

masson cairns LTD

Greenstrath, Auchnarrow, Ballindalloch, AB37 9JN

UNDER OFFER £190,000

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

solicitors and estate agents

UNDER OFFER - Greenstrath is an traditional detached cottage set within approxiamately 0.25 acres amid a scenic rural setting in Auchnarrow, near Ballindalloch and Glenlivet, offering some sweeping open highland views over the surrounding landscape. Impeccably renovated while preserving its inherent period character, the home features natural timber flooring, exposed ceiling beams, and stone hearth details throughout. The ground floor accommodation opens from a welcoming entrance hallway into a cosy sitting room centred around a feature inglenook fireplace with a wood-burning stove. The heart of the home is the striking open-plan kitchen, dining, and sun room extension, designed with vaulted ceilings, floor-to-ceiling multi-aspect glazing, a secondary wood-burning stove, and a bespoke kitchen equipped with solid timber worktops and a Belfast sink. Completing the main living space on this level is a well-proportioned double bedroom featuring a cast-iron fireplace insert, alongside a modern tiled shower room with a floating vanity basin. On the upper floor, the main cottage benefits from a fully floored and lined attic space with twin skylights, offering versatile potential for further development or home office use. Immediately attached to the cottage is a substantial stone byre with a full-height upper loft, presenting clear scope for conversion into a self-contained annex, workshop, or extended living space (subject to the necessary planning consents). Set within private, enclosed grounds, the property includes vegetable gardens, outdoor sitting areas, and off-street parking, all bordered by open countryside and mature forest backdrops. EPC E, Council Tax A, Home report available online at massoncairns.com

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Auchnarrow
Is a charming village situated on the road from Tomintoul to Dufftown. It is approximately four miles from Tomintoul and within the Cairngorms National Park Also close by is the village of Tomnavoulin, famous for the Tamnavulin Glenlivet Distillery, near the Old Mill centre. There is a Post Office and General Store at Tomnavoulin. Tomintoul is an attractive village conveniently situated near the Lecht Ski Slope. It is the highest village in the Highlands, with fine shopping centre, hotels and guest houses, primary school and excellent sporting facilities, including Salmon and Trout fishing on the nearby River Avon.

Transport Links
Located in the heart of the Highlands, Glenlivet offers a number of convenient travel options for local, regional, and international travel.

Road: Glenlivet is well-connected via road with the A95, a major route running through Speyside, providing easy access to both Aberdeen to the east and Inverness to the west.

Air: The nearest airports are Inverness Airport (approximately 56 miles away) and Aberdeen International Airport (approximately 59 miles away), offering both domestic and international flights.

Rail: The nearest railway station is Aviemore (around 31 miles away), which is on the main line from Inverness to London, providing connections to major cities across the UK.

Public Transport: There are regular bus services that run through Glenlivet connecting it to neighbouring towns and villages.

For schooling, Glenlivet falls within the Moray Council area, which provides a comprehensive education system. Primary education is available at Tomintoul and Glenlivet Primary School, a small but well-regarded school located right in Glenlivet. For secondary education, pupils typically attend Speyside High School in Aberlour, which is approximately 14 miles away and offers a broad curriculum.

For further education, the University of the Highlands and Islands offers a range of courses and has several campuses throughout the Highlands, with the nearest being in Elgin and Inverness. Other universities in Aberdeen and Dundee are available.

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 E

Entrance Hall
Entered via a timber front door with decorative stained glass panel, the entrance hallway provides a bright and welcoming introduction to the home with direct access leading through to the principal ground floor accommodation. The space is finished with timber flooring and ceiling lighting.

Sitting Room
3.70m x 4.74m (12'1" x 15'6")
The sitting room is a charming reception space rich in character. Its central focal point is a grand stone inglenook fireplace with stone surround, and a wood-burning stove set on a slate hearth. A deep-set sash window overlooks the front garden and exposed wooden ceiling beams and natural timber flooring finish the space.

Kitchen / Dining / Sun Room
4.86m x 3.48m (15'11" x 11'5")
This open-plan kitchen, dining, and sun room area is bathed in natural light through expansive multi-aspect glass walls. The vaulted ceiling features exposed structural timber ridge beams, and the living area is anchored by its own freestanding wood-burning stove on a slate base. The kitchen area features a range of shaker base units with solid timber worktops, a Belfast sink with copper fittings, integrated cooking appliances, and a stone feature wall with exposed granite corner stones finish the space.

