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Kenilworth, The Old Station Cromdale, Grantown on Spey, PH26 3LQ

**UNDER OFFER £345,000**

Contact us on 01479 874800 or visit [www.massoncairns.com](http://www.massoncairns.com)

solicitors and estate agents



UNDER OFFER Set within a quiet cul de sac and enjoying far-reaching views across open countryside, Kenilworth is an impressive and characterful stone and slate home that has been thoughtfully updated to provide generous, beautifully presented accommodation alongside excellent outdoor space and substantial outbuildings. Inside, the welcoming sitting room is a highlight—bright and elegantly proportioned, with high ceilings, a feature fireplace, and twin aspects that draw in natural light. This flows into the spacious dining room, a superb setting for entertaining with direct garden access whilst the kitchen is equally well appointed, offering a stylish and contemporary finish with generous work surfaces, tiling, quality cabinetry, and a sociable layout ideal for everyday cooking and hosting. The accommodation is arranged across two floors, providing four bedrooms (one en-suite) in total. Each bedroom benefits from good natural light and flexible use, while the rooms on the upper floor enjoy elevated views. A modern bathroom and additional WC complete the well-planned layout. Outside, the grounds extend beautifully around the house, offering lawned areas, mature planting, a greenhouse, and exceptional workshop and garage facilities—perfect for hobbyists, storage, or those requiring workspace. The gravelled courtyard provides ample turning and parking, while the surrounding landscape reinforces the sense of privacy and rural calm. Kenilworth represents a rare opportunity to acquire a spacious, character home with generous grounds, excellent ancillary buildings, and a peaceful setting within easy reach of Grantown on Spey and the wider Cairngorms National Park. EPC F, Council Tax E, Home report available online at [massoncairns.com](http://massoncairns.com)

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## Cromdale

Nestled within the Cairngorms National Park, Cromdale enjoys some superb panoramic views of the Spey Valley and is situated only 3 miles from the Capital of Strathspey and leading tourist resort Grantown on Spey. Grantown offers first class hotels and guest houses, Primary and Grammar schools offering education to university entrance standard and Health Centre. Sporting facilities include 18 hole golf course, superb leisure centre with 4 court sports hall, climbing wall, fitness suite and 20m pool, excellent Salmon and Trout fishing in the River Spey and other waters, 8 tennis courts, bowling green, children's recreation park and forest walks through Grant Park. There are many places of interest to visit in the area of Cromdale / Grantown which is the gateway to the world renowned Speyside Malt Whisky Trail. Cromdale is also within easy reach of the Lecht and Cairngorm ski areas for winter sports facilities and hill walking is available throughout the Cairngorms National Park. The sandy beaches of the Moray Firth are within an hours drive.

## Transport Links

From Cromdale, you can conveniently access various transportation options to explore the wider UK:

### Airports:

Inverness Airport (INV): Approximately 35 miles away, this regional airport offers domestic flights and some international connections.

Aberdeen International Airport (ABZ): Roughly 70 miles away, providing a wider range of domestic and international flights.

### Train Stations:

Carrbridge Railway Station: About 13 miles from Cromdale, offering connections to Inverness, Perth, and Edinburgh.

Aviemore Railway Station: Approximately 17 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 Cromdale to the A9, a major north-south route traversing Scotland, providing access to Inverness, Perth, Stirling, and Glasgow.  
A939: This scenic route connects Cromdale to the A96, linking Inverness to Aberdeen, offering an alternative route to eastern Scotland.

With these options, Cromdale 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](http://massoncairns.com) where an online copy is available to download.

### EPC Rating E

## Sun Porch

2.00m x 3.06m (6'6" x 10'0")

The home is welcomed by a beautifully bright sun porch, wrapped in large picture windows that frame open views across the garden and surrounding countryside. This wonderfully light space offers an ideal spot to enjoy a quiet morning coffee or unwind in the evening, with ample room for seating and display. The patterned tiled flooring adds character and practicality, while the glazed door provides easy access outdoors and leads through to the main living accommodation, creating a warm and inviting first impression.

## Hallway

The hallway provides a generous and well-lit entrance to the home, with quality timber flooring and a central staircase leading to the first floor accommodation which also houses a large storage area underneath. Offering easy access to the sitting room, dining room, kitchen, ground-floor bedroom, sun porch, WC and utility room, it forms a practical and well-connected hub for the ground level.

