



masson
cairns ESTD 1988

Station House, Station Road, Newtonmore, PH20 1AR

Offers Over £305,000

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

solicitors and estate agents

Station House is a charming detached family home set within generous garden grounds, offering a wonderful blend of traditional character and practical living in a peaceful Highland setting. The property welcomes you through a bright entrance vestibule into a central hallway, creating an easy flow throughout the ground floor. A comfortable sitting room provides an ideal space for relaxing together, centred around a feature fireplace, while the adjoining dining room is perfectly suited for family meals and entertaining. The kitchen is well-sized and functional, with ample storage and worktop space to support busy day-to-day life. A standout feature is the light-filled conservatory, offering a lovely additional living area where you can enjoy views of the garden in all seasons while a convenient ground floor shower room completes the accommodation on this level. Upstairs, the home offers three well-proportioned bedrooms, including a spacious principal bedroom, along with a family bathroom and useful storage. Externally, the property enjoys a substantial garden that provides plenty of space for outdoor living and with surrounding greenery that provides a good degree of privacy along with a detached garage and driveway that provide excellent parking and amenity. Located in the popular village of Newtonmore, Station House benefits from a strong community atmosphere, easy access to local amenities, and excellent access to outdoor pursuits, making it an ideal choice for families seeking both comfort and lifestyle. EPC F, Council Tax E Home report available online at massoncairns.com

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Newtonmore

Newtonmore stands as a testament to nature's grandeur and the rich tapestry of Scottish heritage. If you're considering a move, here's what awaits you in this charming village: Newtonmore is an oasis for nature lovers. Bordered by the breathtaking Cairngorms National Park, residents enjoy a panorama of rugged mountain peaks, serene lochs, and sprawling moorlands. From the imposing Creag Dhubh to the meandering paths of the Spey Valley, every direction offers a view that's worthy of a postcard. The village is steeped in history and traditions. The Highland Folk Museum, often referred to as the "living history" museum, offers an immersive journey through time, letting you experience Highland life from the 1700s to the 1960s. Whether you're an adrenaline junkie or a leisure seeker, Newtonmore has something for everyone. There are numerous walking and cycling trails, like the Wildcat Trail. For the adventurous, there are opportunities for skiing, golfing, horse riding, and even fishing in the River Spey. More than just a geographical location, Newtonmore is a community. Annual events like the Newtonmore Highland Games and the Shinty matches bind the residents in shared celebrations. It's a place where neighbors quickly become friends. While it maintains its village charm, Newtonmore is equipped with essential amenities including schools, local shops, cosy cafes, and traditional pubs. Moreover, its position on the main railway line and the A9 means that larger towns like Inverness and Perth are easily accessible. In essence, Newtonmore offers a harmonious blend of untouched natural beauty, rich culture, and modern amenities. It's not just a place to live; it's a place to truly experience life in its most vivid colors. Whether you're looking for tranquility, adventure, or a tight-knit community, this Highland village welcomes you with open arms.

Travel Links

Newtonmore, being in the heart of the Scottish Highlands, boasts a strategic location with good connectivity considering its village status. If you're looking to travel to or from Newtonmore, here are the primary travel links:

Railway:

Newtonmore Railway Station: Situated on the Highland Main Line, this station provides direct services to major destinations including Edinburgh, Glasgow, and Inverness. The train journey can be a scenic

treat, especially if you're heading north through the Cairngorms.

Roads:

A9: The main arterial route passing near Newtonmore, the A9 offers a direct link to both the north and south. It connects Newtonmore to Perth, Stirling, and the Central Belt to the south, and to Aviemore and Inverness to the north.

Local roads also connect Newtonmore to neighboring villages and attractions.

Buses:

Regular bus services operate in and around Newtonmore. These connect the village to other parts of the Highlands, including Aviemore, Inverness, and even destinations as far as Glasgow and Edinburgh.

Airports:

Inverness Airport (INV): About an hour's drive from Newtonmore, this is the closest international airport. It offers flights to various UK destinations and limited international destinations.

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

Entrance & Hallway

The property is entered via a welcoming entrance into a bright and spacious hallway, providing access to the main living accommodation. There is vinyl and carpet flooring, ceiling lighting and a staircase leading to the upper level, complemented by a traditional style balustrade. There is also a useful understair cupboard offering additional storage.