Bedroom
3.69m x 2.90m (12'1" x 9'6")
Situated on the ground floor, this spacious double bedroom combines comfort with authentic period appeal. Highlights include exposed overhead timber ceiling beams, natural wood flooring, and a decorative fireplace surround with a cast-iron insert. Wall-mounted lighting illuminates the space, while a deep-silled sash window delivers natural daylight and views of the garden.

Shower Room
2.62m x 1.92m (8'7" x 6'3")
The ground-floor shower room is finished with clean contemporary fixtures and floor and splashback tiling. It comprises a corner glass shower cubicle, a low-level WC, and a countertop vessel wash basin resting on a floating natural timber vanity shelf. A chrome heated towel rail, underfloor heating, illuminated vanity mirror, and directional ceiling spotlights add to the space.

Attic
Accessed via a central hatch from the sitting room, the first-floor attic spans across the main cottage roofline. The space is floored, lined and insulated, and fully fitted with

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perimeter electrical power sockets and roof skylights. Divided into two distinct sections, it offers clear potential for conversion into formal bedroom accommodation or an ideal work-from-home studio space subject to any necessary consents.

Byre
Adjoining the main cottage structure, the traditional stone byre provides expansive storage and workshop accommodation. Accessed via a ladder, there is also a full-length, floored loft space characterised by high exposed timber A-frame roof trusses and fitted Velux windows. With direct independent access and an established planning history under Moray Council Ref: 12/02145/APP, this space represents an outstanding opportunity to create a multi-generational living annex or letting unit subject to any neccessary consents.

Outside
Greenstrath is positioned within an attractive, fully enclosed plot, extending to circa 0.25 acres, enjoying open views across adjacent farmland and nearby pine forests. The grounds are laid out with lawned garden areas, established vegetable growing beds, stone retaining walls, mature pine trees, and dedicated off-street gravel parking. Outdoor seating positions capitalize on the far-reaching views, creating a private outdoor retreat.

Services
It is understood that there is mains electricity, private water and drainage. There is electric 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
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Moray
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What Three Words Location
What3Words Location: ///hobbyists.nanny.indulgent

