



TIGH-NA-DROCHAID

NETHY BRIDGE, INVERNESS-SHIRE

Galbraith



TIGH-NA-DROCHAID, NETHY BRIDGE, INVERNESS-SHIRE

A traditional house and cottage in a delightful riverside setting.

Aviemore 12 miles ■ Inverness 33 miles

About 0.22 hectares (0.53 acres) in all.

- Two Reception Rooms. Five Bedrooms.
- Comfortable family accommodation.
- Fully renovated, one bedroom cottage.
- Attractive gardens extending to the River Nethy.
- A range of modern outbuildings.
- Biomass boiler heating system.
- In the heart of the Cairngorms National Park.

Guide Price £550,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com



SITUATION

Tigh-Na-Drochaid lies in the centre of Nethy Bridge in the Cairngorms National Park. A property of note in the village, the house and its adjoining, self-contained cottage are in a delightful setting with grounds extending half way into the River Nethy.

Nethy Bridge is situated in the heart of Strathspey in the Cairngorms National Park and has been a popular holiday destination since Victorian times. The village has an excellent range of shops and amenities, a primary school, golf course and a wide network of way-marked forest walks. Rothiemurchus and the Cairngorms Ski Centre are nearby and offer activities in the surrounding countryside and on the mountain ranges throughout the year including cycling, skiing, water sports, and fishing. The world-famous River Spey is close by, while Abernethy and Insh Marshes RSPB reserves provide a habitat for many protected and rare species of birds and wildlife.

The nearby towns of Grantown-on-Spey and Aviemore offer more extensive services, including secondary schooling, supermarkets, swimming pools, independent retailers and restaurants. A mainline railway station and intercity bus routes are both available from Aviemore. Inverness is less than one hour's drive to the north and provides all the services of a major city including its airport with regular links to the south and Europe.

DESCRIPTION

The House

The current owners purchased Tigh-Na-Drochaid in 2016 and have carried out improvements to create a comfortable and well-appointed family house. The work carried out includes the installation of a zoned, biomass heating system, a new wood burning stove in the sitting room, repainting of exterior woodwork and some redecoration.

The interior is well laid out and welcoming with two reception rooms and sun porch at the front of the house and a modern dining kitchen to the rear. The ground floor back wing has a utility area, bedroom/study and bathroom and with its side entrance has the potential for use as a self-contained annexe, subject to the necessary consents. The first floor has two en suite bedrooms, two further bedrooms and family shower room.

ACCOMMODATION

The House

Ground Floor – Sun Porch. Entrance Hall. Sitting Room. Dining Room. Dining Kitchen. Utility Area. Bedroom 5/Office. Bathroom.

First Floor – Two Bedrooms with en suite Shower Rooms. Two further Bedrooms. Shower Room.

DESCRIPTION

The Cottage

The charming cottage at Tigh-Na-Drochaid has been fully renovated by the current owners. The interior was taken back to the original stone walls and refitted to create comfortable and well-appointed accommodation while retaining the character of a traditional property. The cottage has excellent levels of insulation and is heated via the zoned biomass heating system, minimising running costs.



ACCOMMODATION

Entrance Hall. Sitting Room with Dining Area. Kitchen. Bedroom. Shower Room.

GARDEN GROUNDS

The property is approached from the public road, a gateway opening to a drive and a parking area at the side of the house.

The established grounds of approximately 0.53 acres extend to the middle of the River Nethy - conferring riparian rights - where the Telford bridge crosses the water. The gardens lie mainly to the front of the house and comprise lawns, fringed and interspersed with mature trees and shrubs. There is a generous sitting and BBQ area edged by raised beds.

The cottage has its own enclosed garden, laid mainly to grass with a small patio.

OUTBUILDINGS

Within the grounds is a timber clad shipping container for general storage, log stores and a bike store.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Mains	House and Cottage - Biomass	G	Available*	Available*	E	Freehold

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

HOLIDAY LETS

There is continuing high demand for tourist accommodation in the National Park and both the cottage and rear wing of the house offer the potential for use as holiday lets, subject to the necessary licencing and consents. Further information on this can be found at https://www.highland.gov.uk/info/20021/short_term_lets/1021/short_term_lets_licensing

DIRECTIONS

Exact grid location - What3Words - \\\\/stirs.airship.croaking

MOVEABLES

All fitted carpets, curtains and light fittings are included in the sale. Further items including the cottage furnishings may be available by separate negotiation.