Vestibule

Located to the front of the property, the vestibule provides an additional entrance to the house if required with twin aspect windows overlooking the garden.

Sitting Room

4.45m x 3.93m (14'7" x 12'10")

A bright and welcoming sitting room, centered around an attractive fireplace with decorative surround, creating a cosy focal point. The room is enhanced by elegant ceiling coving and there is carpet flooring and ceiling lighting, while a large double window allows for excellent natural light and garden views.

Dining Room

4.44m x 3.90m (14'6" x 12'9")

A bright and spacious dining room offering an ideal setting for family meals and entertaining, with ample room for a full dining suite. The space benefits from a large window allowing for excellent natural light, complemented by ceiling coving and lighting with carpet flooring and a further door that provides direct access through to the conservatory.

Conservatory

3.79m x 2.89m (12'5" x 9'5")

A bright and inviting conservatory providing an excellent additional living space, enjoying lovely views over the garden and towards the surrounding hills. The room is well-lit with extensive glazing and French doors opening out to the garden, creating a seamless connection between indoor and outdoor living.

Kitchen

3.31m x 3.83m (10'10" x 12'6")

A well-appointed and generously sized kitchen fitted with an extensive range of wooden wall, drawer and base units, providing ample storage and worktop space. The room benefits from space and plumbing for freestanding appliances, alongside an oven with hob, integral fridge freezer, sink with drainer and Rayburn Royal range that adds character. A large window above the sink allows for plenty of natural light and the space is finished with durable flooring and ceiling lighting.

Shower Room

1.33m x 1.96m (4'4" x 6'5")

A modern and well-presented shower room fitted with a walk-in shower enclosure, wash hand basin and WC. The space is finished with wet wall coverings for easy maintenance and benefits from a heated towel rail. An opaque window provides natural light in addition to ceiling lighting.



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Landing

The landing is bright and well-presented, enhanced by a Velux window allowing for excellent natural light. This space provides access to all first floor accommodation and benefits from useful storage, including a large walk-in cupboard fitted with shelving and also featuring a Velux window in addition to two further smaller cupboards.

Bedroom One

4.33m x 3.95m (14'2" x 12'11")

A spacious and bright bedroom offering generous proportions, the room benefits from a large window allowing for good natural light, along with ample space for a range of bedroom furnishings and with an integral double wardrobe with hanging and shelved storage. A decorative fireplace provides an attractive focal point, adding character to the space which is finished with carpet flooring and ceiling lighting.

Bedroom Two

3.73m x 3.93m (12'2" x 12'10")

A well-proportioned double bedroom offering a bright and comfortable space, with a window providing natural light. The room features a decorative fireplace along with carpet flooring and a ceiling light fitting. There is also access to a loft hatch, providing attic access and twin integral double wardrobes offering storage.

Bedroom Three

2.55m x 4.00m (8'4" x 13'1")

A bright and comfortable third bedroom, ideal for family use, guest accommodation or a home office. The room benefits from a window allowing for good natural light and pleasant outlooks, along with built-in storage, carpet flooring and ceiling lighting.

Bathroom

2.05m x 2.18m (6'8" x 7'1")

A bright and well-appointed family bathroom fitted with a stylish three-piece suite comprising bath with shower over, wash hand basin and WC. The room benefits from an opaque window providing natural light, along with a heated towel rail. The space is finished with wet wall coverings and ceiling lighting.

Outside & Garage

The property is set within generous garden grounds, offering a

combination of lawn and gravel areas ideal for family use and outdoor enjoyment. The gardens provide a good degree of privacy, bordered by mature trees and hedging, with ample space for outdoor seating and entertaining. A large gravel driveway offers extensive off-street parking and access to a timber garage, providing additional storage or workshop potential.

Services

It is understood that there is mains water and electricity with drainage to a septic tank. There is oil fired central heating.

Entry

By mutual agreement.

