

Coig na Shee,
Fort William Road, Newtonmore



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An imposing Highland residence set within extensive mature grounds, offering substantial and versatile accommodation alongside a wealth of period features in a sought-after Cairngorms National Park setting.

Property

Coig na Shee is a commanding stone built property dating from circa. 1903. Set against the spectacular backdrop of the Spey Valley, the house presents traditional stone elevations beneath a slate roof, enhanced by distinctive bay windows and an elegant turret. Extending to nearly 5,000 sq ft, it combines grand period proportions with a welcoming atmosphere, with stripped wood floors, intricate cornicing and original fireplaces all contributing to its character and sense of history.

The large entrance hall provides an attractive introduction, featuring a wood burning stove and a staircase rising to the first floor. From here, the accommodation flows to a bright sitting room with a large wood-burning stove and access to a conservatory, and a formal dining room with an open fireplace, both rooms benefitting from impressive bay windows with wood panelling. Two bedrooms, one with an accessible shower-room, are also on the ground floor, as well as a bathroom with bath and shower. A hallway leads to the breakfast room and kitchen fitted with a four-oven Aga, a freestanding Smeg gas/electric cooker beneath a stainless steel extractor hood, an island and wall and base units. Together with a study, a large walk-in pantry, utility room and a cloakroom completes this ground floor accommodation. From here, a rear door leads to the rear garden and garage.

The upper floor comprises a collection of generously proportioned bedrooms, all benefiting from well-appointed en suite facilities and enjoying elevated views over the surrounding Highland landscape. The arrangement of rooms provides both privacy and comfort, making the property ideally suited to family living or entertaining guests.

The current owners are running the property as a B&B, further details can be found at: www.coignashee.co.uk

The property is approached via a sweeping tree-lined gravel driveway leading to a detached garage, and is set within expansive private gardens. The grounds comprise broad lawns, mature specimen trees and established borders, with a variety of seating areas. A path leading from the rear garden leads to the Calder River, Glen Banchor, the Monadhliath Mountains and excellent walking routes.

4,762 sq ft (442 sq m) | Freehold
8 bedrooms | 2 reception rooms
8 bathrooms

Offers Over £620,000

Location

The popular Highland village of Newtonmore, at the heart of the Cairngorms National Park, is surrounded by some of Scotland's most spectacular scenery and offering a variety of outdoor pursuits including hiking and mountain biking. The village offers a range of everyday amenities including local shops, cafés, restaurants, a pharmacy, post office, golf course, tennis courts and a railway station. The nearby town of Kingussie provides additional services while larger centres of Aviemore and Inverness offer more extensive shopping, leisure and cultural facilities. Newtonmore Primary School serves the village and secondary education is available at Kingussie High School. Newtonmore railway station offers regular services to major regional centres (including the Sleeper Service from London).

The A9 is easily accessible, linking the Highlands with Scotland's central belt, while Inverness Airport offers a range of domestic and international connections..

Postcode region: PH20

General

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX, www.highland.council.gov.uk
Services: Mains electricity, water and drainage. Oil-fired heating.
Fixtures & Fittings: Fitted floor coverings and integrated kitchen appliances will be included in the sale.
Council Tax: Band B (Owners accommodation).
Rateable value: Business rates relief.
EPC Rating: E
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