VIEWING

Viewing is by prior appointment only through the Selling Agents, Galbraith, Clark Thomson House, Fairways Business Park, Inverness, IV2 6AA. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

POST CODE

PH25 3DW

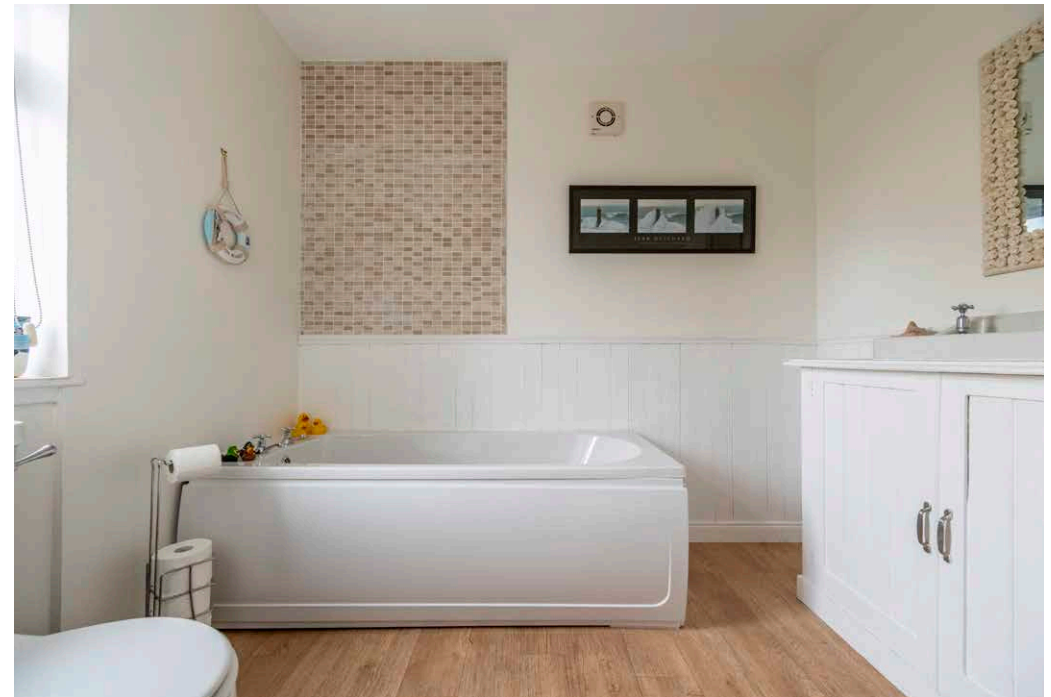
SOLICITORS

Thorntons Law, Inverness
Kintail House
Beechwood Park
Inverness
Highland
IV2 3BW

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

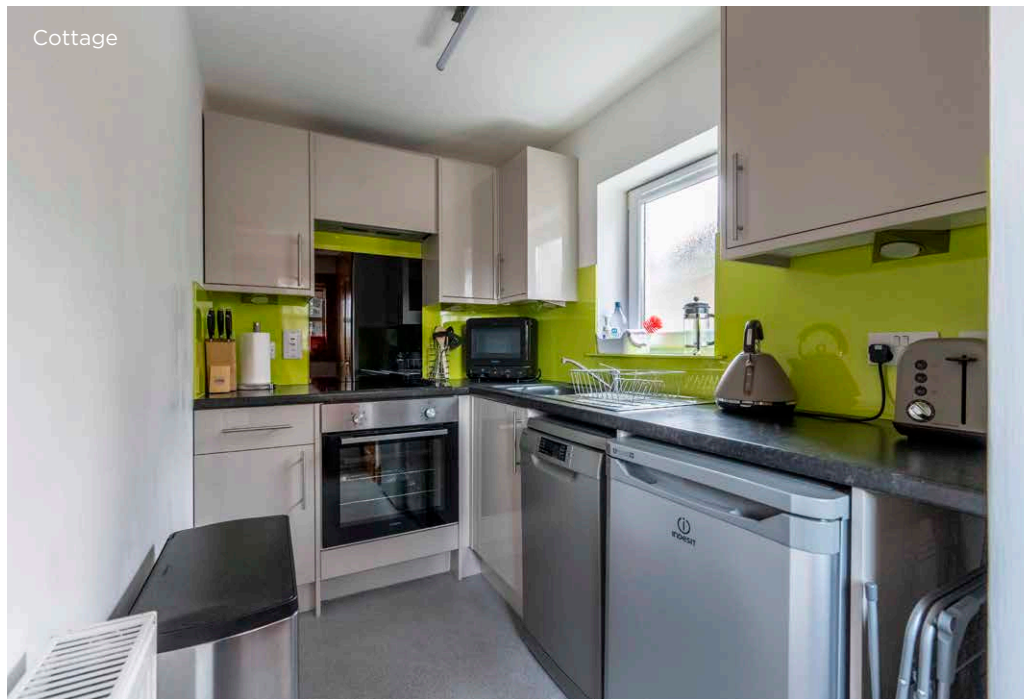
Failure to provide required identification may result in an offer not being considered.