Price

Offers over £305,000 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

PH26 3EQ

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Email: property@lawscot.com

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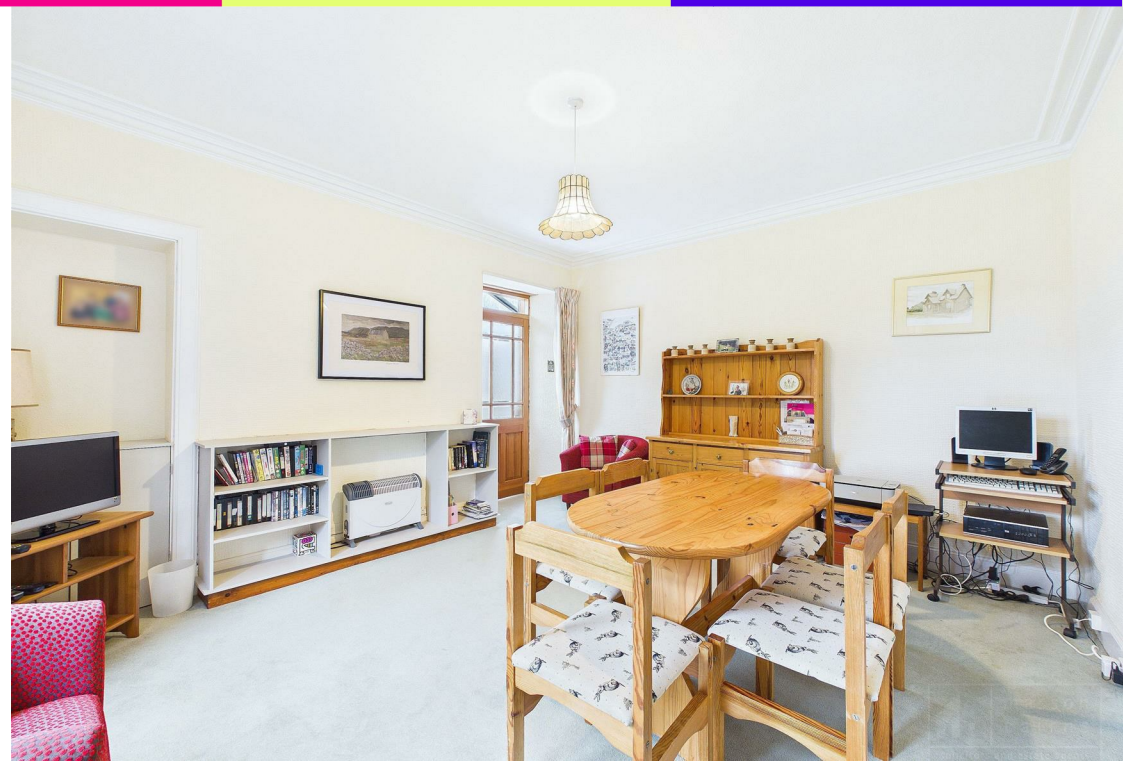
