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Lynamer, Steading And Lots, Tulloch, Nethy Bridge, PH25 3EF
POA

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

solicitors and estate agents

****UNDER OFFER****

A once in a lifetime opportunity to acquire and play a key role in the ongoing stewardship of this lotted sale extending to over 500 acres in total, comprising of house, stone steading, moorland, grazing and native woodland located in a very popular area of the Cairngorms National Park. A superb traditional stone and slate cottage, Lynamer, sits at the heart of this offering and provides excellent potential in the spectacular and much sought after location of Tulloch close to the popular villages of Nethy Bridge and Boat of Garten. Lynamer is set over two floors, the ground floor enjoys a lounge with open fire, a bright sun porch, spacious kitchen / dining room with oil fired Rayburn, bathroom, bedroom / office and porch and upstairs there are two further double bedrooms. The property benefits with double glazing and oil fired central heating. Located adjacent to the main property there is a corrugated steel hay barn and a further substantial L shaped stone steading with pitched corrugated roof which would lend itself to conversion subject to the necessary consents. Additional to this lot which includes 36.9 acres, there are 3 further lots of grazing and woodland, lot 2 - 42.23 acres, lot 3 - 60.44 acres and lot 4 - 373.12 acres with requisite prices shown in the price section. Ideal as a peaceful retreat yet within easy reach of excellent road, rail and air links to Edinburgh, Glasgow and the south, this extremely rare combination of location, elevation and superb panoramic vista's presents an exclusive and seldom available opportunity set within the beauty of the majestic Cairngorms National Park. The sale is available as a whole, in separate lots or bundled lots. Energy Performance Certificate Rating F, Council Tax Band A

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Tulloch, Nethy Bridge

Tulloch is a much sought after area of outstanding natural beauty situated just outside the charming village of Nethy Bridge in the midst of the beautiful Cairngorms National Park, 5 miles from Grantown on Spey and 8 miles from Aviemore and ideally placed to take advantage of the many sporting and recreational facilities which the National Park has to offer. With the dramatic backdrop of the often snowcapped Cairngorms and hundreds of acres of Abernethy Forest (RSPB owned) where Ospreys nest, Nethy Bridge spans the lower reaches of the River Nethy, a mile before it reaches the River Spey one of Scotland's foremost salmon rivers.

There is a 9 hole golf course at Nethy Bridge and excellent 18 hole golf courses in the surrounding villages. Other activities include deer stalking, grouse shooting, hill walking, trekking, climbing, ski-ing, road and mountain biking amongst others. The village has a Primary School with education to University entrance standard provided by the secondary school at Grantown. Within easy reach are the Cairngorm Mountains with their winter sports facilities and the beaches of the Moray Firth are also close by. Aviemore is on the main Inverness - London Inter City rail line and the A9 gives easy access to all parts of the U.K.

Location

Situated in the extremely desirable Tulloch Moor area outside the forest village of Nethy Bridge in the heart of the Cairngorms National Park this property is located approximately 1.5 miles up a single track, ideally located to take advantage of all the area has to offer.

The diverse terrain of moorland, grazing, stream, lochan and rough land combined with the extensive woodland offers spectacular riding, sporting and walking country and as part of the Cairngorms National Park it provides an excellent opportunity to maintain and enhance the conservation of an important habitat. As the largest National park in the UK many emblematic species of flora and fauna can be found in the area including capercaillie,

red squirrel, osprey, wild cat, twin flower and freshwater pearl mussels and the effective custodianship of this land will help to maintain the very highest value to the national scenery, wildlife and cultural heritage.

Lotting

Lot 1 - To include Lynamer House, Steading, Hay Barn and 36.97 acres

Lot 2 - Grazing and Woodland Mixture - 42.23 acres

Lot 3 - Woodland - 60.44 acres

Lot 4 - Woodland and Moorland Mixture - 373.12 acres

TOTAL

207.51 Hectares or 512.76 Acres in total.

Variations on lotting apportionment will be considered dependent on interest, i.e. Lots may be sold separately or as bundles or a whole.

