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Swamp Castle, Nethy Bridge, PH25 3DB

Offers Over £580,000

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

Tucked away in the quaint heart of a forest village within the iconic Cairngorms National Park lies a unique property that beckons those seeking a harmonious blend of modern luxury and natural tranquility. Spanning a generous 0.6 acres, this residence is enveloped by pristine grounds teeming with a rich tapestry of wildlife, an ever-changing panorama that promises seasons of wonder. As you step inside, be prepared to be captivated by the impressive accommodation. The first floor boasts an awe-inspiring open-plan living space, where every corner has been meticulously designed to amplify natural light and scenic views. Open the doors to a picturesque balcony, where the vistas of the garden and the melodies of nature become a daily indulgence. The kitchen enjoys an excellent range of units fitted with integral appliances, it effortlessly flows into a commodious dining area ideal for hosting dinners where the backdrop comprises of manicured gardens, thanks to direct access to the enchanting garden. The home's thoughtful design continues to impress with its welcoming entrance hall and a modern shower room. The property comprises four spacious bedrooms, each designed to be a personal sanctuary. The principal bedroom is accentuated with an en-suite, ensuring privacy and luxury, while another bedroom, echoing the needs of the modern world, has been seamlessly transformed into a dedicated home working space. Stepping outside, an attached garage offers the perfect blend of functionality and design while the gardens narrate tales of nature's artistry. Wander through manicured lawns, pause by the tranquil pond and immerse yourself in the myriad species of wildlife, flora, and fauna that call this garden home. Council Tax Band F, Energy Performance Certificate Rating C. To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download.

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Nethy Bridge

Nethy Bridge is a charming village located in the heart of the Scottish Highlands, surrounded by the breathtaking beauty of the Cairngorms National Park. With its lush forests, meandering River Nethy, and an abundance of wildlife, this serene destination offers visitors an unforgettable experience. The village boasts a rich history, with evidence of settlements dating back to the Bronze Age. Nethy Bridge takes its name from the old stone bridge that crosses the river, connecting the village to a vast network of walking and cycling trails. Visitors can explore the ancient Caledonian Pine Forest, home to red squirrels, capercaillies, and other native wildlife, or venture further into the Cairngorms for breathtaking views and exhilarating hikes. Nethy Bridge is also a haven for birdwatchers, with the nearby Loch Garten Osprey Centre providing a unique opportunity to observe these magnificent birds of prey. The Strathspey Steam Railway, an iconic part of Scotland's heritage, allows visitors to travel through the stunning landscape in style. With a friendly community, local shops, cosy accommodation options, and tea room, Nethy Bridge offers a warm welcome.

Transport Links

From Nethy Bridge, you can easily access various transportation options to explore the wider UK:

Airports: Inverness Airport (INV): Approximately 36 miles away, this regional airport offers domestic flights and some international connections. Aberdeen International Airport (ABZ): Roughly 80 miles away, providing a wider range of domestic and international flights.

Train Stations: Carrbridge Railway Station: About 9 miles from Nethy Bridge, offering connections to Inverness, Perth, and Edinburgh.

Aviemore Railway Station: Approximately 13 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 Nethy Bridge to the A9, a major north-south route traversing Scotland, providing access to Inverness, Perth, Stirling, and Glasgow. A939: This scenic route connects Nethy Bridge to the A96, linking Inverness to Aberdeen, offering an alternative route to eastern Scotland. With these options, Nethy Bridge 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 where an online copy is available to download.

EPC Rating C

Entrance

1.65m x 1.54m (5'4" x 5'0")

Step inside through a partially glazed timber door into inviting entrance adorned with dual aspect windows. The space is beautifully illuminated by the warmth of natural light streaming in, creating a bright and welcoming ambiance. An internal glazed door invites you further into the home, leading seamlessly into the spacious hall, serving as the perfect introduction to the rest of your living space. This thoughtfully designed entrance effortlessly combines functionality with aesthetics, setting a luxurious tone for the rest of your new home.

Hall

Step beyond the glazed door and you'll find yourself in a generously-sized, carpeted hallway that introduces a sense of warmth and comfort underfoot. The plush carpeting lends an added layer of coziness and luxury to the space, creating a welcoming transition to the rest of the home. The hall thoughtfully provides access to most of the ground floor accommodation, offering a convenient layout that makes the space feel connected and fluid. This design ensures each area of the ground floor is easily reachable, enhancing the practicality and usability of the home. At the entrance of the hall, a beautifully crafted staircase ascends to the first floor. The staircase design not only adds architectural interest but also maximizes space efficiency. This elegantly designed hallway serves as the perfect central hub of your new home, seamlessly guiding the flow of everyday life.