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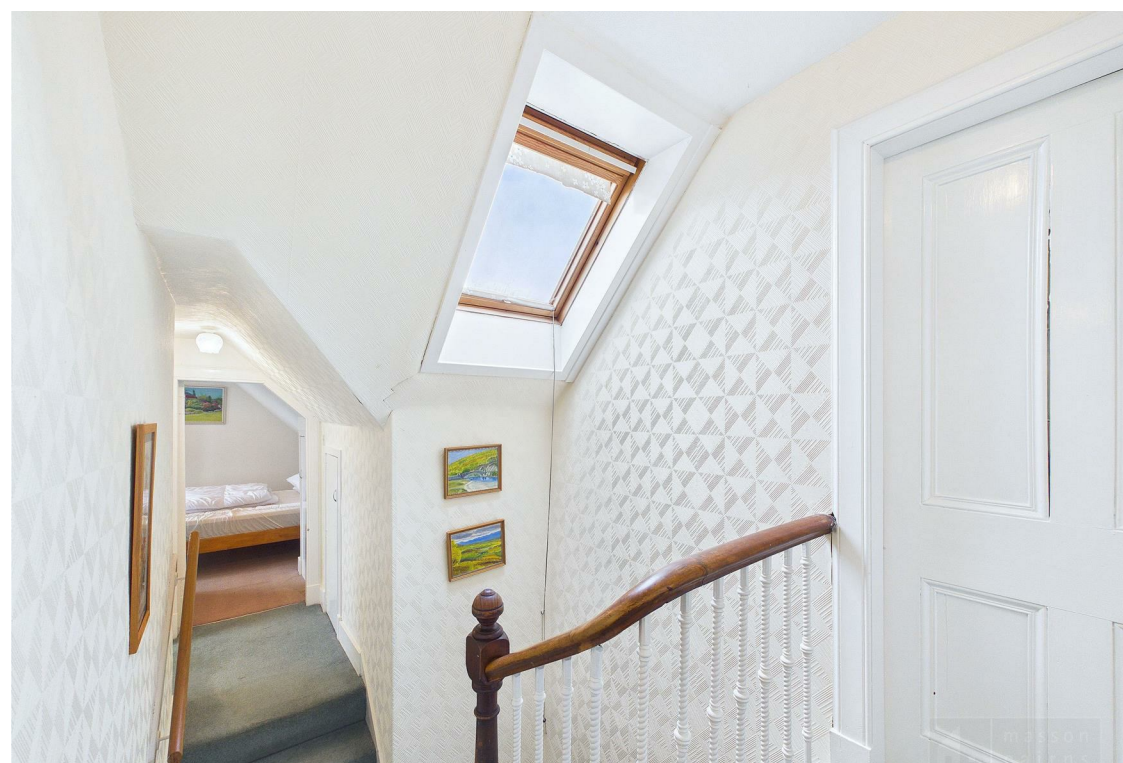
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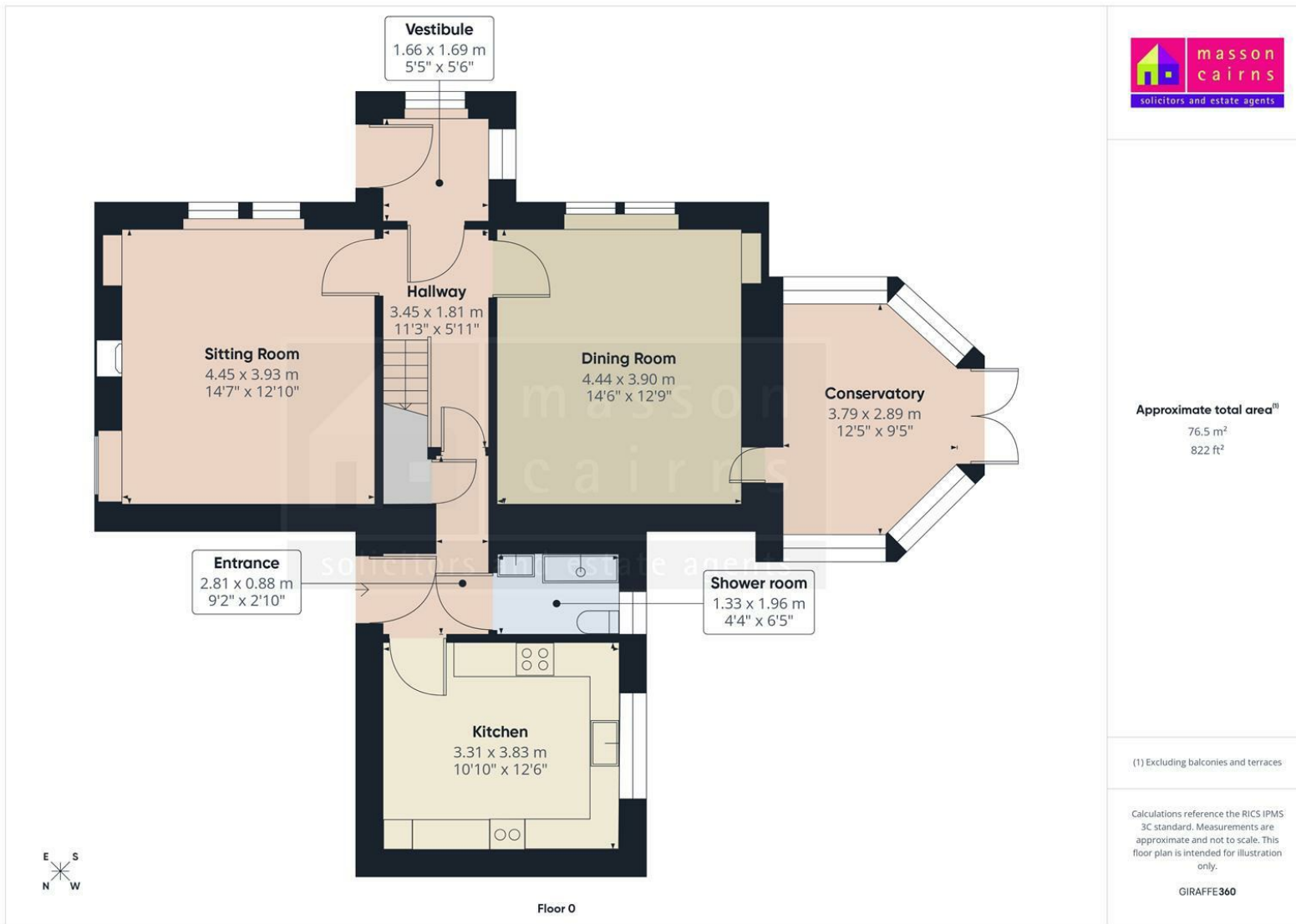












