

Alder Lodge Newtonmore PH20 1EA

OFFERS OVER £450,000

Stunning Traditional 9 Bed
Detached Villa With Outstanding
Character



FEATURES :

- Beautiful Period Property With Great Accommodation
- Original Features Including Sash & Case Windows, ornate fire surrounds, high ceilings and decorative coving
- Oil fired central heating and multi-fuel stove
- Extensive garden grounds, garage and workshop space
- Lots of potential as a family home or guest house

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Alder Lodge is a stunning nine bedroom detached Victorian villa built in 1910 by Elizabeth Garrett Anderson, the first woman to qualify in Britain as a physician and surgeon. The property, which has retained many traditional features, both inside and out, including bay windows to the front, ornate fire surrounds, deep skirtings and facings, high ceilings with decorative coving, picture rails and servant bells (not in use) and parquetry flooring. Modern comforts include oil fired central heating and a multi-fuel stove in the lounge. The property has been extended to the rear and has been utilised as a guest house, with all bedrooms except one (Bedroom 9) having a vanity unit with wash-hand basin. A full fire alarm system and doors installed are installed throughout.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Sophia Peddie on 07759119411



The mature garden grounds are landscaped with mature trees and shrubs with a large drive to the east of the property and a timber double garage with workshop space

Glen Road is a desirable residential area at the west end of Newtonmore. Within walking distance of local facilities and amenities (0.5mile) and the numerous countryside walks surrounding Newtonmore. The famous Wildcat Trail circles around the village and Glen Banchor, a spectacular highland glen with historic townships are also close by.

ACCOMODATION

Entrance Vestibule 2.09mx 1.17m

Double timber storm entrance doors open into an entrance vestibule. An opaque glazed door with side screens lead into the main hallway. Space for shoe and coat storage. Viny flooring.

Entrance Hallway 2.11mx5.23m

Spacious hallway with doors off to lounge, dining room and rear hall. An impressive staircase with painted timber balustrade and handrail lead up to the first floor. Under stairs storage cupboard. Pendant lighting. Central heating thermostat and radiator. Fitted carpet.

Lounge 4.5mx5.43m

Bright and spacious, double aspect room with triple bay window to the front, overlooking woodland and mountains and a bay window to side overlooking garden. Feature fireplace housing a multifuel stove with slate heath, stone surround, timber mantle and display shelf. Shelved display recess with cupboard below. Telephone point. Brass effect ceiling triple light fitting and two matching wall lights. Two Central heating radiators. Fitted carpet. Glazed door to front giving access to open porch.

Open Porch 3.73mx1.71m

Giving access to garden. Glazed on three sides, timber clad ceiling. Flush entrance light. Decorative stone floor.

Dining Room 4.57m x 4.23m

Bright and spacious room with triple bay windows to the front, giving beautiful views to the woodland. Shelved recess with cupboard below. Two Antique style matching wall lights. Central heating radiator. Parquet flooring. Archway to Snug.



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Snug 1.92mx 4.53

Pine-lined on one wall. Pendant Lighting and parquet flooring. Open hatch to hallway and window to side overlooking driveway.

Hallway (behind snug) 0.92mx2.68m

Door to kitchen, hatch to snug and built in storage cupboard (1.92mx 0.88m) with shelving and light. Pendant Light

Rear hallway of kitchen (2.79mx1.01m) + (1.13x1.73) + (1.5m x 2.7m)

Door of to kitchen, bedroom 8, bathroom (family), storage cupboard, WC and rear entrance hall. High level cupboard. Fire hose and display shelf

Kitchen 3.97m x4m

Spacious kitchen with two windows to rear overlooking back garden. Fitted base and wall units. Freestanding electric range cooker (Leisure Cuisine Master). Stainless steel flashback and extractor chimney. Space for fridge freezer. Worktop area with shelving below. Tiling around three walls and wood effect vinyl floor. Door to hallway behind snug and archway through to utility. Central heating radiator and strip light. Servant bells display box

Utility Room 1.66mx3.45m

Double aspect room with windows to driveway and rear garden. Fitted base units incorporating double stainless steel sink with mixer tap. Wall tiling around work surfaces. Spaces for freestanding appliances (dishwasher, tumble-dryer and washer). High level storage with shelf.

Bedroom 8 2.16mx4.53m

Single room with window to rear overlooking garden. Carpeted floor with fitted tall wardrobe with hanging and storage. Vanity unit with wash hand basin, tiled splashback, mirror and shaving point. Central heating radiator.

Downstairs Bathroom 2.1mx1.43m

Two piece apricot colored suite. Electric mixer shower, and pedestal basin. Waterproof wall panelling on all four walls and wood effect vinyl floor. Flush ceiling lights and wall mirror. Opaque window to rear. Corner display shelves and end of bath cupboard. Electric radiator.