## Sitting Room

4.82m x 3.57m (15'9" x 11'8")

A wonderfully spacious and welcoming sitting room enjoying excellent natural light from twin aspects. A central focal point is the impressive feature fireplace with a cast-iron inset and tiled surround, creating a charming heart to the room. There is ample floorspace for a variety of seating arrangements, and the room flows effortlessly through glazed double doors into the dining room, enhancing the sense of openness. Finished with timber flooring, ceiling lighting and a peaceful outlook, it provides an ideal setting for everyday living and relaxed entertaining.

## Dining Room

3.45m x 3.51m (11'3" x 11'6")

The dining room provides a bright and well-proportioned setting for family meals or entertaining, with ample space for a large table and direct access to the garden through glazed doors to the rear that draw in natural light and views. A side window further enhances the room's outlook, while the wooden flooring continues the home's cohesive finish. Conveniently positioned between the kitchen and sitting room, it offers an ideal flow for everyday living and hosting.

## Kitchen

3.45m x 4.22m (11'3" x 13'10")

The kitchen is a generous, modern and well-designed space, fitted with an excellent range of base, wall and drawer units topped with warm timber-style work surfaces. Dual windows frame garden views to the rear and bring in superb natural light, centred around a ceramic inset sink with drainer and chrome spray mixer tap. A stainless-steel extractor sits above the hob, and there is a built-in double oven, plumbing for a dishwasher, space for a fridge freezer and ample room for food preparation and storage. The layout offers very good workflow for cooking, with extensive counter space, practical positioning of appliances and clear zones for preparation, cooking and cleaning. A further door leads through to the utility room.

## Utility

2.17m x 1.64m (7'1" x 5'4")

The utility room provides a bright and practical workspace with excellent storage and worktop areas, including open shelving and a base unit. There is space and plumbing for laundry appliances with a stacked washing machine and dryer arrangement, along with the oil fired boiler. A rear window and glazed door offer natural light and access to the garden, with a cat flap for convenience. The room is finished with laminate wood flooring and includes additional hanging space as well as a further door to the WC.

## WC

1.15m x 1.64m (3'9" x 5'4")

The ground-floor WC comprises a pedestal wash hand basin with tiled splashback, a WC, and an opaque window providing natural light and privacy.

## Bedroom One & En-suite

2.92m x 3.15m & 1.80m x 3.39m (9'6" x 10'4" & 5'10" x 11'1")

A relaxed double en-suite bedroom enjoying a window to the front allowing lovely views of the garden and surrounding countryside. There is carpet flooring and ceiling lighting in addition to a door leading through to the spacious and light en-suite bathroom comprising of a WC, wash hand basin with mixer tap and a modern double ended P-shaped bath with mixer tap and a mains pressure shower enjoying complementary mosaic wall tiling. There is an opaque window to the side, extractor and ceiling lighting.

## Landing

A decorative staircase leads up to the first floor landing which in turn provides access to bedrooms two, three, four and the bathroom. There is a Velux window to the rear allowing for good natural light and there is timber flooring, ceiling lighting and a loft hatch providing access to the attic space.



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**Bedroom Two**

4.81m x 3.66m (15'9" x 12'0")

A generously sized double bedroom with a front-facing window that provides open views and excellent natural light. The room offers ample floor space for freestanding furniture and benefits from a practical built-in storage area.

**Bedroom Three**

2.66m x 2.95m (8'8" x 9'8")

Another well proportioned double bedroom located with a window looking out to the front which offers excellent views and natural light. There is ample space for freestanding furniture and there is laminate flooring and ceiling lighting.

**Bedroom Four**

2.10m x 4.46m (6'10" x 14'7")

A charming and well arranged double bedroom with a window to the side offering lovely scenic views of the open countryside. There is laminate flooring and ceiling lighting.

**Bathroom**

1.72m x 3.27m (5'7" x 10'8")

A pleasant bathroom comprising of a WC, wash hand basin with mixer tap and a P-shaped bath with mixer tap and electric shower with complementary curved glass screen and fresh modern tiling surrounding. There is an opaque window to the front, laminate flooring and ceiling lighting.

