

The Pines
Station Road
Newtonmore
PH20 1AR

Offers around £560,000

A Stunning Victorian Villa with
Extensive Gardens and Beautiful
Views



Features:

- Rare Opportunity to Purchase Beautiful 6 Bedroom Victorian Villa with One Bedroom Annex
- Stunning All Encompassing Views of the Valley and Mountains
- 1 Acre Grounds in Highly Desirable Residential Area
- Oil Fired Central Heating, Double Glazing & Detached Double Garage

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The Pines stands as a rare opportunity, offering a unique chance to acquire a spacious traditional property with expansive garden grounds. Set in a stunning location, which has a rural feel, yet is within walking distance of local facilities and amenities. Accessible via a private woodland wrapped driveway, the estate features a detached garage with a separate entrance. Featuring six generous bedrooms, the main dwelling incorporates a separate one bedroom annex within the extension. Retaining its traditional charm, both internally and externally with notable features such as bay windows, ornate external woodwork, deep skirtings and facings, high ceilings with decorative coving, servant bells (not in use) and open fires in the lounge and dining room. Modern comforts include double glazing and oil-fired central heating. The kitchen is equipped with an oil-fired "AGA" cooker.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Sophia Peddie on 07759 119411



Having operated as a guest house previously, the property now offers a versatile opportunity to create a beautiful family home or as an ideal holiday let/second home.

Newtonmore is a traditional holiday village situated within the Cairngorms National Park nestling between the Cairngorm and Monadhliath Mountains ranges. The village has an excellent range of recreational facilities with its own golf course, bowling green and tennis courts. The area also boasts splendid hill walking, water sports at Loch Insh, skiing on Cairngorm and fishing on the River Spey. There are also a good range of shops and restaurants in the village. Primary schooling is available, with the secondary school located three miles away in Kingussie.

ACCOMMODATION:

Entrance

Double storm entrance doors open into a small porch (1.85m x 0.65m) with tiled floor, mat well and opaque glazed door into the main hallway.

Hallway 4.57m x 2.43m & 5.65m x 1.84m extending to 3.71

Spacious "T"-shaped hallway with doors off to lounge, dining room, kitchen, office and rear hall. An impressive curved staircase with pitch pine spindles, balustrade and handrail lead up to the first floor. Understairs storage cupboard with key storage and light fitting. Two chandelier type light fittings. Central heating radiator. Telephone point. UPVC double doors with top light open onto an outside seating area at the front of the house.

Lounge 5.88m x 4.47m

Bright and spacious, double aspect room with bay window to the front, overlooking farmland to the hills beyond. Feature fireplace housing an open fire with stone hearth, coloured Fyfestone surround and timber mantel. At one side is a former bar area, constructed of timber with glazed panels, ceiling light and glass shelving. TV and telephone points. Brass effect pendant ceiling light. Central heating radiator.

Dining Room 6.08m x 4.51m

Bright and spacious, double aspect room with bay window to the front, giving beautiful views to the hills. Feature carved stone fireplace and hearth housing open fire (currently blocked up). Glazed hatch through to the kitchen. Central heating radiator. Two brass effect ceiling light fittings.



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Office 3.44m x 1.81m

Window to the rear, overlooking the garden. Built-in wall cupboards housing the electricity meters and fuses. Storage shelving. Pendant light. High level storage area. Door to WC.

WC 1.78m x 0.73m

White WC and corner wash hand basin. Wall light.

Kitchen 4.38m x 3.71m

Spacious kitchen with window to the rear, giving beautiful views of the surrounding hills. Generous range of base and wall units, incorporating double stainless steel sink and drainer, oil fired AGA (which also heats the hot water) and "Bosch" electric double oven and grill and induction hob. Spaces for free-standing dishwasher and fridge-freezer. Two spot light ceiling racks and under unit lighting. Chrome effect light switches and power points. Central heating radiator and electric storage heater. Built-in shelved recess with storage cupboard below. Tile effect laminate floor. Storage shelf and wall tiling above both cookers. Ample space for dining table and chairs.

Rear Hall 2.14m x 1.80m

Doors off to annex with bedroom, en-suite, lounge and food preparation room. Door to utility area. Tiled floor. Pendant light. Central heating thermostat



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Annex Lounge 2.98m x 2.21m

Window to the side overlooking the garden to the valley beyond. TV point. Central heating radiator. Archway through to bedroom area.