Cottage



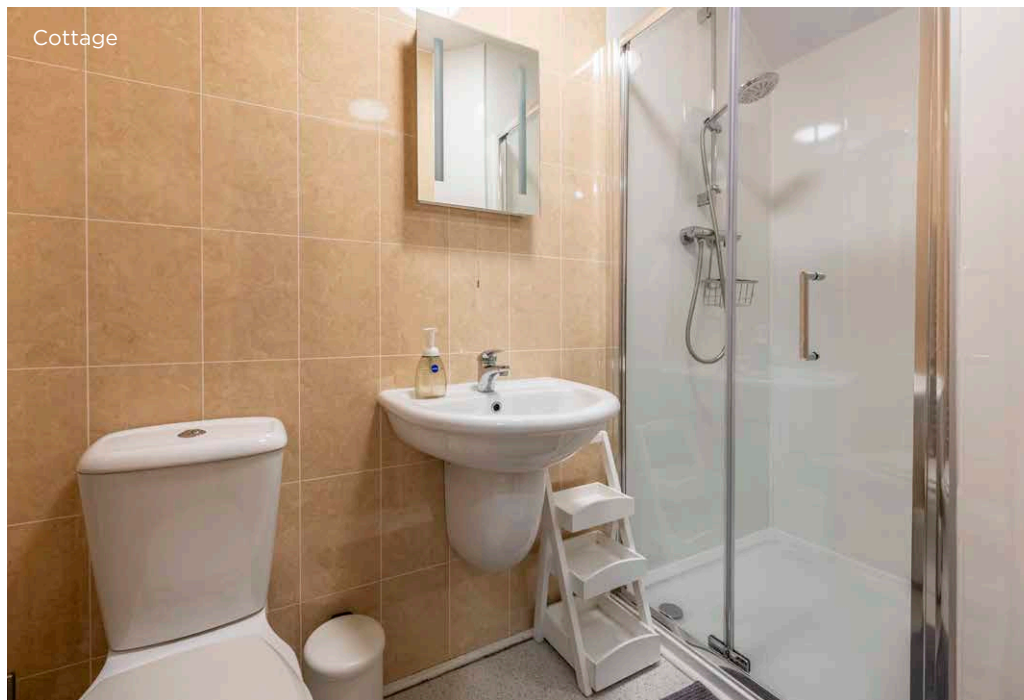
Cottage



Cottage