Kitchen / Dining Area

3.48m x 3.79m & 3.71m x 4.22m (11'5" x 12'5" & 12'2" x 13'10")

Experience the heart of the home in the expansive kitchen and dining room. The space is well-appointed with a generous range of base, wall, and drawer units providing ample storage, ensuring everything you need is within reach. The design harmoniously combines functionality and style, catering to both everyday living and special occasions. The kitchen is equipped with quality integral appliances that are seamlessly incorporated into the design, creating a sleek and efficient workspace for culinary creativity. The window to the rear infuses the kitchen with natural light, enhancing the welcoming atmosphere. Meanwhile, this inviting space extends into a dining area, perfect for enjoying family meals or hosting dinner parties. From here, double-glazed doors open out into the patio area, effortlessly merging indoor living with the natural beauty of the outdoors. This spacious kitchen and dining room encapsulate the essence of modern living, offering a perfect blend of style, comfort, and practicality.

Principal Bedroom & En-Suite

5.13m x 4.39m & 1.98m x 3.86m (16'9" x 14'4" & 6'5" x 12'7")

This principal bedroom is a spacious sanctuary offering excellent storage through twin triple integral wardrobes. These wardrobes provide ample hanging and shelved

space for all your clothing and accessories. Twin windows to the rear illuminate the room, showcasing superb views over the surrounding gardens, offering a daily reminder of the home's tranquil setting. Additionally, the room features a door leading to a private en-suite bathroom, ensuring ultimate convenience and comfort. This room features a separate shower enclosure with a mains pressure shower and a luxurious bath for relaxation. Additionally, there's a WC and a wash hand basin, complemented by a chrome mixer tap. The bathroom benefits from an opaque window providing privacy while allowing in natural light, and an extractor fan to maintain a fresh atmosphere. It also includes a chrome towel radiator for added convenience adding a practical touch to the room's simple design.

Shower Room

2.11m x 3.63m (6'11" x 11'10")

Discover a stylish shower room, beautifully appointed with a sleek WC and wash hand basin with a chrome mixer tap. The wall-mounted cabinet mirror, shelf and dedicated shaver socket add both functionality and style, creating a refined and practical space for everyday use. The spacious shower cubicle, features an electric power shower and practical full height tiling. The shower room also benefits from an opaque window providing privacy while allowing in natural light, and an extractor fan to maintain a fresh atmosphere.

Bedroom Two

3.53m x 3.63m (11'6" x 11'10")

A spacious double bedroom that is a perfect blend of style and functionality. A window to the front invites ample natural light, creating a warm, inviting ambience while offering views of your surroundings. The room boasts double integral wardrobes, offering ample hanging and shelved storage for your clothing and accessories, and seamlessly blending into the room's décor.

Bedroom Three

3.28m x 3.56m (10'9" x 11'8")

A further bright double bedroom, filled with natural light streaming through a large window to the front. The room is complemented by an integral double wardrobe, offering ample hanging and shelved storage for your clothing and accessories, and seamlessly blending into the room's décor.

First Floor Living Space & Sitting Room

3.68m x 4.55m & 4.75m x 7.19m (12'0" x 14'11" & 15'7" x 23'7")

Climb the staircase and step into a spacious and inviting sitting and living room spaces, where comfort meets style. An expansive array of windows capture superb, unspoiled verdant views, offering a constantly changing canvas of nature's beauty, as well as allowing for excellent levels of natural light to stream in, creating an atmosphere of brightness and warmth. The open plan area features two main focal



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points, with the first being the open fireplace, with inset log burner framed by a striking timber mantle and slate hearth. It offers an inviting space to gather, where the crackle and glow of a real fire will bring comfort during cooler days and evenings. The second focal point resides in the living space and the double patio doors leading out to the balcony space overlooking the superb rear gardens. The balcony offers a seamless transition from indoor to outdoor living. From here, your eyes will be drawn to the verdant garden which extends to approximately an 0.6 acres.