**Double Garage**

5.80m x 5.80m (19'0" x 19'0")

Two up and over doors at the front open into this wonderful spacious timber garage. A door at the side allows entry to the garden and there is concrete flooring power and light. The space is currently arranged as a versatile informal living and leisure space, offering excellent flexibility for a range of uses. It features a bar area with shelving and counters, multiple seating zones and electrics to allow for a wall-mounted TV, with the remainder of the building providing generous additional storage. This adaptable outbuilding presents superb scope for continued use as a hobby or entertainment room, or for reinstatement as a traditional garage or workshop to suit individual requirements.

**Outside**

The property occupies an outstanding position with large garden grounds and breathtaking countryside outlooks. A sweeping gravel drive with lawn, to the front creates a wonderfully private yet open-feeling setting, perfect for outdoor living and entertaining while to the rear there is a further lawn area with a raised deck and separate patio seating space in addition to some mature tree and

shrub planting. It lies directly on the route of the renowned Speyside Way, offering immediate access to one of Scotland's most celebrated long-distance walking and cycling trails. The garden also backs onto the former Strathspey railway line, once vital to the region's whisky trade, and the atmospheric stone bridge still stands as a charming reminder of its historic role. Further features include the large detached double garage with a timber storage shed, greenhouse and brick store with kennel, providing superb amenity.

