

masson cairns LTD

solicitors and estate agents

Cherry Grove, Tulloch, Nethy Bridge, PH25 3EF

UNDER OFFER £199,500

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

UNDER OFFER - Cherry Grove presents a truly exciting opportunity to create a bespoke Highland home in a peaceful yet well-connected setting. Set within a superb plot extending to approximately 0.26 acres, the site enjoys a gently elevated position in Tulloch, perfectly placed between the scenic forest village of Nethy Bridge and the vibrant community of Boat of Garten. With forest walks, cycling trails, and stunning views all on the doorstep, this is an exceptional chance to embrace a tranquil lifestyle amidst the beauty of the Cairngorms National Park. Full planning permission has been granted by The Highland Council for the demolition of the existing cottage and the construction of a thoughtfully designed detached home. The decision notice was issued on 24th April 2024 under reference 23/04973/FUL and can be viewed on the Highland Councils E-Planning website. Plans for the proposed home are already in place and, giving buyers a rare, build-ready start with no design delays. The proposed dwelling is a well-considered, two-storey home offering generous proportions and a total internal floor area of approximately 179.66m². The ground floor layout features an open-plan lounge/ dining / kitchen area ideal for entertaining, with adjoining utility room, entrance porch and shower room. Upstairs, the design incorporates three further bedrooms, including a principal bedroom with en-suite shower room, alongside a family bathroom and spacious central landing space, all cleverly designed to maximise light and functionality. Services will be a private borehole water supply and well, septic tank drainage system, and there is an electricity cable to the site. Adding to the appeal is a detached garage, already constructed on a solid concrete base. Measuring approximately 3.51m by 6.36m, the garage includes an electric door which can be operated manually, side window and access door.

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Tulloch
Tulloch, an enchanting and idyllic locale, is peacefully nestled between the captivating forest village of Nethy Bridge and the vibrant osprey village of Boat of Garten. This serene location, found in the heart of the mesmerising Cairngorms National Park, offers an unmatched blend of tranquillity, beauty, and outdoor adventure. Nethy Bridge, often known as the "Forest Village", provides a picturesque backdrop with its rich woodland setting, stunning walking trails, and an abundance of wildlife. The River Nethy winds its way through the village, adding to its charm, and providing countless opportunities for leisurely riverside strolls or picnics.

To the other side of Tulloch, the Osprey Village of Boat of Garten is renowned for its abundant bird life, including the magnificent ospreys that lend the village its name. Boat of Garten is also a hub for outdoor enthusiasts with an array of activities ranging from golf on the famous 'Glenagles of the North' course designed by James Braid, cycling, fishing to bird watching. Tulloch itself is a haven of peace and serenity, boasting expansive, panoramic views of the rolling Cairngorms and a delightful array of local flora and fauna unique to the ancient Abernethy Forest. The pace of life in Tulloch allows for relaxation and appreciation of the surrounding natural beauty.
In Tulloch you're not just buying a home, you're immersing yourself in a liftstyle, a community, and a landscape that is restorative as it is breathtaking. With a captivating mix of seclusion and accessability to neighbouring villages. Tulloch presents a unique proposition for those seeking a tranquil but engaging life admist Scotland's wild beauty.

Transport Links
From Tulloch, you can conveniently access various transportation options to explore the wider UK:

Airports: Inverness Airport (INV): Approximately 31 miles away, this regional airport offers domestic flights and some international connections. Aberdeen International Airport (ABZ): Roughly 83 miles away, providing a wider range of domestic and international flights.

Train Stations: Boat of Garten Railway Station: Located within the village, it is part of the Strathspey Steam Railway, which connects to Aviemore.
Aviemore Railway Station: Approximately 6 miles away, with regular services to Inverness, Glasgow, and Edinburgh, as well as connections to the wider UK rail network.

Road Routes: A95: The A95 north leads you to the world famous Speyside Malt Whisy Trail. This arterial road connects Boat of Garten to the A9, a major north-south route traversing Scotland, providing access to Inverness, Perth, Stirling, and Glasgow. A939: This scenic route connects Boat of Garten to the A96, linking Inverness to Aberdeen, offering an alternative route to eastern Scotland.

With these options, Tulloch serves as a convenient base for exploring the UK's diverse destinations, whether traveling by air, rail, or road.