Bedroom Four / Home Working

3.68m x 7.24m (12'0" x 23'9")

Off the open plan first floor sitting room and living space, you'll find a beautifully proportioned room, currently utilised as a home working space, designed to inspire creativity and productivity. Dual aspect windows bring the outside in, flooding the space with natural light. The study's placement within the home provides easy access while maintaining a sense of tranquility, ensuring the perfect balance between connectivity and peaceful seclusion. Whether you're working, reading, or simply enjoying some quiet time, the home working space provides a serene sanctuary away from the main living spaces. Views from the windows, provide a constant connection to the natural beauty surrounding this charming home, making the space not just practical addition, but also a delightful retreat.

Loft Space

5.08m x 6.83m (16'7" x 22'4")

A door from the home working space provides access to the loft area, above the garage, that is floored, and insulated. The loft provides an abundance of easily accessible storages space. Natural light and ventilation is provided by the installation of a window to the side of the property. With the appropriate planning consents there is opportunity for further development of this space.

Garage

6.0m x 4.0m (19'8" x 13'1")

The garage features a door to the rear of the property, providing easy from the outside. The concrete base is durable and strong, providing a sturdy foundation for all your storage needs. Inside, there is power, lighting and plumbing with working sink allowing you to work and store your belongings with ease. The window to the rear provides natural light and ventilation. The double doors to the front provides easy vehicular access to the space and allows for convenient parking outside. The garage space also conveniently houses the oil fired boiler.

Outside

The delightful garden grounds surrounding this house are truly impressive, and

are a standout feature of the property. The lawns are well-maintained and provide plenty of space for outdoor activities, relaxing and socialising with family and friends while the mature tree and shrub planting add to the natural beauty of the area. The garden is bounded with a mix of fencing and attractive hedging and the softly flowing Duack Burn, while parking is available for multiple vehicles, including a garage, making it easy to access the property. Moving to the rear of the property an area of patio provides room for outdoor furniture and allows for alfresco dining. The views of the garden and surrounding countryside are truly breathtaking with seemingly endless forest offering a peaceful and relaxing environment. An adjacent plot of land encloses the delightful pond with, a mixture of trees and wild areas, providing a sanctuary for wildlife including rare species of butterfly and dragonfly. A greenhouse also provides the opportunity for home grown produce. Overall, this property is situated in a truly idyllic setting, making it the perfect place to call home for anyone who enjoys the beauty of nature and the tranquility of the countryside.

Services

It is understood that there is mains water, drainage and electricity. There is oil fired central heating.

Entry

By mutual agreement.

