

3 bedroom detached house for sale, Grantown-On-Spey PH26 (2850 GBP)



Location **Scotland, Morayshire**
<https://www.freedasz.co.uk/x-160961-z>

Set within spectacular countryside on the edge of the Cairngorms National Park, the Old Station House is located close to the Dava Way, a popular Grantown on Spey to Forres walking trail. The area is a haven for wildlife, with red deer, squirrels and golden eagles being some of the animal inhabitants and there are many outdoor sporting pursuits available within the Cairngorms National Park such as hill walking, climbing, mountain biking, ski-ing, wind surfing and golfing amongst others, as well as deer stalking, grouse shooting and salmon fishing. The property, formerly the Station Masters house and waiting room for Dava Station, is set in an idyllic location within woodland, tucked away off the A940 Grantown on Spey to Forres road. Set within approximately 1 acre of landscaped garden grounds, it has been sympathetically renovated and extended, including double glazing, oil fired central heating and oak flooring, to create a comfortable family home. Also located within the garden is a traditional Scandinavian log cabin, offering further accommodation or income potential. Grantown on Spey is approximately 8 miles distant and Forres is approximately 12 miles where amenities and shopping facilities can be found. Grantown has both primary and secondary schools and the excellent Craig Maclean leisure/community centre (named after Grantown's Olympian cyclist). The highland capital of Inverness is approximately 35 minutes drive away. The Old Station House offers the discerning purchaser a home of character with modern facilities and the opportunity to live 'the good life', yet be within commuting distance of local facilities. There are so many different delightful features in this property - too many to list - only by viewing can these be appreciated. Arrange your viewing today! INCLUDED: Fitted carpet, curtains and light fittings. Kitchen appliances. Timber log cabin, summer house, garage and shed. Other items available by separate negotiation. A Home Report is available for this property - please log on to: Reference No: HP355032 Postcode: PH26 3PU Energy Performance Certificate Rating: ECOUNCIL TAX Currently Band C (£1405 p.a. 2015 - 2016), includes water rates. Discounts are available for second home occupancy. VIEWING Viewing is strictly by appointment only through the Selling Agents. DIRECTIONS: From Grantown on Spey, take the A939 Grantown to Nairn road for approximately 7 miles. Continue on the A940 Forres road and pass the old AA box on the left hand side. Just before the 'Welcome to Moray' sign, turn right onto a track. Follow this round and the Old Station House is straight in front. Entrance Vestibule - 5' 1" x 3' 6" (1.56m x 1.07m) Double storm doors with top lights open into the vestibule. Narrow window at one side with storage/display shelf below. Wall tiling to dado height and tiled floor. Coat hooks. Glazed door to hall. Hall - 10' 10" x 3' 5" (3.32m x 1.05m) Bright hall with doors off to lounge and bedroom 1 and access to inner hallway. Central heating radiator. Smoke alarm. Triple light fitting. Curved staircase with wooden balustrade to first floor. Lounge - 13' x 12' (3.98m x 3.66m) Front facing, double aspect room overlooking garden to woodland. Feature fireplace with inset multi-fuel stove, tiled surround, stone hearth and wooden mantel. TV/Sky and telephone points. Central heating radiator. Bedroom - 11' 2' 4" x 8' 11" (3.76m x 2.73m) Front facing, double aspect room overlooking the garden to woodland. Storage/display shelf below window. Oil fired central heating radiator. 10 piece light and ceiling lights. Double doors. En-Suite - 4' 3" x 3" (2.54m x 2.54m) Three piece white suite complete with pedestal wash hand basin with vanity, WC and bidet. Access to shower, tiled walls, extra large shower tray, wall to wall tiling. Wet room. Wash hand basin. Shower. Three piece light fitting. Towel rail. Low electric light. Wall mirror. Matching glass display shelf above. Wash hand basin. Internal Hall - 12' 4" x 7' 6" (2.99m x 2.29m) Bright hall with door to vestibule and glass display shelf above. The kitchen has glazed door to the decking area and rear garden. Cat flap. Coat hooks. Smoke alarm. Three piece light fitting. Central heating radiator. Bathroom - 7' 1" x 6' 11" (2.16m x 2.12m) Spacious bathroom with Victorian style three piece white suite complete with wash hand basin, high level cistern WC and roof top bath with claw feet and mixer shower tap. Window to the side overlooking woodland. Wall tiling to dado height and tiled floor. Heated towel rail. Wall mirror with lights and glass display shelf above. Wash hand basin. Kitchen - 6' 2" x 10' 1" (4.95m x 3.09m) Bright and spacious kitchen with window to the side and sliding patio doors opening onto the decking area and living views over the garden to woodland beyond. Fitted base and wall units incorporating glass fronted display units, 1 1/2 bowl ceramic sink with drain and mixer tap and wooden worktops. Integrated fridge-freezer and dishwasher and range style cooker with two electric ovens, gas hob with wok burner and heating plate. Stainless steel extractor hood. Island unit with two feature lights above, incorporating wicker storage baskets. Mosaic style wall tiling above work surfaces. Central heating radiator.

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Glazed door to utility room. Utility Room - 10' x 7' 1" (3.06m x 2.17m) Double aspect room with fitted base and wall units. Spaces for central heating boiler, automatic washing machine and tumble dryer. Mosaic style tiling above work surfaces. Glazed door to dining room. Dining Room - 16' 9" x 11' 4" (5.12m x 3.46m) Bright and spacious room with vaulted ceiling and glazed, double doors opening onto the decking area. Two windows giving views over the garden to woodland. Multi-fuel stove at one end. Tiled floor. Four sets of spotlight racks. Central heating radiator. Landing - 6' 9" x 4' (2.06m x 1.23m) Built-in cupboard with louvre doors housing the hot water cylinder and slatted shelving. Doors off to Bedrooms 2 and 3. Bedroom - 2 13' 1" x 12' 3" (4m x 3.75m) Bright room with coombed ceilings and window to the side with arched top light. Two velux windows. Two built-in wardrobes with hanging and storage space. Central heating radiator. Triple light fitting. Bedroom - 3 13' 1" x 12' 3" (4m x 3.75m) Another bright room with coombed ceilings and window to the side with arched top light. Two velux windows. Two built-in wardrobes with hanging and storage space. Central heating radiator. Triple light fitting. Log Cabin Lounge - 16' 1" x 9' 7" (4.92m x 2.93m) Triple aspect room with double height ceiling and glazed double doors opening onto the decking area. Woodburning stove with slate hearth and surround. Stairs up to loft area. Glazed doors to Bedroom 1 and shower room. TV/Sky point. Bedroom - 1 8' 7" x 8' (2.62m x 2.45m) Window to the side overlooking garden to the woodland beyond. Shower Room - 8' 4" x 7' 10" (2.56m x 2.41m) Window to the side. Three piece white suite comprising corner shower cubicle with u201cGalaxy Aqua 3000u201d instant shower, WC and wash hand basin with u201cHeatrae Sadiu201d water heater over. Wet wall lining round shower and wash hand basin areas. Heated towel rail. Mirror with lighting and glass display shelf over wash hand basin. Extractor fan. Loft Area - 16' 1" x 8' 5" (4.92m x 2.59m) Window to the rear. Ample space for storage/sleeping.

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