

# The Glebe, Duthil Carrbridge PH23 3ND

Offers Over £350,000 are invited

Traditional 18th Century 5 Bedroom Villa  
with Modern Extension & Amazing  
Outdoor Space



## Features:

- Stone Built Fireplaces & an Abundance of Traditional Features
- Flexible Accommodation Offering Great Views
- Double Aspect Dining Room with French Doors to the Garden
- Generous Garden with Access to Pine Forest
- Double Glazing & Oil Fired Wiser Smart Heating System
- Timber Garage
- Currently Run as a STL With Approved License In Place

CONTACT US :

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01479 810 531

The Glebe is an 18<sup>th</sup> Century, stone built, detached property with a sizeable extension to form a very comfortable and spacious home with some stunning original features. On entry there is a large boot room which could also be used as an office beside a small utility/laundry room. There is a bright kitchen with excellent storage and workspace and modern Lamona oven and hob. The kitchen opens onto the adjacent dining room which features French doors to the garden. Also on the ground floor is a large double bedroom with feature open fireplace set in the stone wall, a dual aspect twin bedroom with ensuite shower room and a WC.

On the first floor there is a large lounge with Hamlet wood burner set against the stone wall with inset book case. A feature archway leads from the lounge to the dual aspect master bedroom with Jack and Jill bathroom and a single bedroom. A further twin bedroom with ensuite shower room is accessed at the top of the stairs. The front rooms of the original property boast characterful deep-set walls and wide windowsills. The property benefits from double glazing and oil fired central heating. The Glebe is currently used as a holiday let but would also make an excellent family home. Viewing is essential to appreciate the quality of accommodation on offer.



For more information on this spacious property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807965.

The historic village of Carrbridge is famous for its old packhorse bridge - the oldest stone bridge in the Highlands. It is centrally located within the Cairngorms National Park, an area of outstanding natural beauty. It boasts an abundance of wildlife and a diversity of year-round recreational and sporting facilities. There are good links with both North and South via the mainline railway station and A9 trunk road. It is also within about a 25-minute drive to Inverness, Nairn and Forres. There are many amenities available within the village, including shops, hotels, cafes and primary school, as well as a 9-hole golf course, trout and salmon fishing and other leisure facilities, such as the award-winning Landmark Forest Adventure Park, which sits within an ancient pine forest at the South end of the village and attracts many tourists.

Duthil is a small, peaceful hamlet, just a short drive from Carrbridge. At the centre of Duthil stands the Old Parish Church and Burial Ground, a solemn and striking reminder of the area's deep historical roots. The churchyard is dotted with elaborate 19th-century monuments, many bearing the names of the Clan Grant, giving the village a strong sense of clan heritage and Highland legacy.

## OUTSIDE

A garden wall frames the front of the property and to the side, a gravel driveway offers parking for 3 or 4 vehicles. There is a timber garage beside the parking area. At the rear the garden is laid to lawn, gently sloping upward and featuring mature trees and shrubs, leading into the woodland beyond. To the side of the house, a gravelled seating area provides an ideal spot for outdoor furniture. The oil tank is also situated here. The plot boundary extends into the pine forest and can be accessed via a gate. The site will be marked, and clear boundaries will be set during the conveyancing. The full site will measure approximately 1 acre.

## INCLUDED

All floor coverings, curtains, blinds and light fittings. All white goods will be included (no guarantee will be given). Furniture may be available on separate negotiation.

## SERVICES

Electricity, water, and septic tank.

## COUNCIL TAX

Currently run as a business. Rateable value £11,200.

For residential purposes, discounts are available for single person occupancy.



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## HOME REPORT

A Home Report is available for this property. Please use the following link:

<https://caledoniaestateagency.sharepoint.com>

• Postcode: PH23 3ND

• EPC Rating: E

• Home Report Value: £350,000

## PRICE

Offers Over £350,000 are invited.

The seller reserves the right to accept or refuse a suitable offer at any time.

## OFFERS

Formal offers should be submitted to our office in Aviemore.

## VIEWING

Viewing is strictly by appointment only through the Selling Agents.



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## **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system etc.) included in the sale. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what is included in the sale.

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