Lynamer House

Sun Porch

2.44m x 2.62m 8'0" x 8'7"

A wonderful sunny room fully insulated to the highest modern standards, where you can sit with a drink and relax, looking out at the peaceful and stunning open countryside. A glazed Upvc door allows access out into the garden and there is Karndean flooring and ceiling lighting.

Lounge

4.47m x 3.88m 14'8" x 12'9"

A spacious and relaxing lounge centred around a homely open fire with tiled hearth, surround and mantle and enjoying a window to the front overlooking the garden and beautiful open countryside beyond. There is carpet flooring, ceiling lighting and a radiator.

Hallway

The attractive hallway adjoins the lounge with the kitchen / dining room, double doors open to the sun porch and stairs allow access to the first floor. Natural timber flooring flows through the hallway and there is a radiator and ceiling lighting. The electrical switchgear is placed at high level and the Horstmann water heating boost controls are also placed in the hallway.

Kitchen / Dining Room

4.51m x 3.84m 14'10" x 12'7"

A light and spacious kitchen / dining room providing a range of wall and base units with complementary timber effect worktop housing a stainless steel sink and benefitting from fresh tiling behind. Featuring a warming oil fired Rayburn and with plenty space to situate a six seater dining table this lovely room is the perfect place for the family to gather together to cook and eat. There is a freestanding cooker, washing machine and slimline dishwasher. A window to the front enjoys views over the beautiful open countryside and a glazed timber door allows direct access out into the garden where you can enjoy al-fresco dining. There is quality Karndean flooring, ceiling lighting, a Manrose extractor and a Dimplex storage heater.

Bedroom Three / Study

3.22m x 3.0m 10'7" x 9'10"

Located on the ground floor, this delightful handily placed room is currently being utilised an office but would be equally at home as a third bedroom. A window to the rear allows in lovely natural light and there is carpet flooring, ceiling lighting and a radiator.

Bathroom

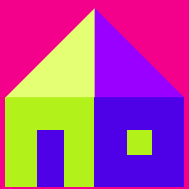
2.38m x 2.44m 7'10" x 8'0"

A fresh bathroom suite in white comprising of a WC, pedestal wash hand basin with twin taps and a bath with mixer shower tap with a glazed shower screen and quality wet wall surrounding. A cupboard houses the Megaflo water tank and provides shelved storage above. An opaque window to the side provides privacy and light and there is Karndean flooring, ceiling lighting, an Icon extractor and a radiator.

Porch

1.95m x 1.81m 6'5" x 5'11"

A timber door opens in at the side of this perfectly proportioned porch and a Velux window to the rear shines in natural light creating a bright and welcoming area to kick off your shoes and hang up your jacket. Doors open to



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the kitchen / dining room and the bathroom and there is great space for household appliances as well as footwear and outerwear. There is Karndean flooring and ceiling lighting.

Landing

A timber staircase leads up to the first floor landing where doors open to bedrooms one and two. A Velux window shines in natural light and creates a charming area for reading yet has ample room to situate a desk perhaps? Natural timber flooring flows throughout the first floor and there is ceiling lighting and a radiator.

Bedroom One

3.94m x 3.90m 12'11" x 12'10"

A light and welcoming double bedroom which overlooks the front garden and beyond to the stunning open countryside. A spacious integral wardrobe with three doors provides both hanging and shelved storage. A lovely focal point is a decorative fireplace with timber mantle and surround and there is natural timber flooring, ceiling lighting and a radiator.

Bedroom Two

3.94m x 3.87m 12'11" x 12'8"

A double bedroom enjoying a window to the front looking out over the beautiful open countryside and benefitting from an integral wardrobe providing fabulous shelving and hanging storage. There is a decorative fireplace with timber surround and mantle, natural timber flooring, ceiling lighting and a radiator.

