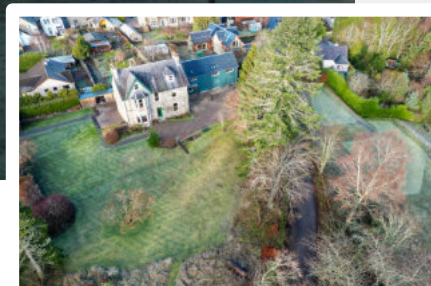


Achnacoille, Forest Road, Granttown on Spey, PH26 3JL



In a superb, quiet location with great views to the nearby renowned golf course, forest and mountains. This spacious, five bedroom detached family villa or potential "work from home" property is offered for sale as a traditional period family home. The villa and sympathetic extension are enhanced by attractive low maintenance garden grounds which extend to approx. 1 acre with outstanding panoramic views. The centre of this popular town and the famous river Spey is within easy walking distance with all local amenities nearby.

- Entrance vestibule
- Expansive twin aspect dining room with open fire
- Study / library
- Media / TV room
- Bright, spacious open plan kitchen/diner with Aga and appliances and french doors
- Rear lobby, utility room, WC,
- Extension providing office area, plant room, store and upstairs open plan studio / games room
- First floor - Master double bedroom with en-suite and dressing room
- Four further bedrooms / two with en-suites
- Family shower room
- Biomass central heating system
- Double glazed extension
- Large driveway
- Integral double garage/workshop
- Extensive garden grounds of approx. 1 acre with outbuildings

07

STATION SQUARE GRAMPIAN ROAD
AVIEMORE PH22 1PD
T: (01479) 811 463 / 810 020

OFFERS OVER £635,000 ARE INVITED

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www.highlandpropertyservices.co.uk

GRANTOWN ON SPEY which lies in the Spey Valley, is renowned as an all year around popular town and holiday centre within the Cairngorms National Park. There is a range of hotel and guest house accommodation together with both a primary and grammar school which offers education to university entrance standards. Sporting facilities include an 18-hole golf course, excellent salmon and trout finishing in the river Spey, leisure centre and pool with tennis and bowling. The Lecht and Cairngorm Mountain range with their winter sports facilities are a short drive away. Mainline rail services – Aviemore Station 15 miles / A9 trunk road nearby. Inverness airport 45 miles drive.

THE PROPERTY

PH26 3JL

This is a superb stone built detached dwelling house (circa 1890s) in a delightful location overlooking the renowned golf course and extensive woods and mountains. The spacious accommodation is split over three levels with a relatively recent 1.5 storey extension added in 2012. The property is a short walking distance from the river Spey and town centre and stands in spacious grounds extending to approximately 1 acre. The grounds may provide possible scope for development with a potential building plot having been contemplated, subject to consent. The house itself has been considerably refurbished with the new extension adding additional multi-use accommodation together with a (wood pellet) bio-mass heating system plus double garage. The property also benefits from a number of period features including, timber stairwells, some pitched pine doors and windows / wall panelling, ceiling cornice and feature fireplaces, stoves and surrounds. There are a range of TV sockets and fast IT connection within the property. All integral appliances, floor-coverings, carpets, curtains and light fittings are included in the price. Some additional furnishings maybe available by private bargain.

MAIN ENTRANCE

This imposing period property is accessed via its own private gated driveway in a quiet, secluded location just off Forest Road near the centre of this popular town..

Ground floor

Double outer leaf external timber doors leading into spacious hallway with feature stairwell to all other floors. The extension also has the benefit of its own entrance.

HALL

Impressive area with doors off to dining room, study / library, TV room and through into the main house with pantry on the left and into the open plan kitchen / diner.

STUDY / LIBRARY

(4.6m x 3.8m)

Double aspect room with open views and a feature stove & surround. Fully fitted library area. Additional shelved cupboard "press". Radiator.