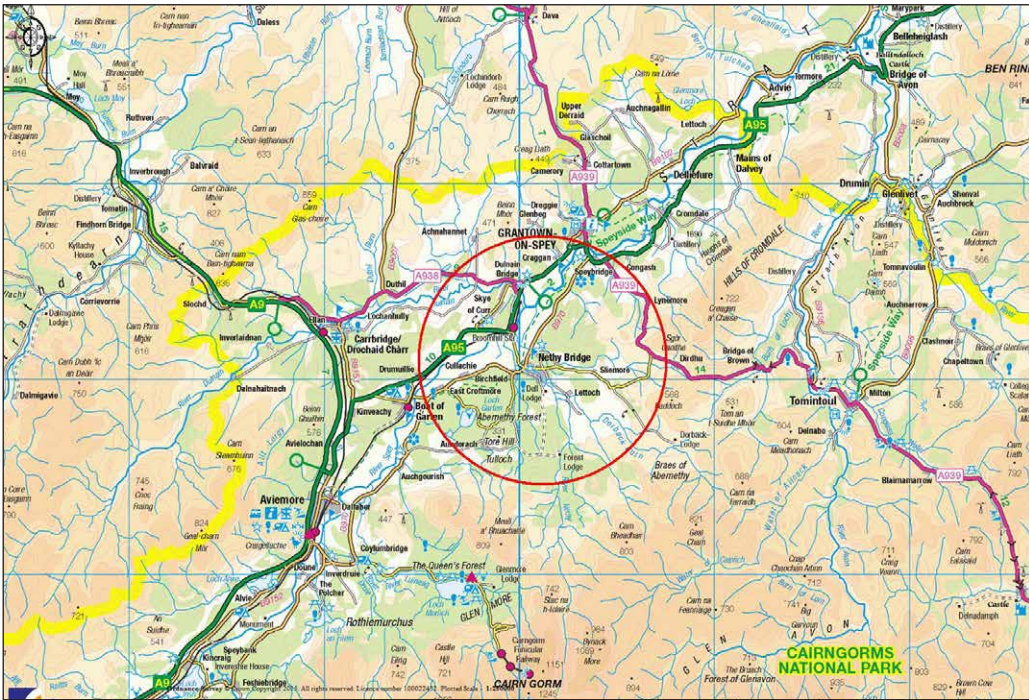
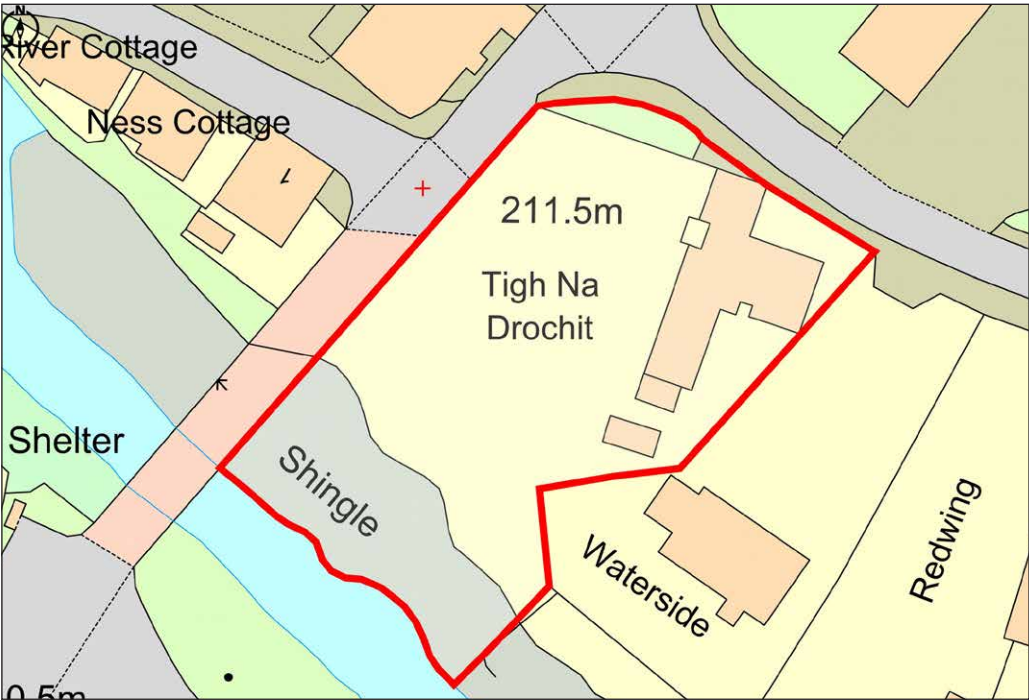