Annex Bedroom 2.86m x 3.26m

Bright room with large window to the rear, giving views to the surrounding hills. Door to en-suite.

En-Suite Bathroom 2.63m x 1.7m

Three piece white suite, comprising pedestal wash hand basin, WC and pine panelled bath with mixer shower over. Wall tiling round bath, shower and wash hand basin areas. Central heating radiator. Wall mirror. Strip light and shaver point. Extractor fan. Flush light fitting. Vinyl flooring. Chrome accessories. Opaque window to the rear.

Food Prep Area/Kitchenette 2.15m x 1.78m

Window to the side overlooking garden. Fitted base units with stainless steel sink, double drainer and mixer tap. Wall tiling above sink area. Storage shelf. Strip light. Extractor fan. Tiled floor. This room could also be utilised as a stand alone utility room, boot room, laundry etc.

Utility Room 4.42m x 2.14m (at widest)

Fitted base unit incorporating stainless steel sink insert with drainer and mixer tap. Plumbing for two automatic washing machines and vented for tumble dryer. Tiled floor. Central heating and hot water controls. Strip light. Window to the side. Exterior access door with glazed viewing panel. Extractor fan.

Returning to the main hallway and up the stairs.

FIRST FLOOR

Half Landing 1.40m x 0.82m

Stairs on either side of the half landing leading to the bedroom accommodation.

Landing 3.57m (at widest) x 2.45m

Doors off to Bedrooms 1-4 and store cupboard. Small loft hatch, giving access to loft space. Glazed roof panels, allowing natural light to flood landing. Pendant light.

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Bedroom 1 4.49m x 3.76m

Spacious double room with window to the rear. Deep sill with shelved storage cupboard below. Built-in dressing table with drawers on either side and wall mirror above. Central heating radiator. Pendant light. Door to en-suite.

En-Suite Shower Room 1.42m x 1.39m (excluding shower)

Three-piece white suite, comprising pedestal wash hand basin, WC and shower cubicle with folding doors housing mixer shower. Wall tiling in shower and above wash hand basin. Electric wall heater. Strip light and shaver point. Wall mirror and glass storage shelf above wash hand basin. Flush ceiling light. Chrome accessories. Window to the side, giving views over the valley.

Bedroom 2 4.57m x 3.90m

Generously sized double room with large windows to the front, overlooking the valley to the hills beyond. Built-in shelved storage cupboard. TV point. Wall mirror. Central heating radiator. Pendant light. Door with glazed top light to en-suite.

En-Suite Shower Room 1.44m x 1.42m

Three-piece white suite comprising pedestal wash hand basin, WC and shower cubicle with folding doors and mixer shower. Wall tiling in shower and above wash hand basin. Wall mirror and glass storage shelf above wash hand basin. Strip light and shaver point. Flush ceiling light. Chrome accessories. Window to the side with views over the valley.

Bedroom 3 3.36m x 3.33m

Single bedroom with window to the front, overlooking farmland to the hills beyond. Central heating radiator and electric panel heater. Pendant light. Wall mirror. Door to en-suite.

En-Suite Shower Room 1.53m x 1.51m

Three-piece coloured suite, comprising pedestal wash hand basin, WC and shower cubicle with folding door and mixer shower. Wall tiling in shower. Splashback with medicine cabinet and sliding mirror doors above wash hand basin. Strip light and shaver point. Chrome accessories.



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Bedroom 4 4.74m x 4.17m

Spacious double aspect room with windows to the front, giving views over the valley. Built-in cupboard with shelving and further low level storage cupboard below window. Central heating radiator and electric panel heater. Pendant light. Door to en-suite.

En-Suite Shower Room 3.95m x 2.08m (excl shower)

Three-piece white suite, comprising pedestal wash hand basin, WC and shower cubicle with folding doors and mixer shower. Splashback with medicine cabinet and sliding mirror doors above wash hand basin. Strip light and shaver point. Wall mounted flush light fitting. Window to rear with views to the hills. Electric wall heater. Chrome accessories.

Storage Areas 2.76m x 1.50m & 2.72m x 1.55m

Two large store rooms, one with shelving, coat hooks and pendant light, the other housing the hot water cylinder, shelved storage cupboard, open shelving and TV booster unit.

Returning to the main landing and across the stairs:

Rear Hallway 2.87m x 1.02m

Doors off to Bedrooms 6, 7 and box room. Hatch to loft. Central heating radiator. Pendant light.