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FOR SALE























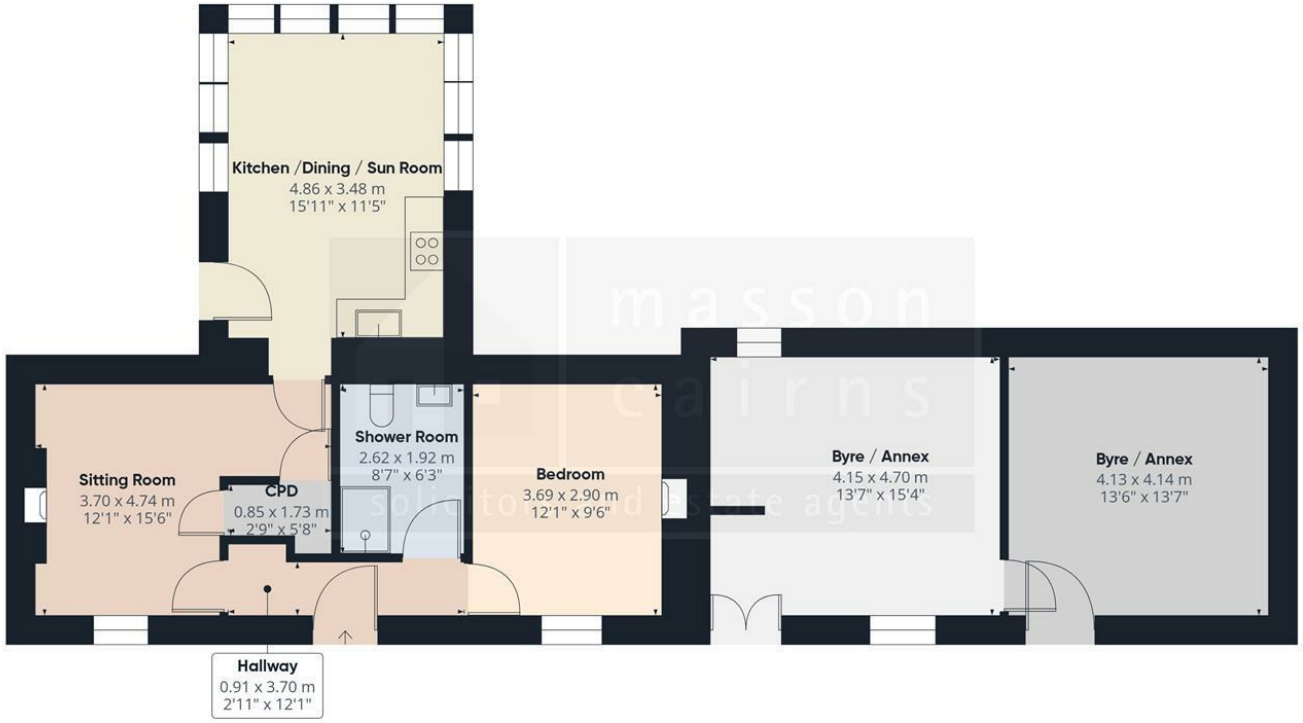





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Floor 0 Building 1

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Approximate total area(1)

89.9 m²

967 ft²

(1) Excluding balconies and terraces

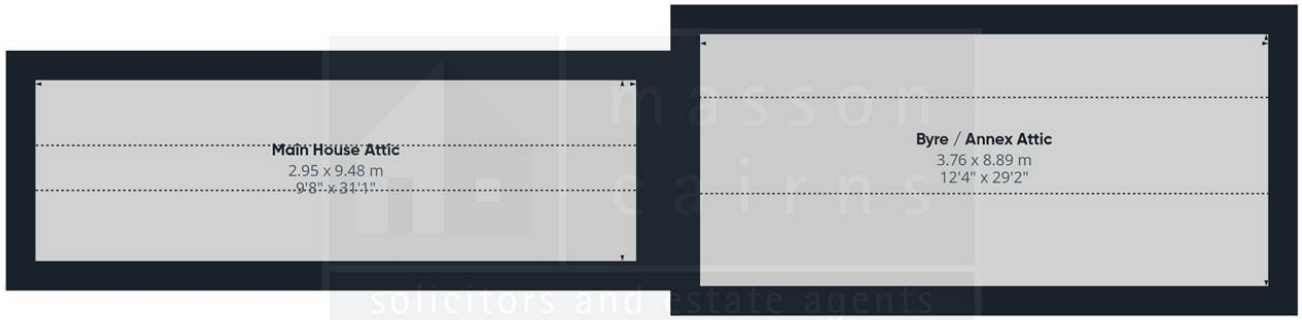
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1 Building 1

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Approximate total area(1)

63.3 m²
681 ft²

Reduced headroom

40.6 m²
437 ft²

(1) Excluding balconies and terraces

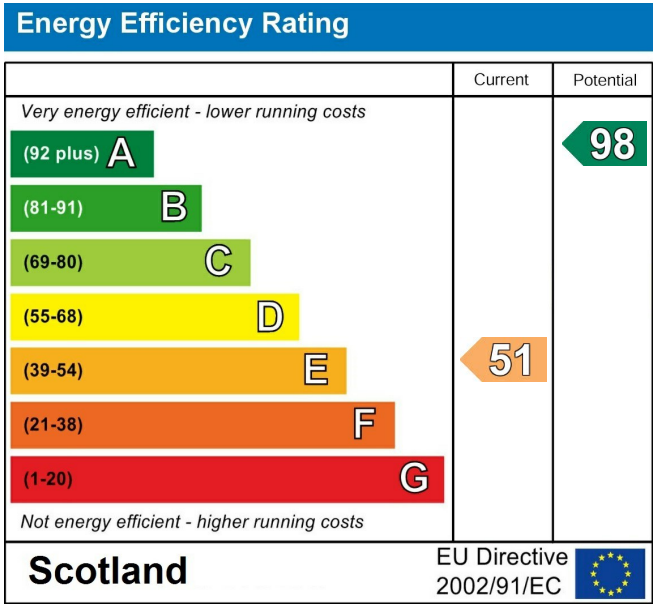
Reduced headroom
..... Below 1.5 m/5 ft

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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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