



Woodcliffe

Fort William Road, Newtonmore



BNP PARIBAS GROUP 

An attractive detached period property set amidst stunning countryside on the fringes of a sought-after village.

A double-fronted family home offering generously-proportioned accommodation designed to maximise the stunning views and combining elegant décor with period features. It is located in a desirable village, near to local amenities.



3 RECEPTION ROOMS



5 BEDROOMS



2 BATHROOMS



GARAGE & PARKING



GARDEN



FREEHOLD



VILLAGE



2,090 SQ FT



OFFERS OVER £600,000



The property

Woodcliffe is a stone-built double-fronted family home offering almost 2,100 sq ft of light-filled, flexible accommodation arranged in an L shape over two floors. Configured to provide a practical and cohesive family and entertaining environment maximising the stunning views, the property sensitively combines modern amenities and elegant décor with period features including high ceilings and some fine corning.

The accommodation flows from an entrance porch and welcoming through reception hall with useful storage, stairs to the first floor, a fitted utility room with WC and a door to the rear garden. It comprises generous dual aspect sitting and drawing rooms on either side of the reception hall. The former has a large front aspect bay window with fitted window seating, a display nook and a feature fire surround, while the latter has a large front aspect window, both rooms benefitting from woodburning stoves. The

ground floor accommodation is completed by an open plan kitchen/dining room. The kitchen has a range of wall and base units, a breakfast bar, complementary work surfaces and splashbacks and modern integrated appliances. It opens into a dining room with window seating, also accessible from the reception hall.

On the first floor a spacious landing with further useful storage gives access to a front aspect principal bedroom with a modern en suite shower room, four further well-proportioned bedrooms, one with an original fireplace and another with extensive fitted storage, and a contemporary family bathroom.

The current owners have applied for planning permission for an extension to the rear of the property (awaiting decision): Reference: 25/01547/FUL. Prospective purchasers are advised that they should make their own enquiries with the local planning authority at: www.highland.gov.uk







Outside

Occupying an elevated position behind low-level stone walling, the property is approached through double iron gates over a sweeping tarmacadam driveway and forecourt. A gravelled side parking area has adjacent five bar gates opening to further parking and a double garage with attached store (both have power connected to them). The generous front garden is laid mainly to gently-sloping lawn interspersed with mature trees and featuring a well-stocked rockery. To the rear the well-maintained enclosed garden is laid mainly to level lawn. It features a large gravelled terrace area and a detached triple aspect summer house with French doors to a covered terrace and adjacent paved and decked terraces to two aspects, the whole ideal for entertaining and al fresco dining and enjoying far-reaching views over surrounding countryside.

Location

Known as the "Walking Centre of Scotland", Newtonmore village offers independent shopping, a

Co-op, hotel, restaurants, primary schooling, and a riverside golf course. The small town of Kingussie provides local shopping, restaurants, pubs, and secondary schooling. Extensive shopping, leisure, and entertainment facilities are available in Inverness. The surrounding countryside and its proximity to Aviemore and the Cairngorms offer outdoor pursuits including fishing on the rivers Spey and Calder, both running through the village, hill walking, rock climbing, abseiling, whitewater rafting, cycling, mountain biking, skiing, climbing, and sailing. Despite its scenic Highland location, transportation links are excellent: the A9 travels north to Inverness and south to Perth and beyond, Newtonmore station offers regular trains to major regional centres with onward links to London, and Inverness Airport offers domestic and international flights.

Distances

- Newtonmore 0.5 miles
- Kingussie 3.3 miles
- Inverness 47.7 miles
- Inverness Airport 54.2 miles

Nearby Stations

- Newtonmore

Key Locations

- Ruthven Barracks
- Highland Wildlife Park
- Loch Insh Watersports Centre

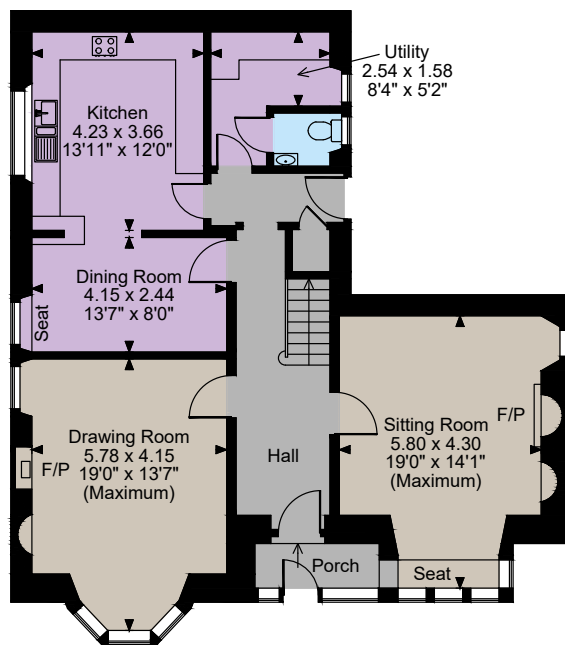
Nearby Schools

- Newtonmore Primary School
- Kingussie High School

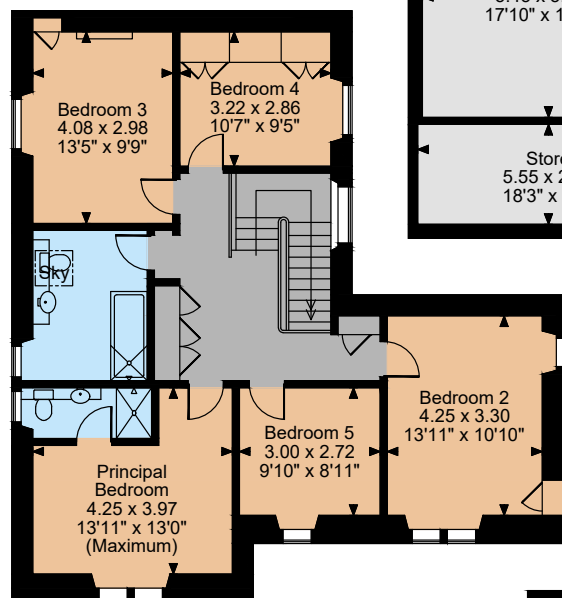




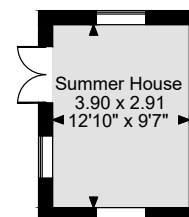
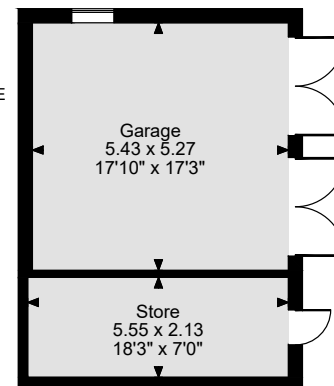




Ground Floor



First Floor



The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Main House internal area 2,090 sq ft (194 sq m)
Garage internal area 309 sq ft (29 sq m)
Summer House & Store internal area 249 sq ft (23 sq m)
Total internal area 2,648 sq ft (246 sq m)
For identification purposes only.

Directions

Post Code: PH20 1DG

what3words: ///threaded.expires.gobblers

General

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

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

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

Council Tax: Band G

EPC Rating: E

Fixtures and Fittings: Fitted floor coverings, integrated kitchen appliances, curtains and blinds will be included in the sale. Further items may be available by separate negotiation.

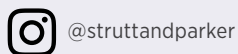
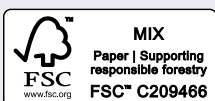
Please note the ceiling light fittings as seen in the hall and sitting room are not part of the sale.

Inverness

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