Bedroom 6 5.00m x 2.80m

Double bedroom with window to the rear, giving fabulous views over the hills. Central heating radiator. Pendant light. TV point. Door to en-suite.

En-Suite Shower Room 2.16m x 1.64m

Three-piece white suite, comprising pedestal wash hand basin, WC and panelled bath with mixer shower over. Wall tiling to dado height and round bath, shower and wash hand basin areas. Splashback with medicine cabinet and sliding mirror doors above wash hand basin. Central heating radiator and electric wall mounted heater.

Strip light and shaver point. Flush ceiling light. Chrome accessories.



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Bedroom 7 2.74m x 2.29m

Single bedroom with window to the side, again with fabulous views of the hills. Central heating radiator. TV point. Wall mirror. Pendant light. Door to en-suite.

En-Suite Shower Room 1.60m x 1.50m (excluding shower)

Three-piece coloured suite, comprising wall hung wash hand basin, WC and shower cubicle with folding doors and mixer shower. Wall tiling in shower cubicle. Strip light and shaver point. Splashback with medicine cabinet and sliding mirror doors above wash hand basin. "Dimplex" downflow heater. Extractor fan. Flush light fitting.

Box Room 2.14m x 1.58m

Sky light. Fitted hanging rail. Flush light fitting.

OUTSIDE

Timber Shed

Divided into 3 separate storage areas (2.35m x 1.09m/2.31m x 1.85m/3.10m x 2.35m), each with access door from the front.

Garage 5.38m x 5.50m

Block built double garage with two up and over doors, power and light. Workshop area (5.50m x 2.00m) at the rear with pedestrian access door.

Garden

The garden grounds surrounding the property extend to approximately 1 acre and are laid mainly to mature trees and shrubs. A tree lined driveway gives access from Station Road and leads up to a parking area for several cars at the side of the house. At the front of the house is a small lawn, enclosed by low level stone wall with pillars and with concrete seating area adjacent to the patio doors.

At the rear, the large timber shed and external central heating boiler (installed in 2020) are adjacent to the rear porch. Steps lead down a slope to the garage, where there is further gravel parking available.

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INCLUDED

Fitted floor coverings, curtains, blinds, integrated kitchen appliances, washing machine, tumble dryer, fridge-freezer and chest freezer in garage. Please note: no guarantees will be given for any electrical appliances. Other items may be available by separate negotiation.

SERVICES

Mains electricity, water and drainage.

COUNCIL TAX

Currently Band G (£3,484 pa), including water rates. Discounts are available for single occupancy.

HOME REPORT

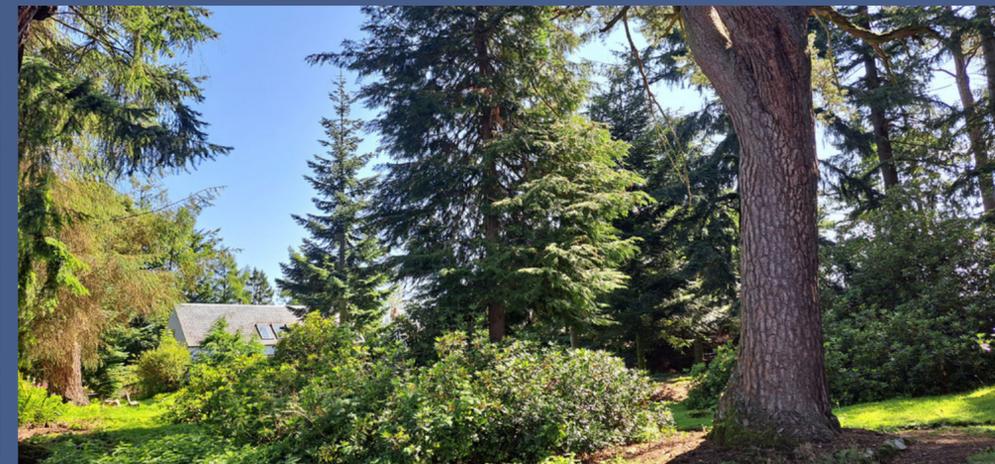
A Home Report is available from www.caledoniaestateagency.co.uk
Energy Performance Certificate Rating: Band E

PRICE

Offers Around £560,000 are invited for this property.
The seller reserves the right to accept or refuse a suitable offer at any time.

VIEWING

Viewing is strictly by appointment only through the Selling Agents.



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The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system etc.) included in the sale. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what is included in the sale.

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