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solicitors and estate agents

Hawthorn, Nethy Bridge, PH25 3DS
Offers Over £310,000

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

Situated on a generous plot in the heart of Nethy Bridge, Hawthorn is a beautifully maintained three-bedroom detached bungalow currently operated as a successful holiday let, complete with a short-term let licence. Offering flexible, well-proportioned accommodation and attractive outdoor space, it would also make a superb permanent home for families, retirees, or a variety of purchasers. The accommodation is bright and welcoming throughout with a spacious sitting room that enjoys an abundance of natural light and flows through into a sunny conservatory—ideal for relaxing and enjoying views of the garden in all seasons. The adjacent kitchen is well equipped and connects to a spacious, dedicated dining area, offering the perfect setting for family meals or entertaining guests. There are three comfortable bedrooms, including a principal bedroom with en-suite shower room, and a further two doubles. A modern family bathroom serves the remaining bedrooms. Outside, the home sits on a nicely sized plot with lawns, established planting, and patio areas. There is off-street parking and a detached garage offering excellent storage or workshop potential. Situated in the friendly and picturesque village of Nethy Bridge, within the Cairngorms National Park, Hawthorn benefits from easy access to woodland walks, local amenities, and a wide range of outdoor pursuits. Whether as a permanent residence, second home, or continuing holiday let (subject to the necessary consents), this is a versatile and appealing property in a sought-after Highland setting. EPC D, Council Tax E, Home Report available from massoncairns.com

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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.

EPC Rating D

Entrance Hallway

The property is entered through a modern, partially glazed front door into a bright and welcoming entrance hallway. With fresh white walls and wood-effect flooring, the space feels light and airy from the outset. There is a useful coat rack and a cupboard providing practical storage for shoes and which houses the water cylinder. The hallway flows neatly through the home, offering access to the principal rooms and featuring recessed ceiling lighting and a hatch to the loft above.

Sitting Room

5.25m x 3.39m (17'2" x 11'1")

The sitting room at Hawthorn is a light and inviting space, ideal for both relaxing and entertaining. A focal point stone fireplace adds warmth and character, while a large picture window dual aspect side window and adjoining conservatory flood the room with natural light and offer lovely views of the garden. There is ample space for multiple seating arrangements, and an inset shelving unit provides a stylish and practical spot for books or display items.

Conservatory

5.07m x 2.28m (16'7" x 7'5")

The conservatory is a bright and relaxing space that enjoys lovely garden views through wraparound glazing. With plenty of room for casual seating or dining, it's the perfect spot to unwind and enjoy the outdoors from the comfort of indoors. A door provides direct access to the garden, creating a seamless connection with the outside and a further door leads into the sitting room.

Kitchen / Dining

2.63m x 2.97m / 2.19m x 4.79m (8'7" x 9'8" / 7'2" x 15'8")

The kitchen at Hawthorn is a bright and welcoming space that combines modern functionality with classic style. Fitted with a generous range of shaker-style base and wall units in a fresh, neutral finish, the room offers excellent storage options. Contrasting worktops provide ample preparation space, and integrated appliances include a ceramic hob with stainless steel extractor, a built-in oven, and a fridge-freezer. There is also an integral dishwasher and a washing machine,

while the stainless steel sink with mixer tap is positioned beneath a wide window overlooking the front garden, allowing in plenty of natural light. There is also ample space for a dining table and chairs with a further large window to the front providing excellent natural light, making this an ideal setting for family meals or entertaining guests. The wood-effect flooring adds warmth and recessed ceiling down lighting ensures the space remains bright and functional.

Bathroom

1.71m x 2.21m (5'7" x 7'3")

The bathroom is bright, fresh and well-appointed, featuring a panelled bath with an overhead shower and glazed screen, a WC, and a wash hand basin with vanity mirror above. An opaque window provides natural light and ventilation, while contemporary wet-wall panelling and a laminate floor that offers practicality and style in equal measure.

Principal Bedroom & en-Suite

3.12m x 3.35m & 2.12 x 1.01m (10'2" x 10'11" & 6'11" x 3'3")

The principal bedroom is a beautifully appointed and tranquil space with a pleasant garden outlook through a large window that draws in natural light. A full-height, built-in wardrobe provides excellent storage, and there's ample room for a double bed and additional furnishings. The bedroom benefits from a private en-suite shower room, stylishly finished with sparkle-effect wet wall, a chrome heated towel rail, WC, wall-mounted wash hand basin and a glazed enclosure with electric shower.

Bedroom Two

2.45m x 3.35m (8'0" x 10'11")

Currently configured with twin beds, this light and airy bedroom offers excellent versatility and could also serve as a comfortable double. A window to the rear provides pleasant garden views and natural light, while a built-in wardrobe offers useful storage. The room is carpeted and there is ceiling lighting.