Price

Offers over £580,000 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

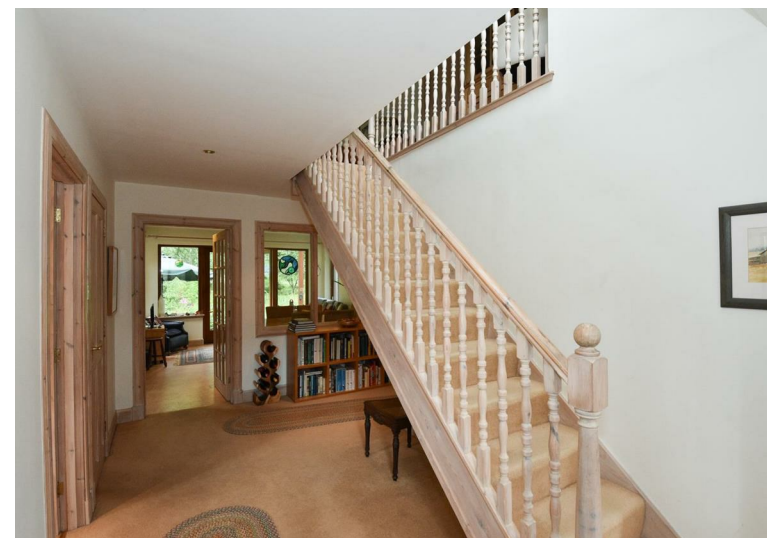