Outside

Lynamer sits in the centre of lawned garden grounds with mature established trees and is bounded with a post and wire fence, amidst beautiful countryside full of natural wildlife, flora and fauna. A wooden farm gate opens at the rear allowing access to a driveway which provides parking for two / three vehicles. To the side of the property is an outside tap, a timber store measuring approx 3.0m x 1.5m which houses the oil tank and provides good storage for gardening equipment and a further timber store houses the water filtration system.

Video

A short video can be viewed by copying and pasting this link - <https://vimeo.com/457211541>

Services

It is understood there is mains electricity, private water supply and septic tank drainage. There is an oil fired Rayburn which feeds the radiators throughout the property.

*The filtration and UV system for the private water supply is located within a timber store located at the side of the property.

Home Report

To obtain a copy of the home report, please visit www.massoncairns.com where an online copy is available to download.

EPC Rating F

Entry

By arrangement

Prices

UNDER OFFER

N.B. Should Lots 3 & 4 be sold separately, there is an access corridor reserved by the dashed line shown on the sale plan. The route is not made up and it would be the responsibility of the purchaser of lots 3 and / or 4 to provide an appropriate fenced track.

Viewing and Offers

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

Strathspey House

Grantown on Spey

Moray

PH26 3EQ

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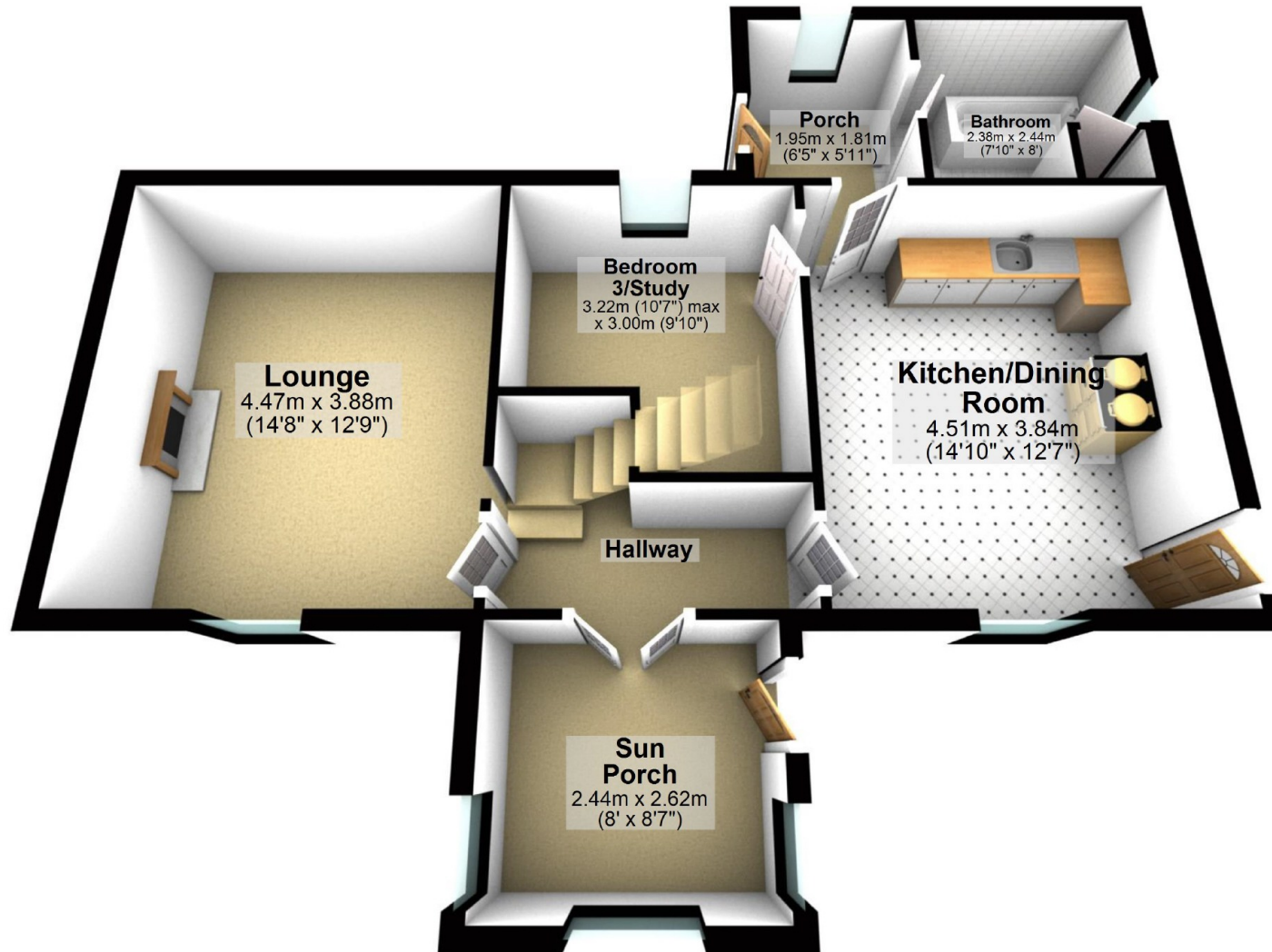
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Ground Floor