Bedroom Three

3.11m x 2.23m (10'2" x 7'3")

This charming third bedroom is currently set up with a double bed and a window to provides garden views and good natural light, while built-in storage and a neat dressing area with mirror add practicality. There is carpet flooring and ceiling lighting.



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Outside & Garage

The property sits on a generous plot with well-maintained and mature garden grounds that wrap around the house, offering a lovely sense of privacy and space. A gravel driveway leads to a detached single garage with lighting and wired with sockets and provides secure storage or workshop potential, with ample off-street parking available in front. To the rear, the enclosed garden is a true haven, with a mix of lawn, mature trees, and planted borders creating a peaceful and sheltered spot—perfect for children to play or for relaxing with a book. A paved patio area adjacent to the conservatory offers an ideal setting for outdoor dining or morning coffee in the sunshine. The front garden is equally charming, with neat lawns and a welcoming approach framed by established shrubs, tree planting and hedging.

Business Information

Hawthorn is currently operated as a successful holiday let and benefits from a valid short-term let licence, making it an excellent turnkey investment opportunity. Any new purchaser wishing to continue the business will need to apply for the transfer of short-term letting licence, a process which we understand should be straightforward as there is a current licence in place (further information below). 'The 2024 Licensing Order introduced a facility to transfer an existing short-term let licence via a "transfer application." These applications are determined in broadly the same manner as licence applications. The Chief Constable and other statutory consultees are informed, and an opportunity is given for them to object to the transfer should concerns exist about the transferee.' reference 'The Association of Scotland's Self-Caterers'. The property has proven appeal with visitors drawn to the area's natural beauty, outdoor activities, and peaceful village setting in the Cairngorms National Park. With its flexible layout, attractive interiors, and spacious garden, the home accommodates families, couples, and groups year-round. Detailed booking history and income figures are available on request for seriously interested parties after viewing.

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 £310,000 are invited

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

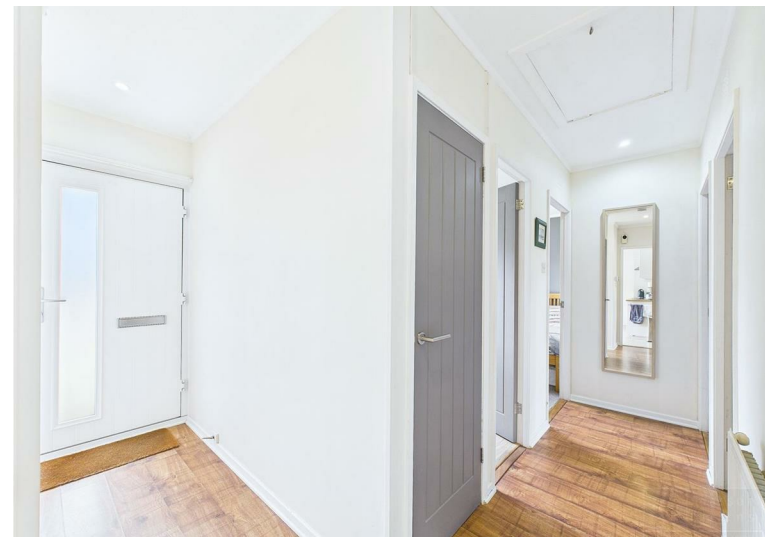
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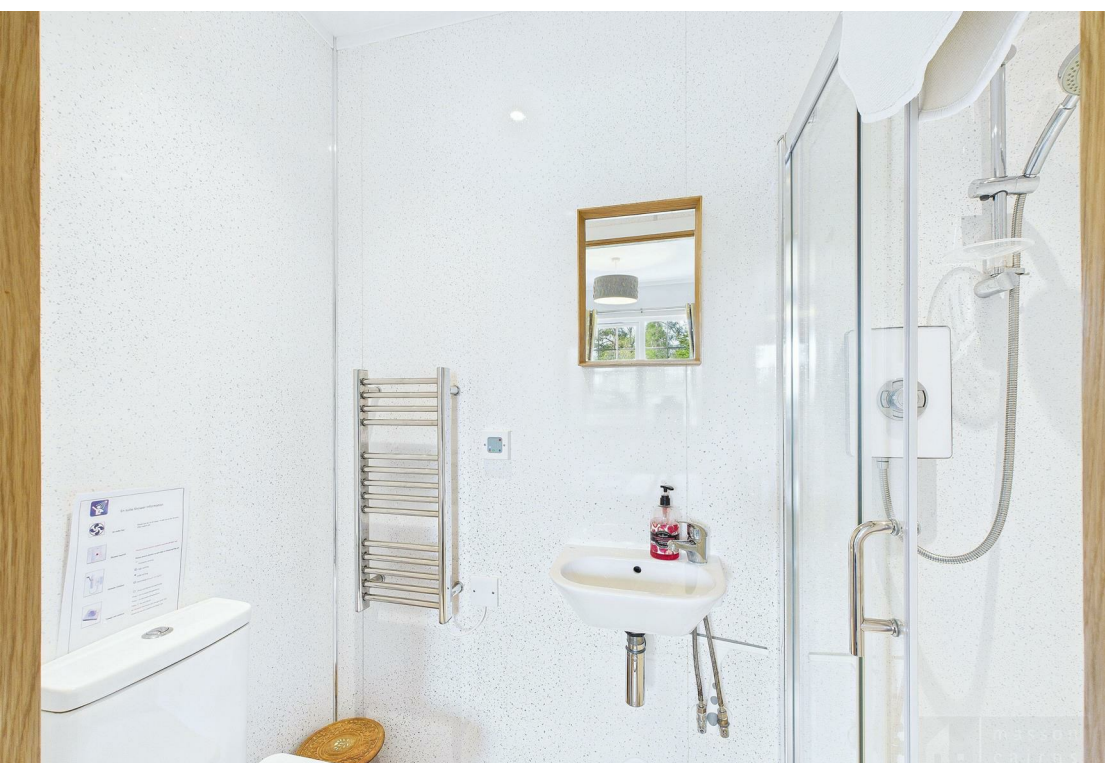