Downstairs WC 3.18m x 1.20m at widest

Two Piece white suite with wall hung basin and WC with concealed cistern. Opaque window to rear. Shaving point and wall mirror. Loft access hatch. Central heating radiator and pendant light

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Rear Entrance Hall 2.36m x 1.16m

Entrance door from back garden, door to bedroom 9 and door to large storage cupboard. Stairs to first floor. Storage cupboard includes fire alarm control, electric consumer unit and coat hooks. Pendant light. Fitted carpet.

Bedroom 9 2.78m x 5.33m

Spacious double bedroom with window overlooking rear garden. Under stairs storage cupboard. Brass effect Triple ceiling light. Central heating radiator. Fitted carpet.

Stairway to first floor

Stairway leading to half landing and first floor. Window overlooking garden to side. Pendant light. Central heating radiator. Fitted carpet.

First Floor

Top Landing in Rear 5.26m x 1.47m

Doors to Bedroom 6, Bedroom 67, Shower Room and Inner Hallway. Window to side of the property. Antique style wall light and pendant light. Central heating radiator. Fitted carpet.

(Bedroom 1-7 all have built in vanity units with wash-hand basin and tile washback)

Bedroom 7 5.26m x 2.78m

Double bedroom with window to rear overlooking garden. Fitted wardrobe with hanging and storage. Pendant light. Central Heating radiator. Fitted carpet.



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Upstairs Shower Room 1.28m x 2.46m

Three piece white suite comprising pedestal wash hand basin, WC and shower cubicle with instant electric shower. Extractor fan and pendant light. Fitted carpet.

Bedroom 6 2.74m x 3.71m

Single room with window overlooking garden to side. Fitted wardrobe with hanging and storage. Pendant lighting. Central Heating Radiator. Fitted carpet.

Inner Hallway 0.14m x 6.2m

Door to first floor landing from main staircase and bedroom 1-5. Skylight and pendant lighting. Fitted carpet.

Bedroom 1 4.49mx 3.28m

Double room with window to side offering natural daylight. Space for bedroom furniture. Pendant lighting. Central heating radiator. Fitted carpet.

Bedroom 2 3.92m x 4.18m

Bright and spacious double bedroom with two large windows overlooking the front garden and woodland beyond. Feature cast iron fireplace with tile surround and painted timber mantle. Edinburgh press cupboard. Comb ceiling. Pendant light. Central heating radiator. Fitted carpet.

Bedroom 3 2.4mx 2.6m

Single room with window facing front garden and views over woodlands. Space for bedroom furniture. Pendant lighting. Central heating radiator. Fitted carpet.

Bedroom 4 4.53m x 4.19m

Bright and spacious double room with two bay windows overlooking front garden and views over woodland. Feature cast iron fireplace with tile surround and painted timber mantle. Built in dressing table with cupboard above. Comb ceiling. Pendant light. Central heating radiator. Fitted carpet.

Bedroom 5 3.34m x 4.54m

Double room with window to side offering natural daylight, Feature cast iron fireplace with tile surround and painted timber mantle. Space for bedroom furniture. Pendant light. Central heating radiator. Fitted carpet.

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First floor landing to main staircase 2.94m x 0.95m
Doors of to family bathroom, shower room and WC. Wall light. Fitted carpet.

Family Bathroom 2.8m x 3m at widest
Two-piece avocado suite comprising pedestal wash-hand basin and bath. White WC with concealed cistern. Built in storage cupboard. Secondary glazed window to rear. Central heating radiator incorporating heated towel rail. Hatch to loft as well as skylight. Fitted carpet.

WC 0.97m x 2.09m
Two piece white WC and wall hung wash-hand basin with tile splashback. Opaque window to rear. Pendant light. Fitted carpet.
Shower Room 2 2.77m (including shower) x 0.8m
Shower cubicle with mixer shower and tiling. Skylight, wall mirror and pendant lighting. Central heating radiator. Fitted carpet.

OUTSIDE

Garage (8m x 6m)
Timber constructed double garage with corrugated iron roof, two up and over doors and power and light. Pedestrian side door.

Garden

The extensive garden grounds surrounding the property are a mixture of mature trees and shrubs as well as a maintained front lawn. To the back and west of the property are sloping garden grounds as well as a landscaped garden which leads to the side access of the garage. A large gravel driveway with room for multiple cars.
A boiler room is present on the west side of the property housing the oil boiler;

INCLUDED

Fitted floor coverings, curtains and freestanding electric cooker. 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.

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COUNCIL TAX

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

HOME REPORT

A Home Report is available by using the below link:

Energy Performance Certificate Rating: Band E

PRICE

Offers Over £450,000 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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