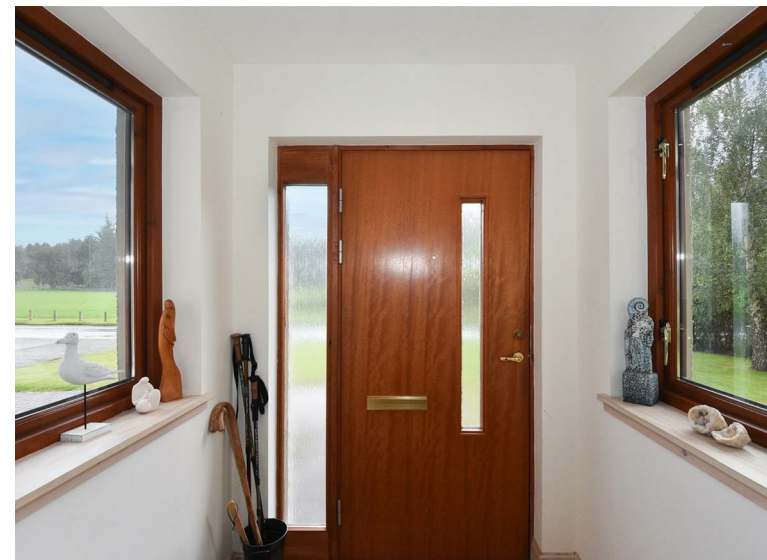
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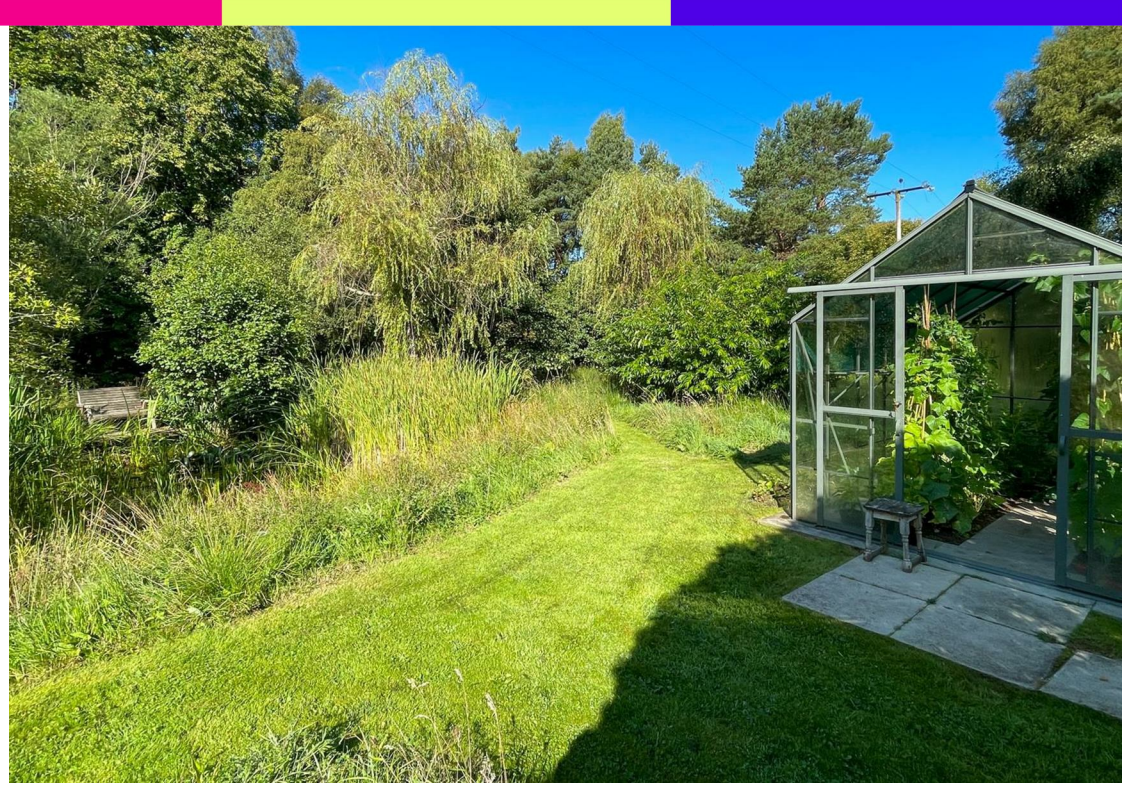