DINING ROOM

(4.95m x 3.86m)

Bay window offering superb views with additional south facing single window. Feature fireplace and surround. Radiators x 3. Door into pantry / kitchen.



MEDIA / TV ROOM

(4.6m x 2.95m)

Window overlooking the driveway / garden. Fireplace with multi-fuel stove, slate hearth & timber surround. Radiator.



PANTRY/INNER HALL

(3.25m x 1.5m)

Pantry with shelving, separate shelved cupboard with electric fuseboard. Further large under stair cupboard and additional separate shelved cupboard. Radiator.



KITCHEN / DINER

(6m x 4.9m)

Spacious bright room with double french doors out to extensive outdoor decking. Attractive range of wall and floor units with granite worktop and breakfast bar. Electric Aga cooker. Franke hot water tap. Additional Bosch electric wall double oven and electric twin hob. Double Aga family fridge/freezer with further integrated appliances including dishwasher. Tiled floor. Radiator.



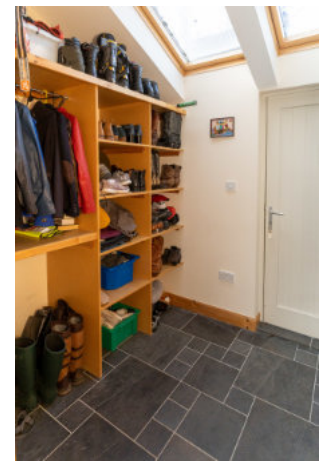
Internal lobby

Through into the rear inner hallway lobby / seating area with Utility, WC and rear access via a large cloakroom / drying area and external timber door. Ceiling velux windows.



REAR CLOAKROOM M AREA (2.25m x 1.95m)

Velux window. Partially shelved with range of coat hooks / drying area and rear external timber door.



The extension has the benefit of ground floor rooms with under floor heating with separate room thermostats. It is accessed via the lobby or the secondary house entrance via double french doors. This leads to the inner hall/office.

HALL/OFFICE (3.95m x 2.15m)

Office area with IT connection and window to side entrance. Timber stairwell to upstairs and under stairwell cupboard / heating control panel. Door with four steps down to the bio-mass heating system, large Frohling hot water tank and wood pellet store. Fuseboard.

Leading through to large open plan storage area with space for shelving/workshop and garage.

UTILITY ROOM (2.45m x 1.95m)

Velux roof window. Laundry area with sink & drainer with worktop. Space for washing machine. Shelving and cupboards.



WC (1.95m x 1.65m)

Velux roof window. Toilet with wash hand basin. Large range of shelved wall cupboards.



DOUBLE GARAGE (5.75m x 8m)

Integral, beneath the games room with windows to side with up and over twin timber clad metal doors. Spacious area suitable for additional workshop space. Power and lighting installed.



First floor extension

GAMES ROOM

(5m x 14.25m)

Games room / studio - large bright & airy open plan room with partial services already installed. Range of ceiling and side panel fitted Velux windows x 4, further circular window and French doors with a Juliet balcony. Radiators x 3. Bamboo timber panel flooring.

This open plan area may have scope, subject to consent to be changed to a further apartment / annexe.



First floor main house

Return to main house entrance hall with upstairs stairwell leading to upstairs landing with fuseboard and window to front and rooms off –

DRAWING ROOM / LIVING ROOM (8.45m x 4.65m)

Large spacious room with bay window providing panoramic outlook. Atmospheric room with feature fireplace and surround, period ceiling lighting and two further single south facing windows. Radiators x 3.



MASTER BEDROOM 1 (4.6m x 3.45m)

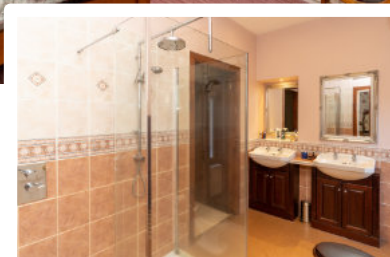
Spacious front bedroom overlooking the golf course, with dedicated en-suite and further dressing room area. Feature period fireplace (unused). Radiator.

