

Caralan,
Carr Road, Carrbridge



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A stylish detached house combining period character and contemporary design, with flexible living space in a sought-after Cairngorms village setting.

Property

Caralan is an impressive, detached home combining a traditional stone villa with substantial modern additions, set in the Highland village of Carrbridge. The property extends to more than 4,000 sq ft of contemporary accommodation, providing four bedrooms with the flexibility for a fifth bedroom and a wealth of versatile living space.

The ground floor includes a comfortable study at the front of the house, overlooking the gardens and featuring an open fireplace. The welcoming reception hall, with tiled flooring, leads through to an impressive Lounge with a Scandinavian-style wood-burning stove and bi-fold doors opening onto the patio. Adjoining this space is the 29 ft open-plan kitchen and breakfast room, providing an excellent setting for everyday living and entertaining. The room features a vaulted ceiling, exposed timber beams and spotlights, while the kitchen is fitted with modern cabinetry, a central island and integrated appliances. South-facing bi-fold doors open directly onto the courtyard garden.

The ground floor also includes a boot room, utility room and an en suite double bedroom. On the first floor there are three further double bedrooms, including the principal suite with its dressing room and en suite bathroom. The remaining bedrooms benefit from built-in wardrobes and are served by a family shower room. A secondary staircase at the rear of the house leads to a first-floor games room/office (possible fifth bedroom), offering additional flexible accommodation.

To the front, the gardens are laid mainly to lawn and bordered by mature trees and established shrubs. A gravel driveway provides ample parking, while a gate leads to additional parking, a garage and a carport at the rear. The southwest-facing courtyard garden enjoys a sheltered aspect and features a patio providing an attractive space for outdoor relaxation and entertaining.

4,211 sq ft (391 sq m) | Freehold
3 reception rooms | 4 bedrooms
4 bathrooms

Offers Over £695,000

Location

The property lies in the picturesque Highland village of Carrbridge, set in the northern reaches of the Cairngorms National Park with its forests and the beautiful Spey Valley. The village has local amenities including a well-stocked village shop, a pub serving food, a café, a hotel and the celebrated Landmark Forest Adventure Park. A primary school is also located within the village with secondary schooling at Grantown on Spey. The resort town of Aviemore, approximately 6 miles to the south, provides a wider range of shops, restaurants, leisure facilities, including access to Cairngorm Mountain ski resort.

Carrbridge has its own railway station on the Highland Main Line, with regular services towards Inverness to the north and Perth and Edinburgh to the south, while the A9 provides swift road access across the region. Inverness Airport offers domestic and international flights.

Postcode region: PH23

General

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX, www.highland.gov.uk

Services: Mains electricity, water and drainage. Oil-fired central heating and underfloor heating.

Fixtures & Fittings: Fitted floor coverings, window coverings and integrated kitchen appliances will be included in the sale.

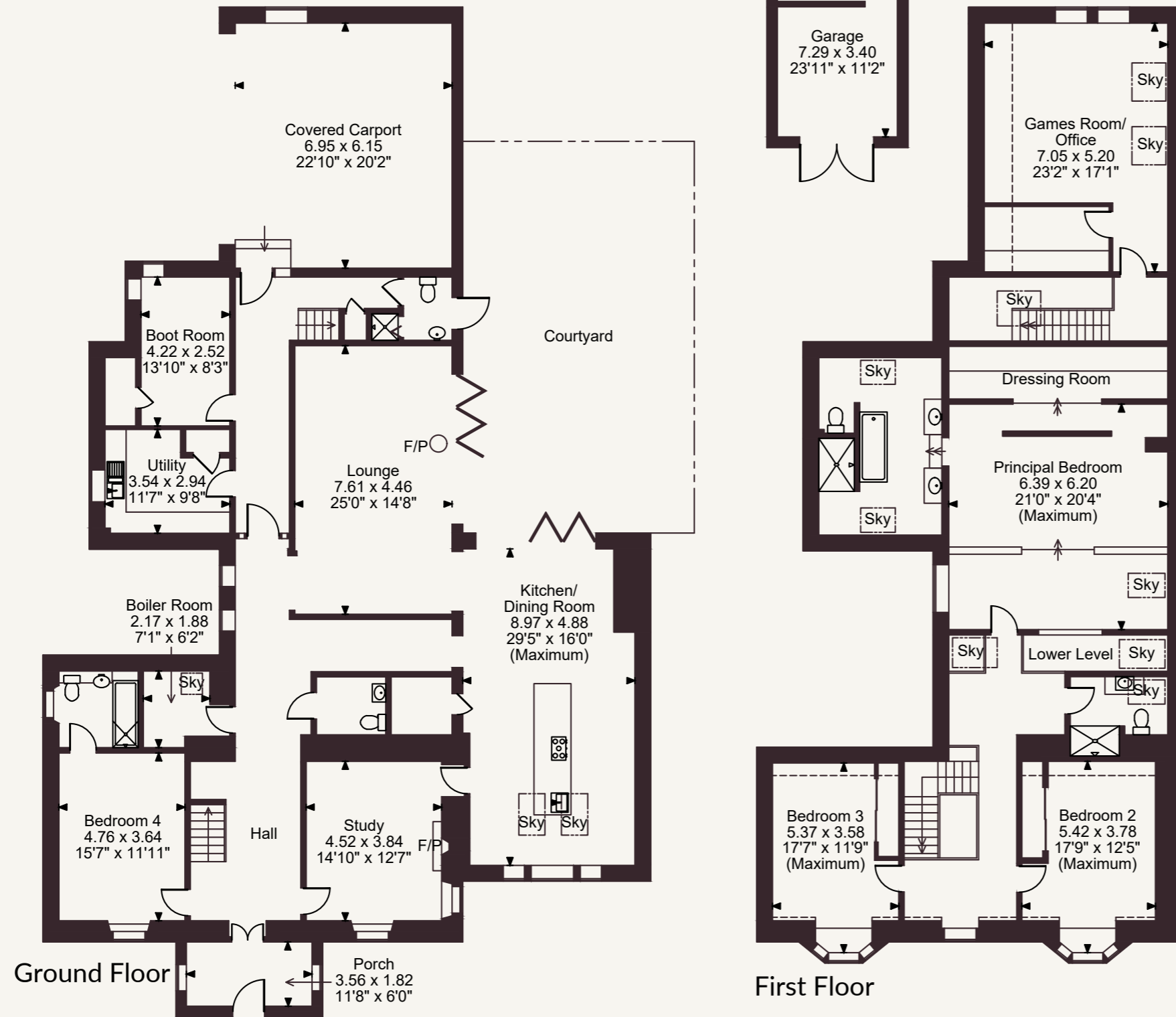
Council Tax: Band F

EPC Rating: D

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Caralan, Carr Road, Carrbridge
 Main House internal area 4,211 sq ft (391 sq m)
 Garage and Covered Carport internal area 727 sq ft (68 sq m)
 Total internal area 4,938 sq ft (459 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐☐ Denotes restricted head height
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