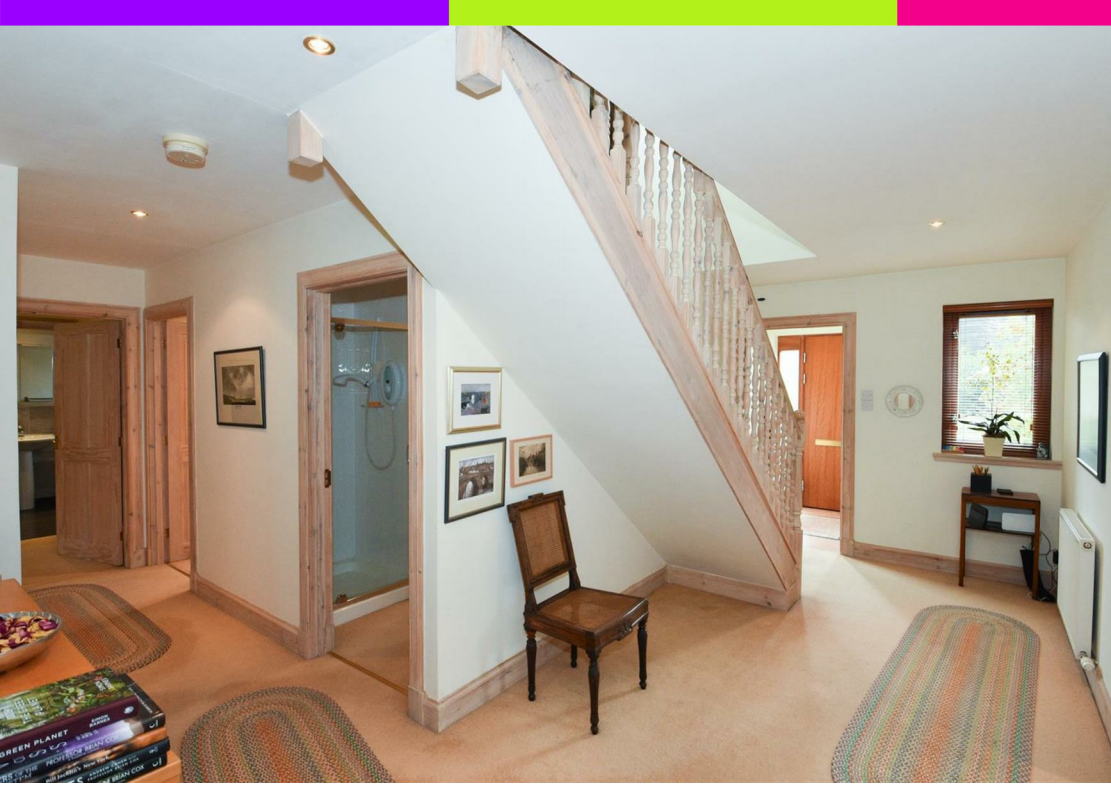
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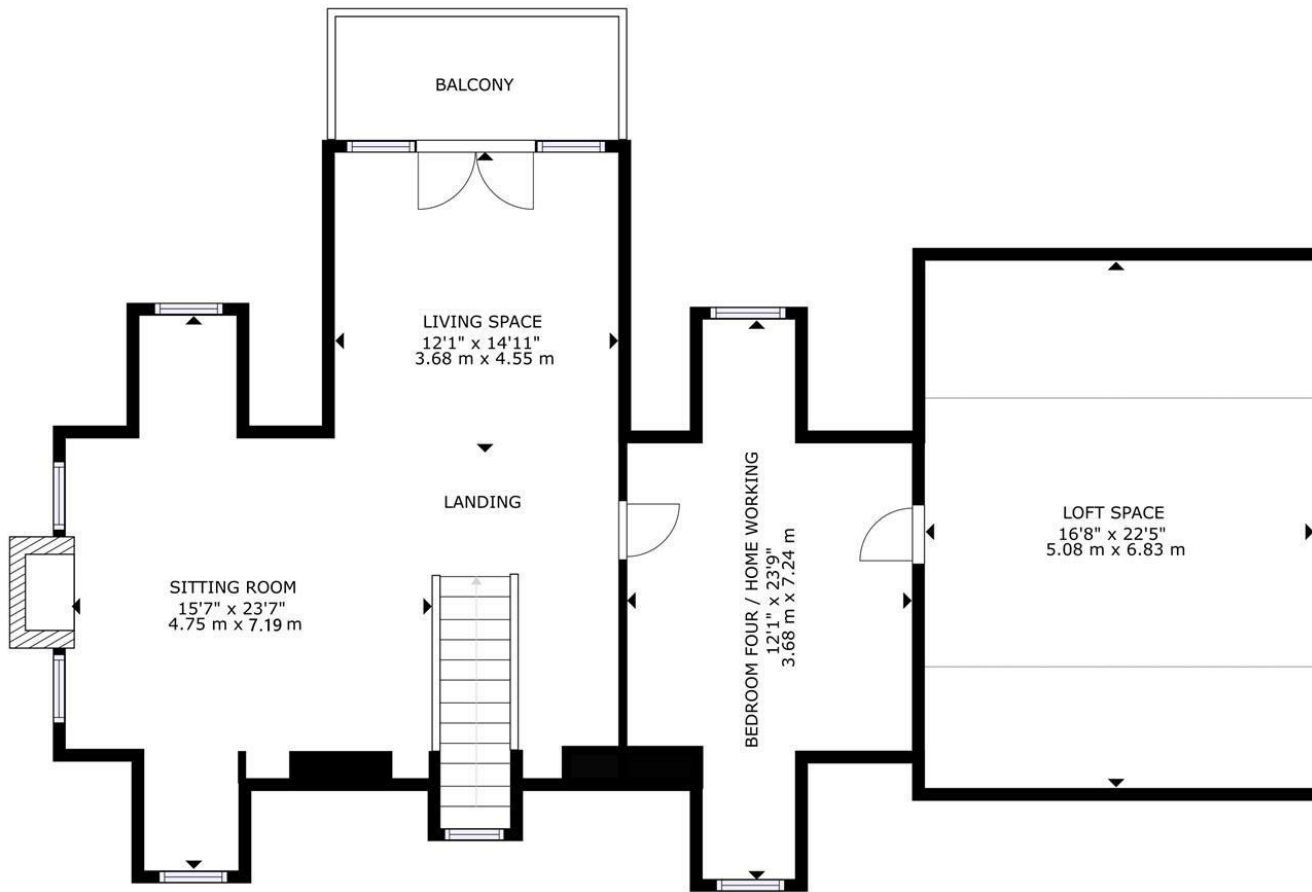