Home Report
The property is uninhabitable and does not require a Home Report or EPC

Current Accommodation
The current layout of the property comprises a single-storey, stone-built cottage under a corrugated roof with a later timber extension to the rear. The internal configuration includes a central hallway leading to a spacious open-plan kitchen and dining area, which sits adjacent to a compact hallway and family bathroom. Two bedrooms are positioned side by side on one side of the property, and there is a separate sitting room. A small store room is accessible off the rear hallway. The property is in poor condition and ready for demolition, offering this prime opportunity for replacement.

Planning
Full Planning Permission (ref: 23/04973/FUL) has been obtained from the Highland Council. The decision notice of approval was issued on the 24th April 2024. Further details on planning can be obtained by visiting the Highland council E-Planning website and typing in the reference 23/04973/FUL http://wam.highland.gov.uk/wam/. An asbestos Survey was carried out, Asbestos tested and removed. The Council fee for demolition is paid. Trees within the plot have been professionally managed or removed where necessary. Well respected local full service building firm, Laings are able to assist with the build.

New Home Overview
The proposed new home is a well-designed 1.5-storey dwelling with a total internal floor area of approximately 179.66 m² (103.30 m² on the ground floor and 76.36 m² on the first floor). It combines practical living space with a modern aesthetic and traditional materials, well-suited to its rural setting. The ground floor centres around a spacious open-plan layout, with a generous lounge / dining area featuring large windows and a wood-burning stove in additiion to a well equipped kitchen which includes access to a utility room and side entrance. A front porch leads into a hallway with a shower room.

The first floor includes a spacious upper landing with access to three comfortable bedrooms with integrated wardrobe space. The principal bedroom benefits from an en-suite shower room, while the two additional bedrooms are

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served by a well-appointed family bathroom. Externally, the home is finished in a mix of timber cladding and wet dash render, with a natural slate roof. The south-east elevation is a focal point, featuring full-height glazing and stonework reused from the original cottage, adding a sustainable and characterful touch. The south-west elevation includes integrated PV solar panels, improving energy efficiency and reducing future running costs. Laings, a well-respected local full-service building firm, are available to assist with the construction of the new home, offering their expertise and local knowledge to help bring the project to life.

Garage
3.51m x 6.36m (11'6" x 20'10")
The newly built garage is of timber construction with a corrugated pitched roof on a concrete base. There are electrical conduits in place to connect the garage to the supply. There is a side window and door as well as a electric garage door which can also be operated manually.

Outside
The property sits on a generous plot of approximately 0.26 acres, offering plenty of outdoor space with open grassy areas and a scattering of mature trees that add privacy and shelter. The grounds are well-suited to a range of uses, from play and gardening to outdoor seating and enjoying the peaceful surroundings. Overall, the outside space complements the rural setting and offers real potential for future use.

Key Points
* Prime Location in Cairngorms National Park
* Substantial site circa 0.26 acres
* Full planning for luxury accommodation
* Rarely Available Opportunity

Services
It is understood that there is mains electricity, private water provision available from a borehole and well, drainage will be to a septic tank.

Location
What 3 words ///countries.companies.mount

You can use the what3words app or website to search this exact location

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
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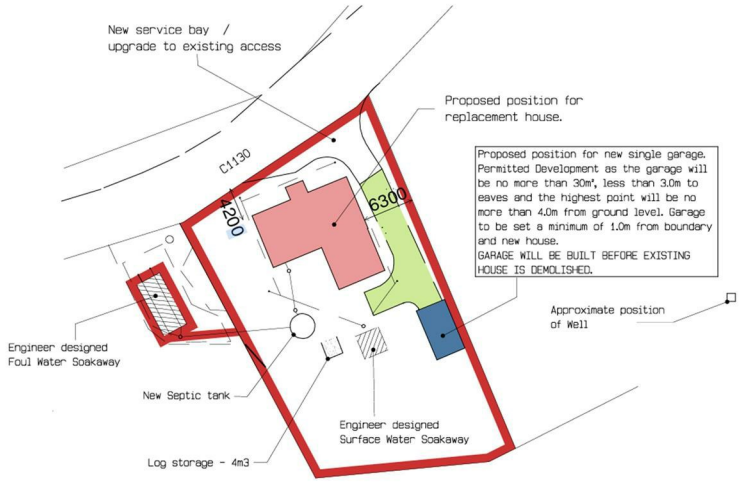
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SITE PLAN



Planning Application Ref: 23/04973/FUL
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BLIZZARD
SHORT


Cherry Grove



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Approximate total area(1)

90.23 m²

971.25 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.

