



An Rath Liath










Newtonmore

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A splendid four-bedroom home in a magnificent Cairngorms setting, beside the River Spey with far-reaching views.

A delightful detached property with beautifully presented gardens, set in a breathtaking position, surrounded by the mountain peaks of the Cairngorms National Park. The property provides attractive and flexible accommodation with airy reception rooms providing space in which to relax and enjoy the spectacular surrounding views.

	2 RECEPTION ROOMS		4 BEDROOMS		4 BATHROOMS
	GARAGE		GARDEN		FREEHOLD
	RURAL		3,325 SQ FT		OFFERS OVER £460,000



The property

An Rath Liath is a splendid detached family home with four bedrooms and spacious, well-presented accommodation arranged over three floors. The neutral décor is complemented by timber joinery and fittings that add warmth and comfort, while large windows fill the reception rooms with natural light.

The main formal reception room is the well-proportioned drawing room with its bay window and fireplace with ornate, carved wooden surround. Adjoining the drawing room via double doors is the 38ft sitting area and dining area, which runs the length of the south side of the house and features panoramic windows affording views across the garden and towards the woodland beyond. The room features wooden flooring, exposed timber eaves, skylights overhead and a Scandinavian-style woodburning stove, while towards the rear there is a private study area for home working. At the rear of the ground floor, the generous kitchen is fitted with farmhouse-style units and an Aga, and offers space for a breakfast table for informal dining, with the adjoining utility

room providing further space for home storage and appliances.

The principal bedroom is located on the ground level and features a dual aspect, including a west-facing bay window, built-in storage and an en suite bathroom with a bathtub and a separate shower unit. The remaining three bedrooms are upstairs, accessed via the open, spacious galleried landing. Each of the first-floor bedrooms has an en suite shower room, as well as benefitting from elevated views across the surrounding Cairngorms landscapes.

Outside

The house is set in well-maintained landscaped gardens, with beautiful areas of lawn and colourful border flowerbeds with a wealth of shrubs. There are paved and gravel pathways connecting the various areas and levels, as well as an area of timber decking for al fresco dining. Parking is available to the front and side on gravel parking areas, with space for several vehicles, while there is also a double garage, providing further parking and storage space.



Location

Known as the "Walking Centre of Scotland", Newtonmore village offers independent shopping, a Co-op, hotels, restaurants, cafes, tennis courts, bowls and shinty, primary schooling and a riverside golf course. The small town of Kingussie provides local shopping, restaurant, pubs, an indoor sports facility 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 (0.9 mile) offers regular trains to major regional centres with onward links to London, and Inverness Airport offers a range of domestic and international flights.

Distances

- Kingussie 4 miles
- Aviemore 16 miles
- Inverness 46 miles
- Inverness Airport 51 miles

Nearby Stations

- Newtonmore

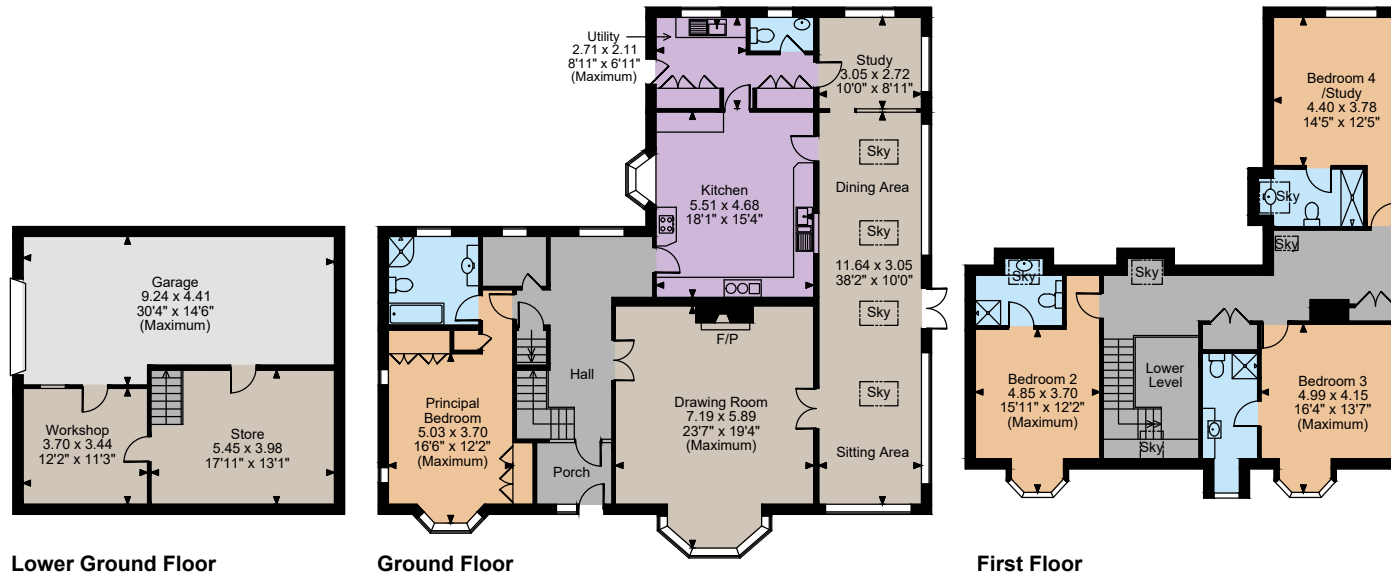
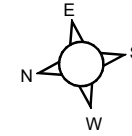
Key Locations

- Cairngorm National Park
- Loch Insh Watersports Centre
- Ruthven Barracks

Nearby Schools

- Newtonmore Primary School
- Kingussie High School





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

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Floorplans

Main House internal area 3,325 sq ft (309 sq m)

Garage internal area 404 sq ft (38 sq m)

Total internal area 3,729 sq ft (346 sq m)

For identification purposes only.

Directions

Post Code: PH20 1BD

what3words: ///emulating.blocks.tuned

General

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

Services: Mains electricity and water. Private drainage via septic tank (SEPA registered). Oil-fired heating. Solar panels.

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

Council Tax: Band G

EPC Rating: C

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

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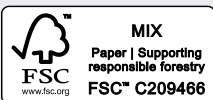
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