Plans not to scale, for illustration only



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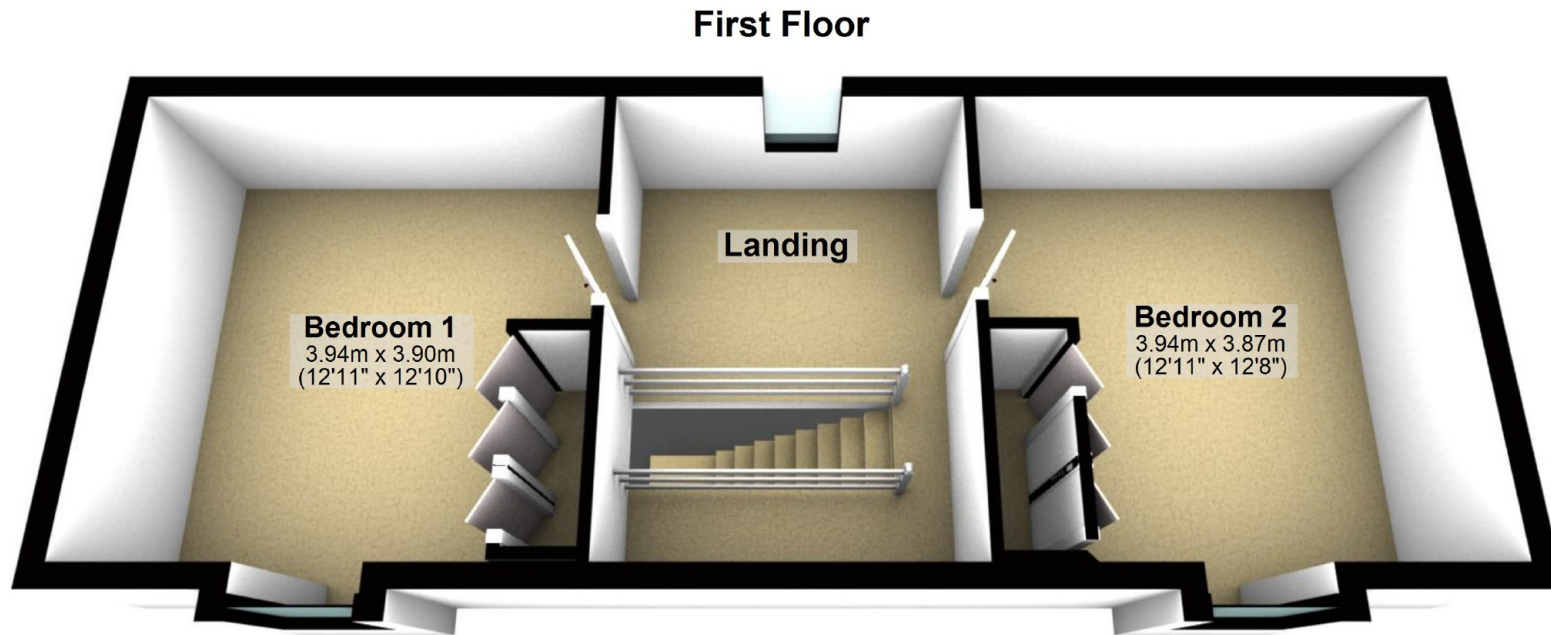
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