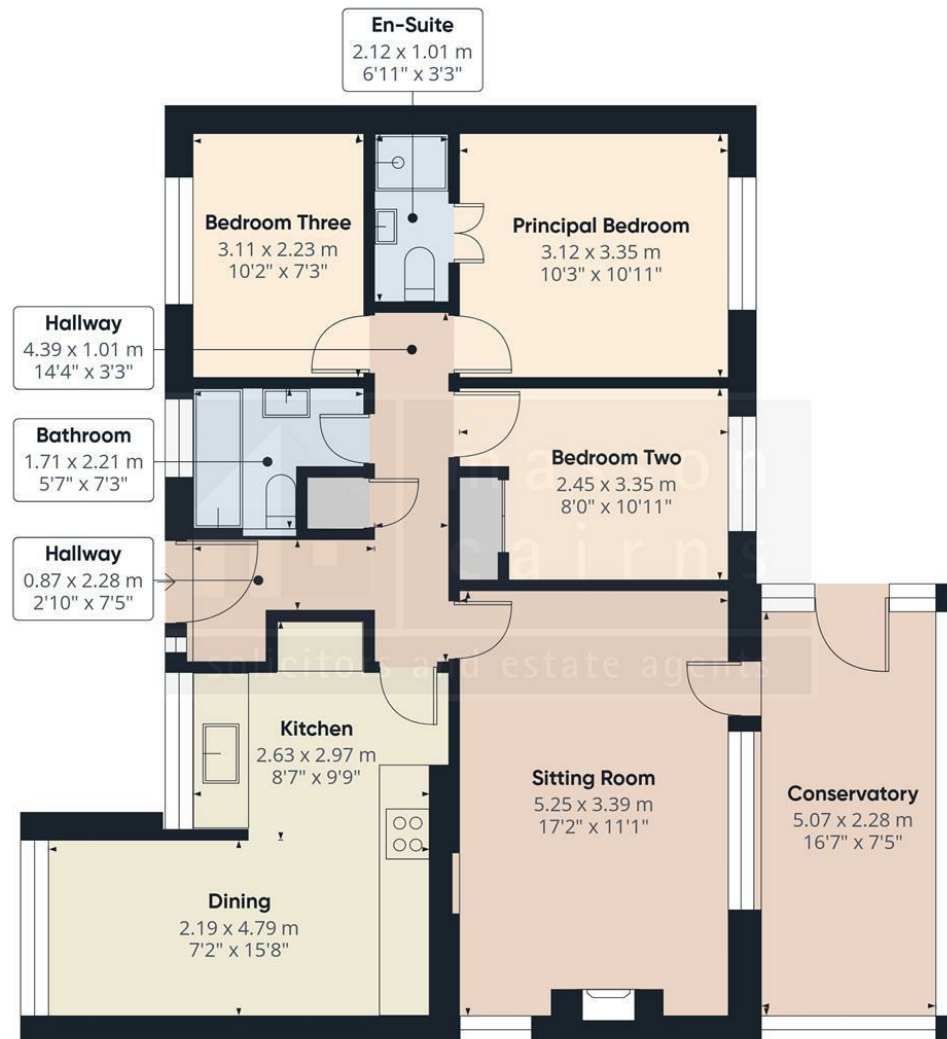












Approximate total area⁽¹⁾

85.5 m²
920 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(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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