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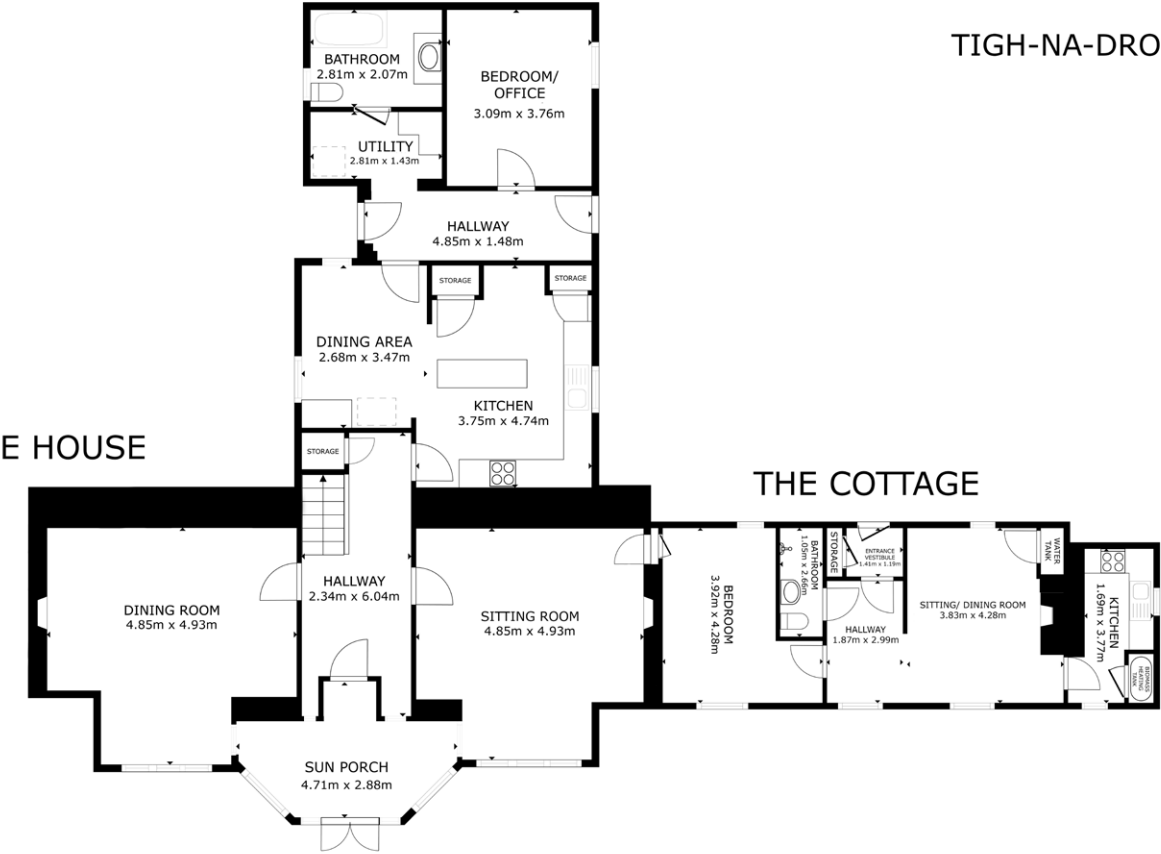
IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in November 2024.

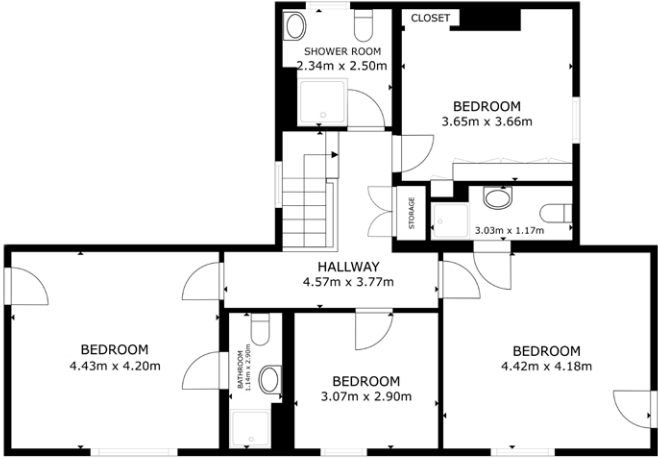


THE HOUSE

THE COTTAGE



GROUND FLOOR



FIRST FLOOR



GROSS INTERNAL AREA
FLOOR 1 130.9 sq.m. FLOOR 2 89.1 sq.m.
TOTAL : 220.0 sq.m.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Galbraith



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