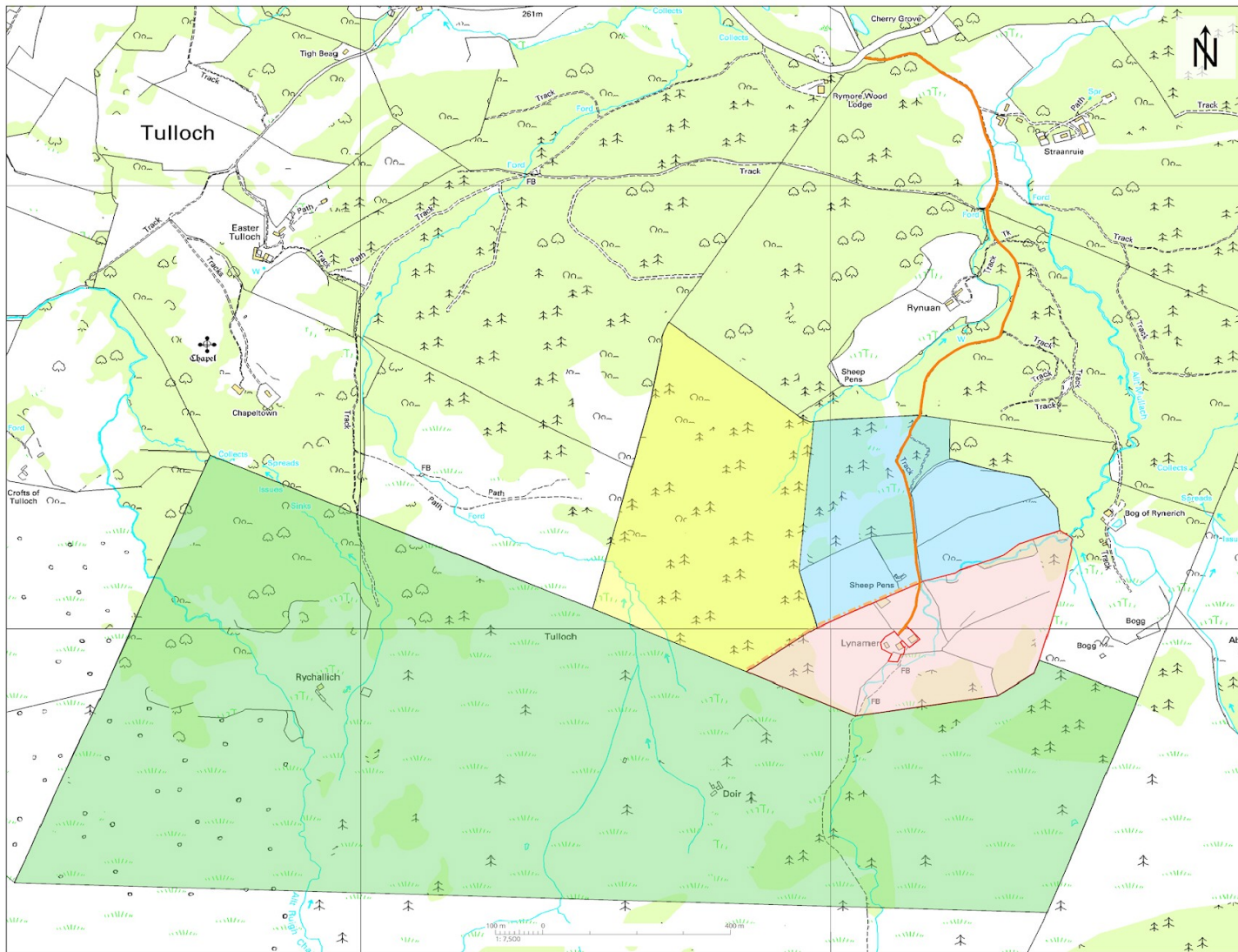
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Lot	Area (Ha)	Area (Ac)
1	14.96	36.97
2	17.09	42.23
3	24.46	60.44
4	151.00	373.12

