





The Keepers


Glentruim, Newtonmore


A delightful detached house located in the beautiful and popular Spey Valley.


A beautifully presented, substantial detached house set in a secluded location surrounded by woodland on the edge of the Cairngorms National Park. The property features spacious, flexible accommodation, with beautiful views up the River Spey to the mountains in the west.


**4 RECEPTION ROOMS**


**8 BEDROOMS**


**4 BATHROOMS**


**GARAGE/WORKSHOP**

**GARDEN**

**FREEHOLD**

**RURAL**

**3,343 SQ FT**

**OFFERS OVER £635,000**

The property

The Keepers is a stunning detached house with more than 3,000 square feet of well-appointed accommodation. Set in a rural position approximately five miles from the popular Highland village of Newtonmore in the picturesque Strathspey, the rugged mountain landscapes of the Cairngorms, Monadhliaths and Creag Meagaidh are just moments away. There are stunning views to the west. The house offers comfortable living space for a large family, or for continued use as a guesthouse.

The ground floor of the house has three large main reception rooms, including the stunning sunroom with its timber vaulted ceiling, skylights, panoramic windows and French doors opening onto the gardens. There is also a comfortable and generous sitting room of similar proportions to the sunroom, with a corner fireplace which is fitted with a woodburning stove. The playroom provides further space in which to relax and is currently used as a cinema room. There is also a

useful home office on the ground floor, plus a well-equipped kitchen with fitted storage units, an integrated hob, an Aga and space for a dining table. The utility room and laundry provide further space for home storage and appliances.

Of the eight well presented bedrooms, two are located on the ground level, along with a shower room. Upstairs there are four double and two single bedrooms, including a generous principal bedroom with a built-in wardrobe, eaves storage and an en suite shower room. A further bedroom has an en suite shower room. Upstairs also has a large family bathroom with an over-bath shower.

Outside

The house is approached via a track which leads to a gravel driveway at the front of the house, providing plenty of parking space for residents and guests alike.







Outside

The surrounding woodland provides a sense of seclusion. There are low maintenance lawns on three sides of the house, a herbaceous border, and a deer fenced vegetable garden currently used for chickens. There is ample opportunity for a keen gardener. In addition, there is a large outbuilding with electricity, for use as a garage and workshop; plus a garden shed.

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, doctor surgery, dentist, butcher, cheese shop, art gallery and secondary schooling. Extensive shopping, leisure, and entertainment facilities are available in Inverness.

The surrounding countryside and proximity to Aviemore and the Cairngorms offer fishing on the Spey and Calder rivers, both running through the

village, hill walking, rock climbing, abseiling, whitewater rafting, cycling, mountain biking, skiing, climbing, and sailing.

Despite its scenic Highland location, communications links are excellent: the A9 travels north to Inverness and south to Perth and beyond, Newtonmore station (4 miles) offers regular trains to major regional centres with onward links to London. Kingussie station (7 miles) offers frequent trains to Edinburgh, Glasgow and Inverness with 2 a day direct to London.

Inverness Airport offers a range of domestic and international flights and links to Amsterdam.

Distances

- Newtonmore 4.7 miles
- Aviemore 20.1 miles
- Inverness 49.3 miles
- Inverness Airport 55.8 miles

Nearby Stations

- Newtonmore
- Kingussie

Key Locations

- Cairngorm National Park
- Ruthven Barracks
- Highland Wildlife Park

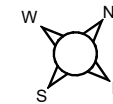
Nearby Schools

- Newtonmore Primary School
- Kingussie High School

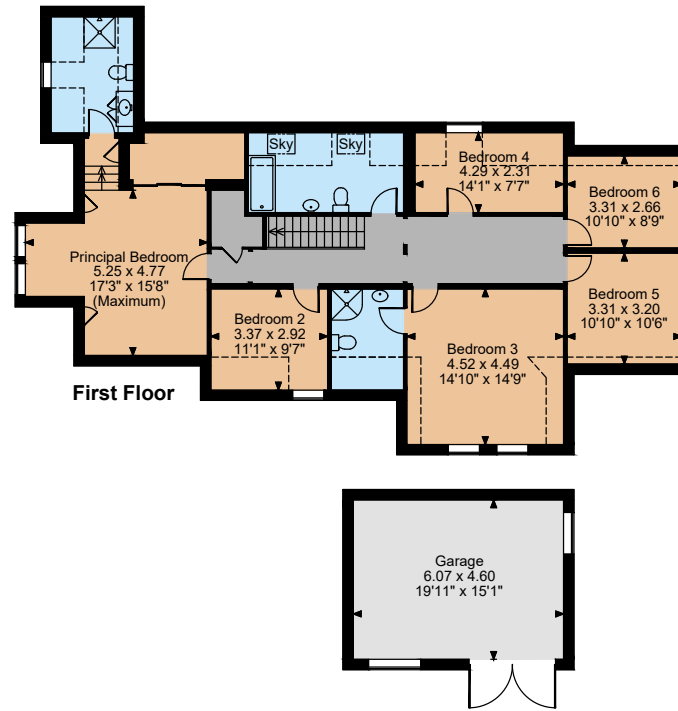




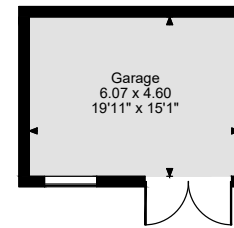




Ground Floor



First Floor



Garage
6.07 x 4.60
19'11" x 15'1"

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

□□□ Denotes restricted head height

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Floorplans

Main House internal area 3,343 sq ft (310 sq m)

Garage/Workshop internal area 301 sq ft (28 sq m)

Total internal area 3,644 sq ft (338 sq m)

For identification purposes only.

Directions

Post Code: PH20 1BE

what3words: ///frog.thrashed.encoder

General

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

Services: Mains electricity, private water via borehole and private drainage via septic tank (SEPA registered). Oil-fired heating.

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

Council Tax: Band F

EPC Rating: D

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

Inverness

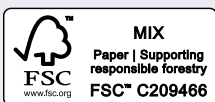
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