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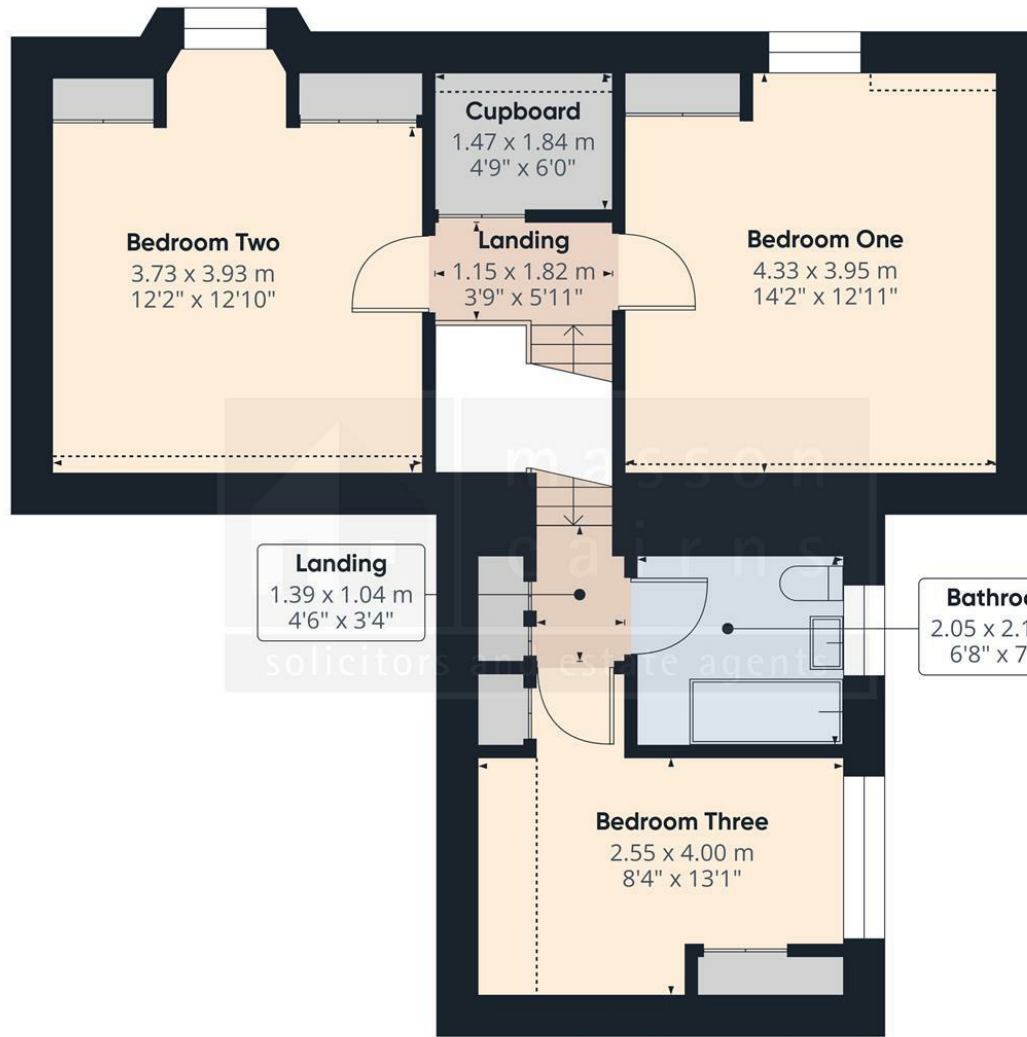
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Floor 1



Approximate total area⁽¹⁾

57.3 m²
617 ft²

Reduced headroom

3.5 m²
37 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F	33	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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