Scale: 1: 7,500
Map centre: NH986153

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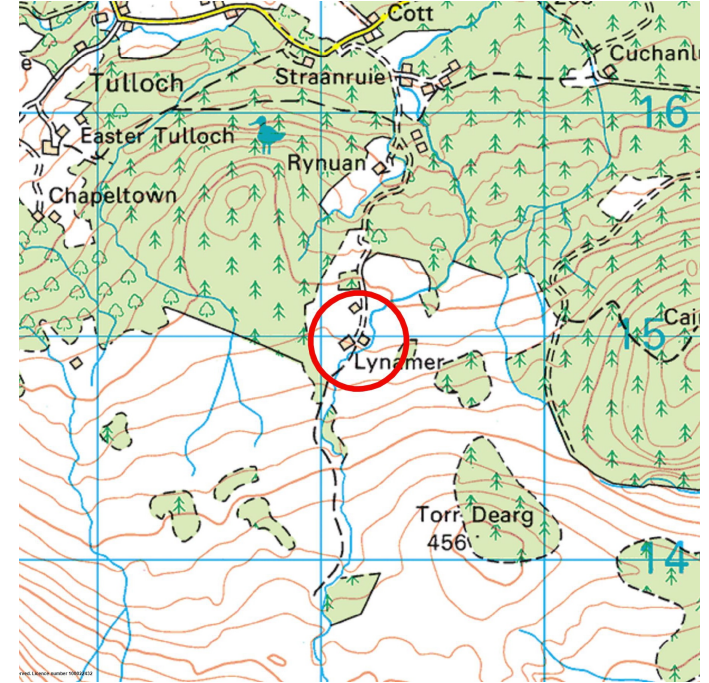
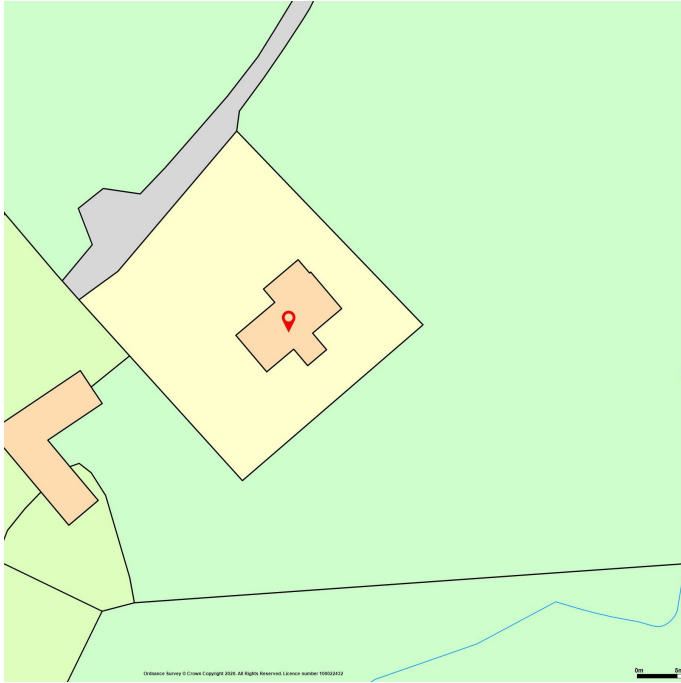
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While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters



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