ENSUITE shower room (3.3m x 2.2m)

Window to side. Good sized with large walk in mains shower area and "his & her" wash hand basins. Towel rail. Splash back and mirror. Radiator.

DRESSING ROOM (3.3m x 2.55m)

Internal room with fitted double wardrobe. Mirror. Radiator.



BEDROOM 2 (rear) (4.75m x 3.15m)

Twin windows to rear. Fitted desk and double wardrobe. Attic hatch. Radiator.



ENSUITE bathroom (3.5m x 1.7m)

Velux window. Fitted linen cupboard with hot water tank. Radiator.



Additional shower room adjoining: (1.2m x 1.2m)

Small compact room with window to side. Electric shower & cubicle. Radiator.

Top floor landing with roof light

There are a range of three further attic bedrooms, one with en-suite. All good sized with partial coombe ceilings.

BEDROOM 3 (front) (5.75m x 4.5m)

Large room with window with front views to woods and hills beyond with additional rear window. Fitted double wardrobe. Partial exposed feature ceiling beams. Feature open fireplace. Radiator.



ENSUITE shower room (1.95m x 1.6m)

Internal room with electric shower / WC & extractor. Hot water tank / linen cupboard. Radiator.



BEDROOM 4 (4.5m x 2.75m)

Front bedroom with dormer style window. Fitted wardrobe / cupboard. Radiator.



FAMILY SHOWER ROOM (2.45m x 2.15m)

Skylight window. Walk in electric shower / wash basin / WC. Fitted cupboard. Radiator.



BEDROOM 5 (4.5m x 2.35m)

Rear single bedroom with window overlooking gardens. Radiator.





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SERVICES

We understand the property is serviced with mains water, electricity, and drainage. Bio-mass wood chip heating and hot water provision. We understand broadband signal speed is good / excellent.

COUNCIL TAX & ENERGY PERFORMANCE RATING

This house is rated at band G currently approx. £3485 per annum (includes water charges). EPC Rating F

DATE OF ENTRY

The seller is looking for a prompt settlement date.

VIEWING

Viewings are strictly by arrangement with the selling agents by minimum 24 hour pre-appointment only. To avoid disappointment when travelling, please always confirm any viewing with our office prior to setting off.

HOME REPORT

Linked from our website or available on request from our offices.

OFFER / SERVICES

Highland Property Services are pleased to provide any potential purchaser of this property with a full legal service from an established Scottish solicitor to act in the purchase. All offers from your solicitor in the standard Scottish style must be made direct to Highland Property Services. Our client reserves the right to accept an offer at any time. In the event that a closing date is set, we are only able to liaise with clients who have instructed their solicitor to note interest on their behalf. Where an offer is accepted in principle, it is the responsibility of the purchaser's solicitors to do all ID checks under the 2017 AML Regulations (Anti Money Laundering).



GARDEN

Access is via a pavior and stone chip driveway to the double garage and store. The garden at the front is mostly screened with mixed mature trees and opens out onto a superb lawn with a large number of mature trees and a conifer hedge along the fenced area. At the bottom of the garden is a partially unfenced area / potential building plot. At the south facing side of the property there is an extensive timber deck and a drying area with footpath to the outbuildings.

GARDEN SHED

This is a large timber shed on the edge of the garden, currently used as a timber store.

OUT BUILDINGS:

Along the side boundary some additional timber sheds have been created as a store, timber / fuel shed and covered storage area.

ADVICE & PROPERTY MANAGEMENT

Our office can also offer guidance and advice to any prospective purchaser regarding residential letting/rental rates and a comprehensive property management service is available on request. Our sister company, Highland Holiday Homes, specialising in holiday rentals can offer holiday letting advice, they manage a range of high quality privately owned holiday properties in the Aviemore area and throughout the Cairngorms National Park

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the selling agents have not tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc. included in the sale.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what is included in the sale.



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