GROSS INTERNAL AREA
 FLOOR 1: 1192 sq ft, 110.78 m², FLOOR 2: 878 sq ft, 81.58 m²
 REDUCE HEADROOM: 235 sq ft, 21.78 m²,
 TOTAL: 2070 sq ft, 192.36 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 2



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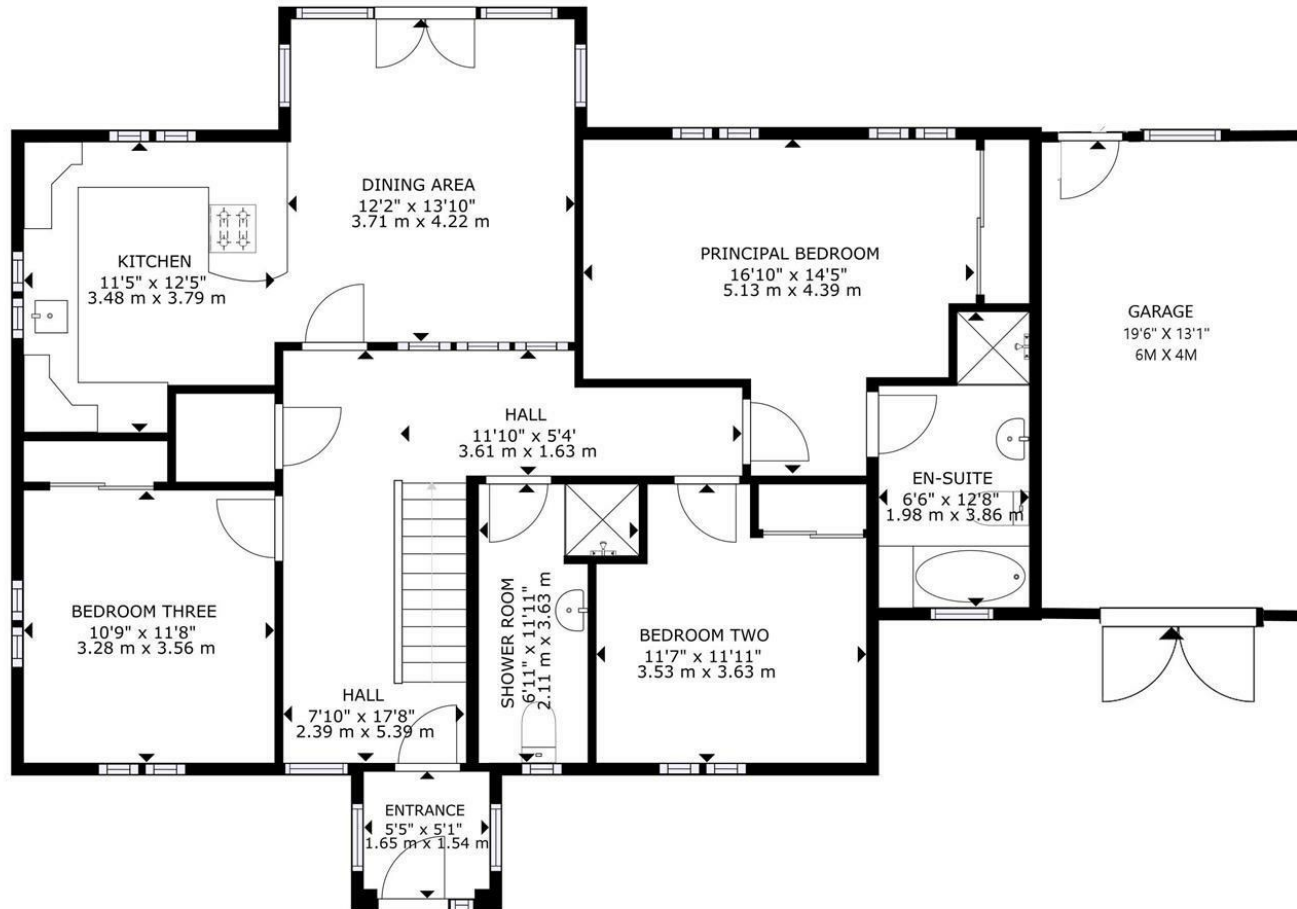
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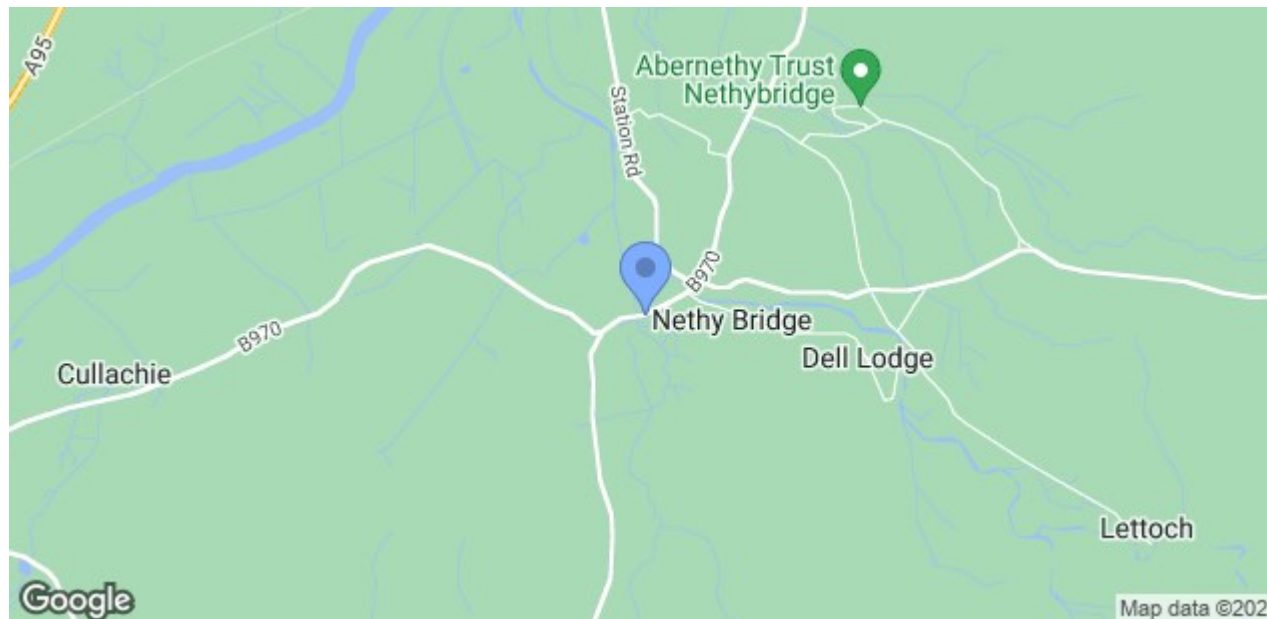
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	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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