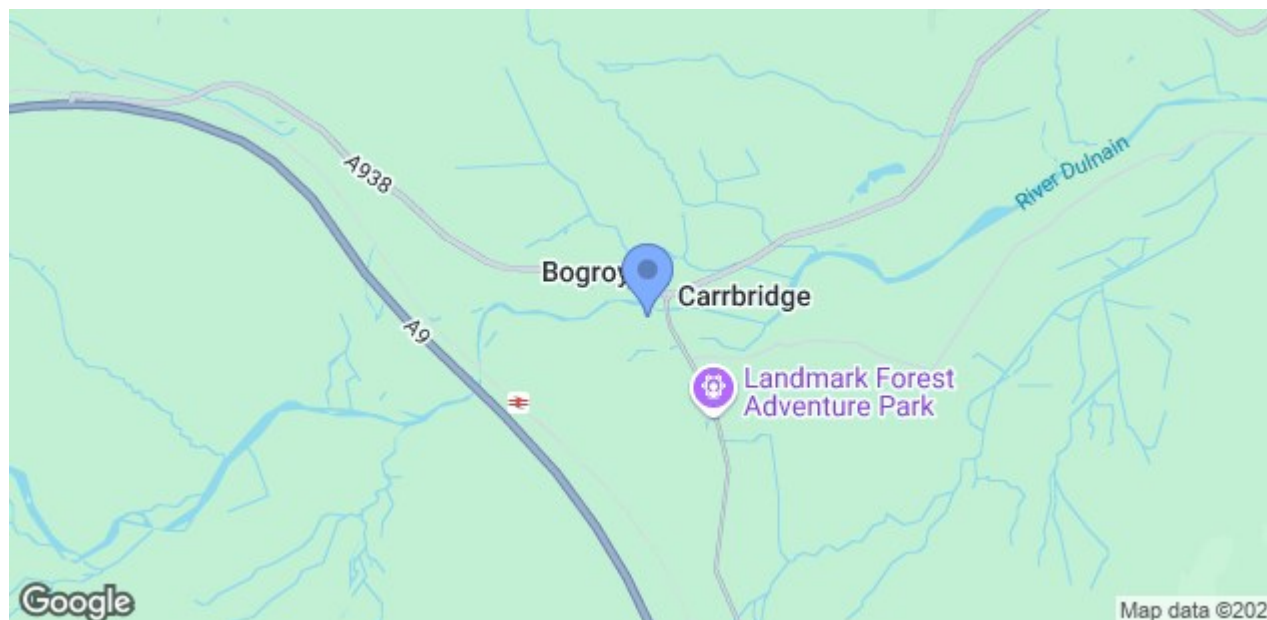
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive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