**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**

UNDER OFFER

**Viewings and Offers**

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

Masson Cairns

Strathspey House

Grantown on Spey

Moray

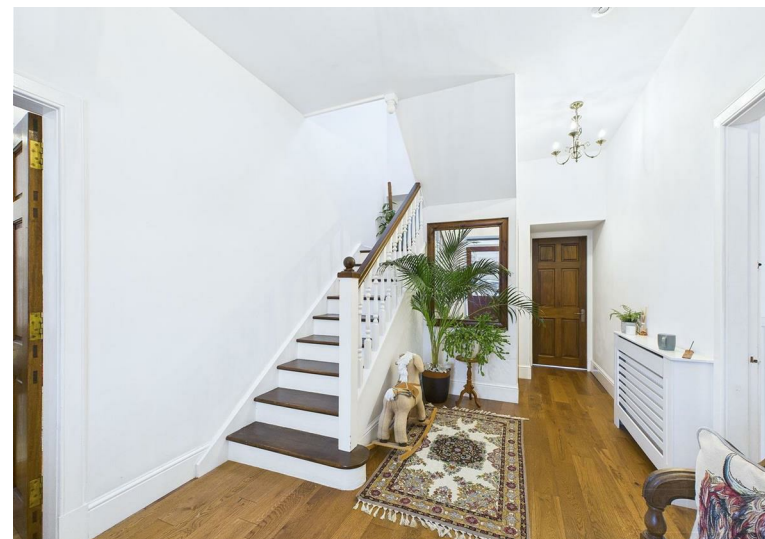
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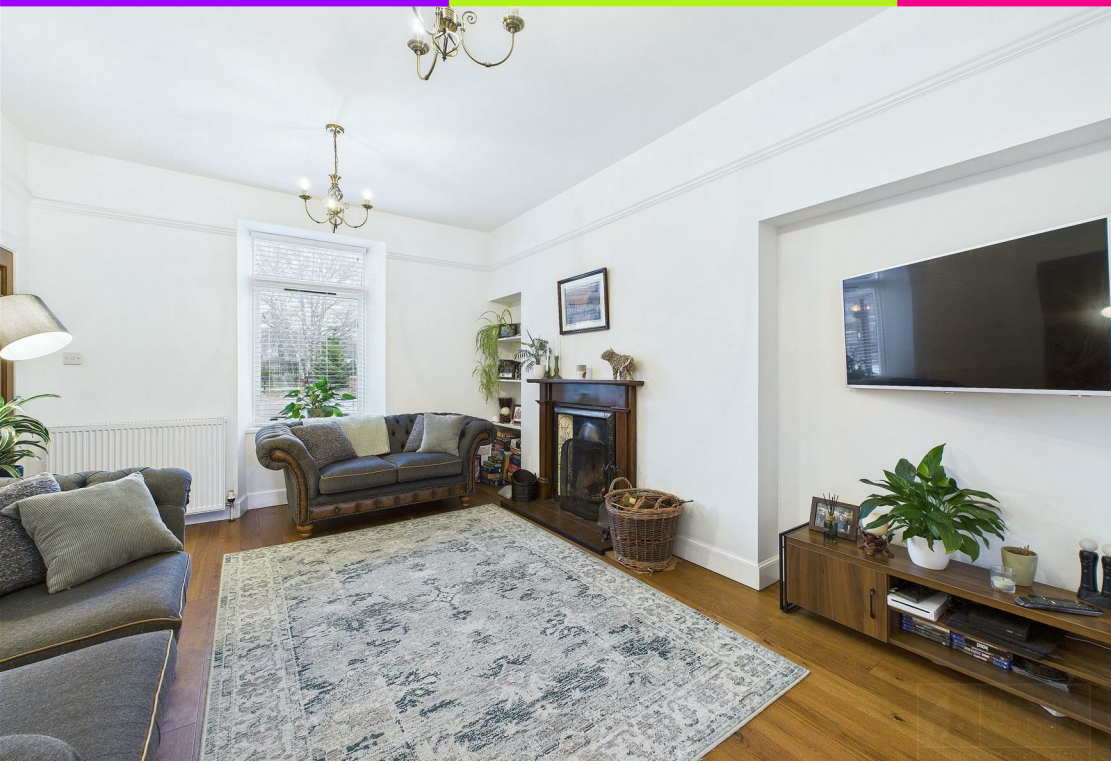
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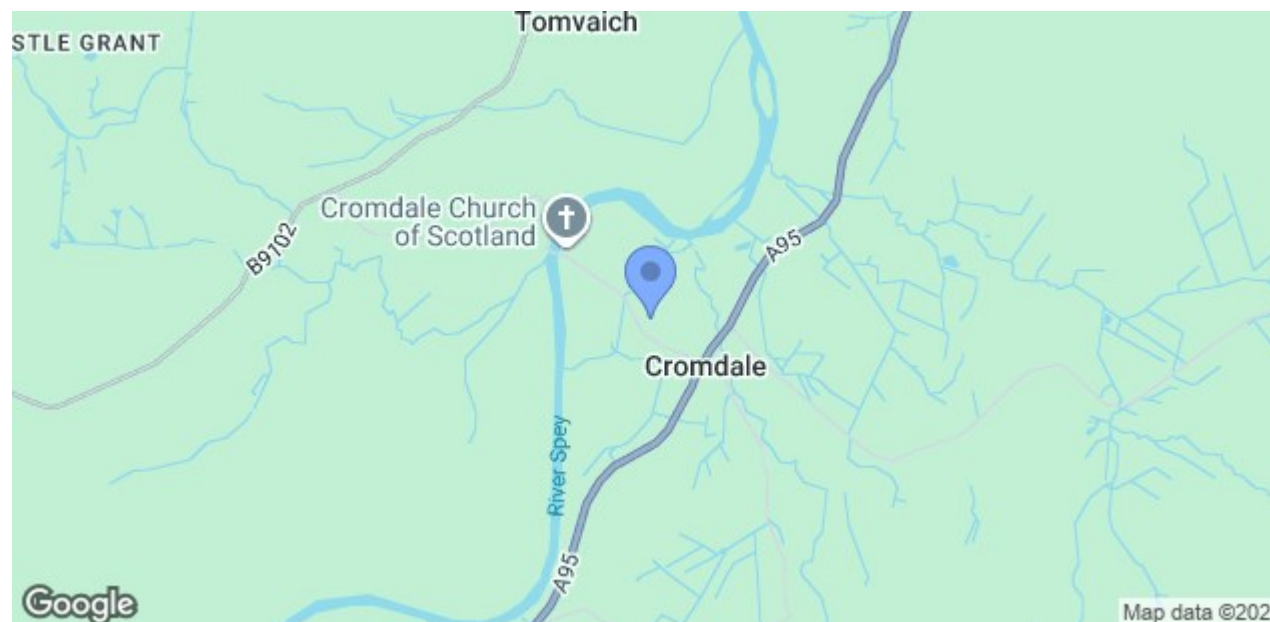
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>36</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	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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