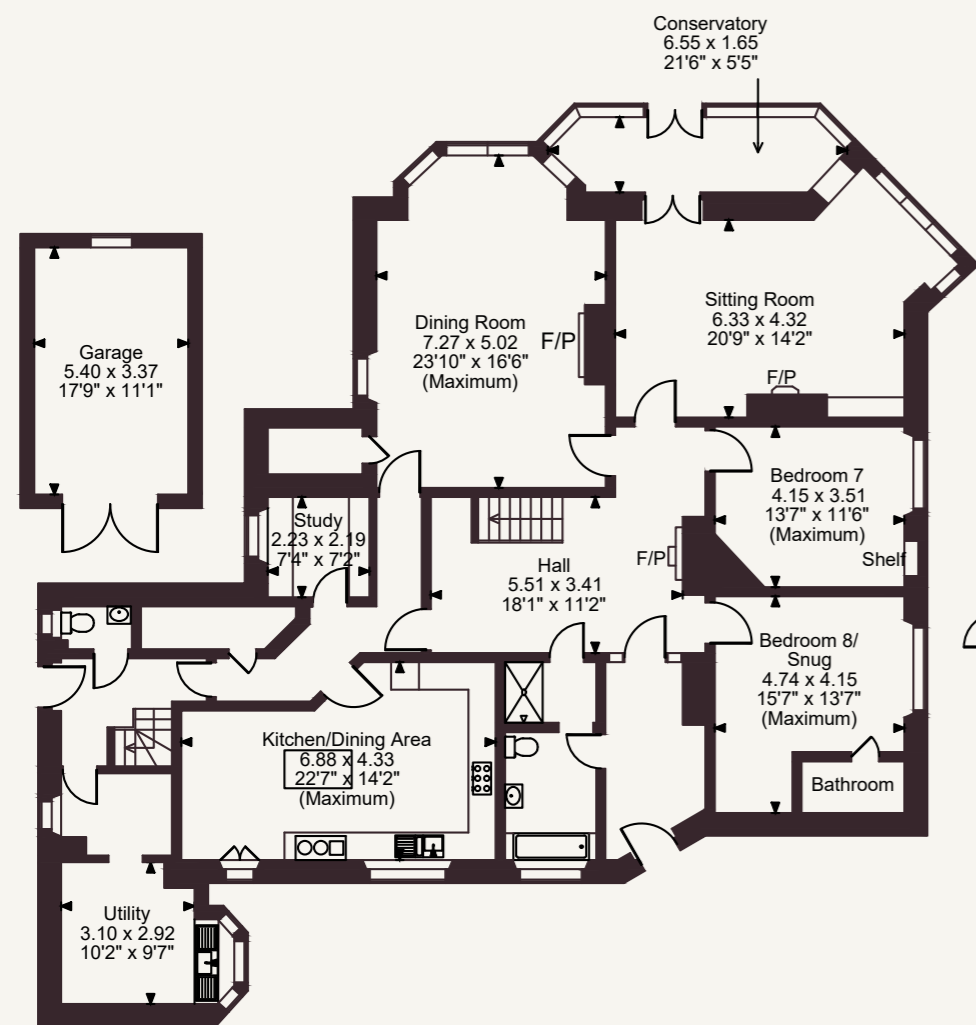
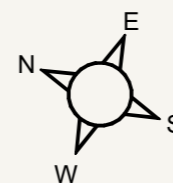


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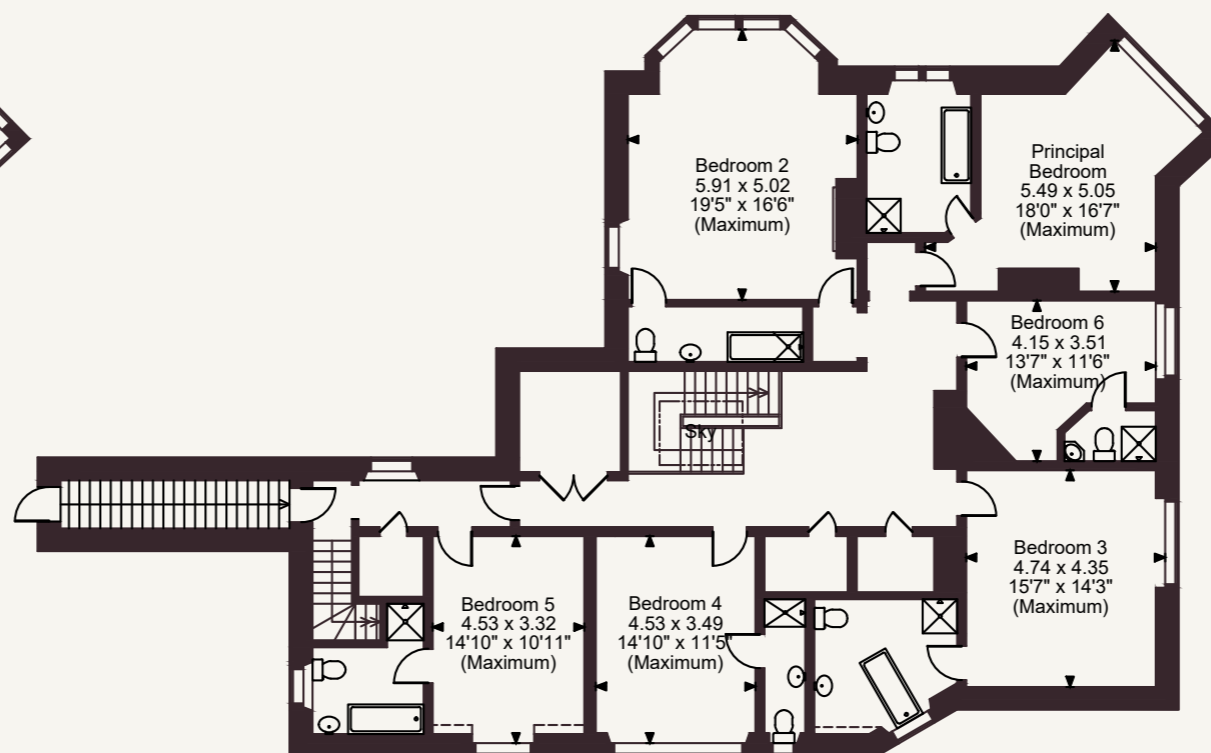
Main House internal area 4,762 sq ft (442 sq m)

Garage internal area 196 sq ft (18 sq m)

Total internal area 4,958 sq ft (461 sq m)



Ground Floor



First Floor

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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