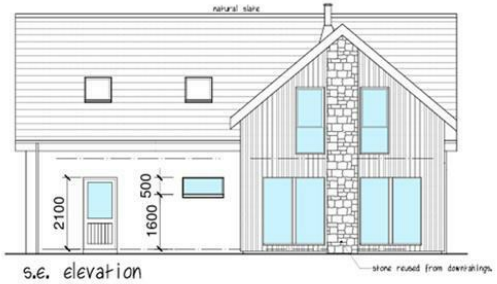
Calculations are based on RICS IPMS 3C standard.

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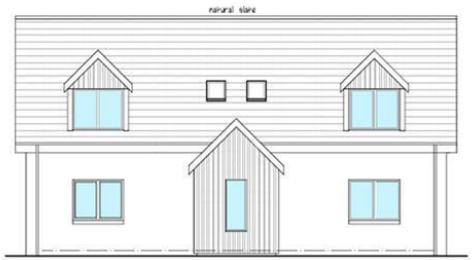
ELEVATIONS



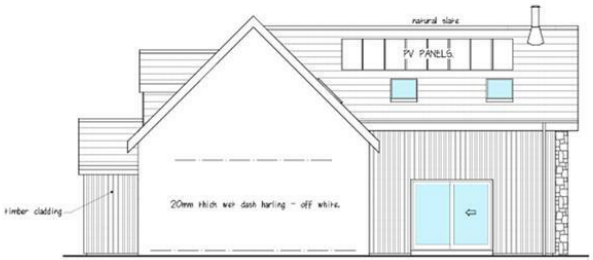
s.e. elevation



n.e. elevation



n.w. elevation



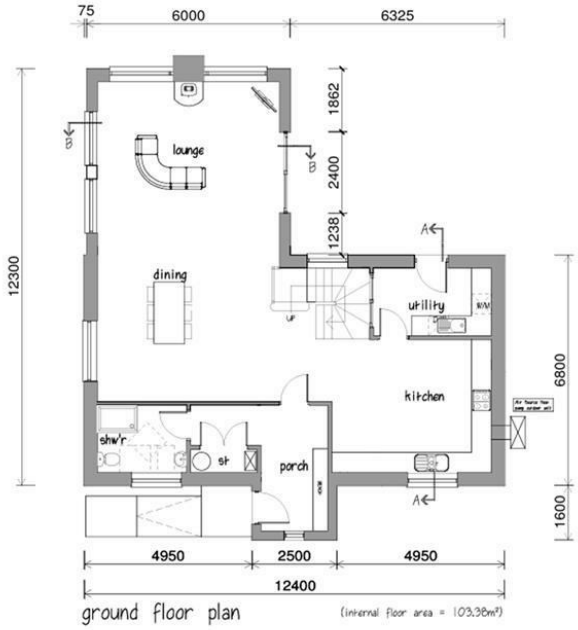
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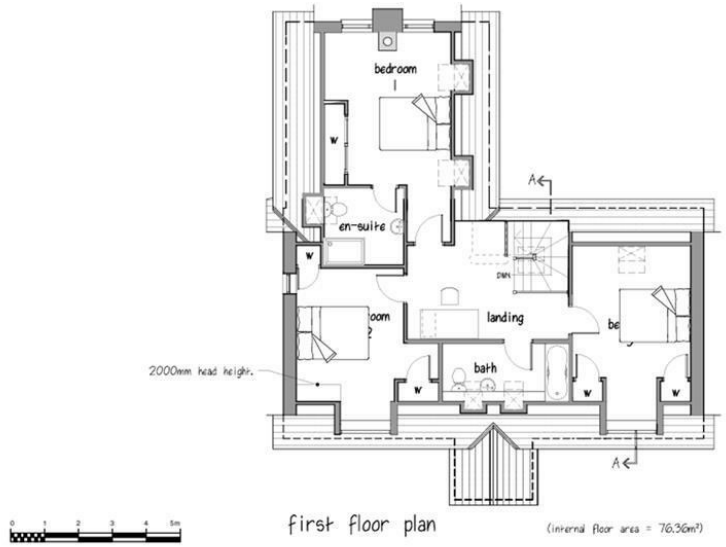
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FLOOR PLANS





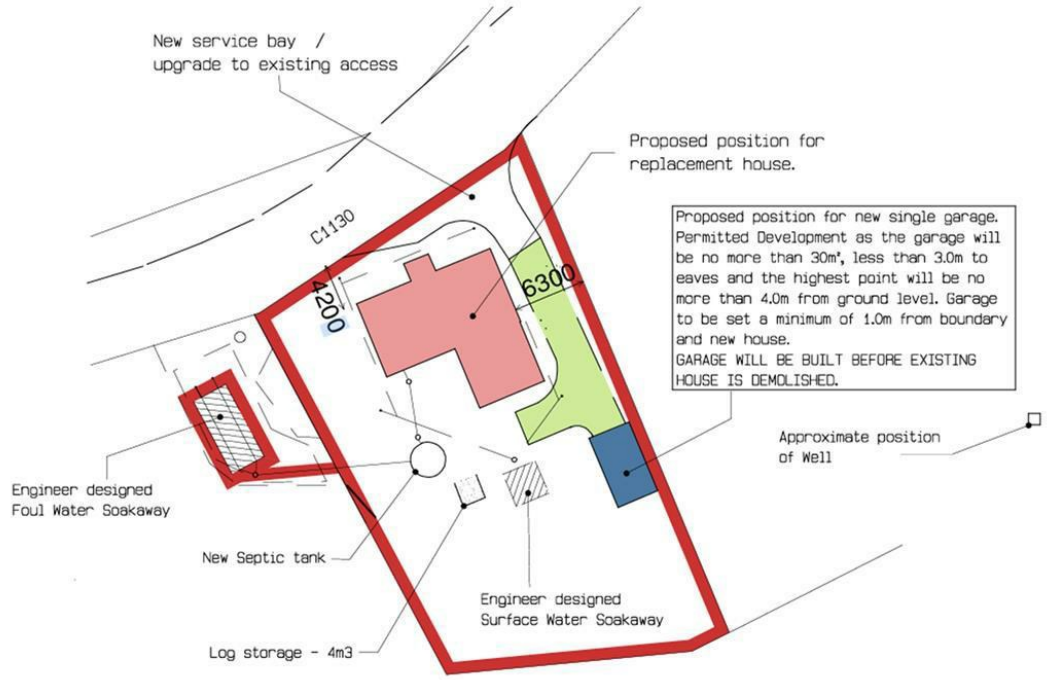
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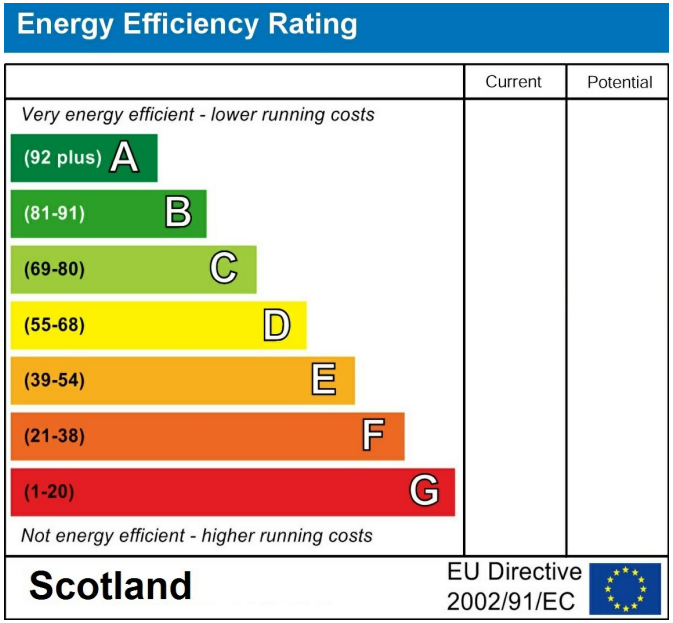


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While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters

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