

An aerial photograph of a large, white, L-shaped building with a prominent red roof, situated in a rural landscape. The building is surrounded by a mix of green grass, brown heath, and scattered trees. In the foreground, a dark, winding stream flows through the terrain. The background features rolling hills and mountains under a blue sky with scattered white clouds. The overall scene is a picturesque rural setting.

Galbraith

**BACKHARN**

NETHY BRIDGE, INVERNESS-SHIRE







# BACKHARN, NETHY BRIDGE, INVERNESS-SHIRE

**A magnificent family home set in extensive grounds in a private and idyllic Highland setting**

Nethy Bridge 4 miles ■ Grantown on Spey 4 miles  
Inverness 36 miles

**Acreage 87.1 acres (35.25 hectares)**

**Offers Over £1,800,000**

2 reception rooms. 5/6 bedrooms

- Tranquil location with uninterrupted breathtaking views
- Well-appointed and flexible accommodation
- Former mill with scope for development
- Extensive grounds
- 23.1 acres (9.35 ha) of grazing land
- 53.6 (21.7 ha) acres of mature woodland
- 10.3 acres (4.2ha) of heathland and scrub
- A wildlife haven with a wide variety of native flora and fauna

## Galbraith

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 OnTheMarket









## SITUATION

Backharn sits in an idyllic and very private setting and is perfectly positioned to enjoy all that the local area has to offer. Rothiemurchus and the Cairngorms Ski Centre are nearby and offer activities in the surrounding countryside and on the mountain ranges throughout the year. In addition, there are five excellent inland golf courses within a short driving distance of the house whilst fishing is available on the world famous River Spey nearby.

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 managed by a village information and ranger service. Local attractions and facilities include mountain activities, cycling, skiing, water sports, fishing and bird watching on the Abernethy and Insh Marshes RSPB reserves.

The nearby towns of Grantown-on-Spey and Aviemore offer more extensive services, including secondary schooling, supermarkets, banks, 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

Backharn sits in a truly idyllic private and secluded rural setting between Grantown and Nethy Bridge. Accessed over a private track and sheltered by mature woodland, the house enjoys wonderful views over the surrounding National Park with barely a man made structure or other dwelling visible from the property. The house has been constructed on the site of a former croft and mill with some of the original stonework incorporated into what is a modern house predominantly built from harled block under a pitched slate and red corrugated roof. The red corrugated roof was constructed for the personal preference of the vendor and is understood to offer a higher specification in terms of sound and insulation than traditional slate. It has been sympathetically designed and built to sit quietly within its surroundings and in the layout of a traditional 'C' shaped steading. Spacious and very well appointed accommodation (extending to about 390m<sup>2</sup>) is provided over a single storey in addition to extensive loft space with scope for further development (subject to obtaining all required consents). The house is accessed through a brightly lit vestibule into the reception hall and passage which accesses the principal rooms. These include a well equipped kitchen / living room with a two way wood burning stove connecting with the most impressive drawing / dining room with its full height ceiling. A passage leads to 4 bedrooms, the largest of these being the wonderful triple aspect master bedroom. In addition to shower room and family bathroom, two of the bedrooms also have en suite facilities. A passage with excellent built in storage accesses stairs leading to a 5th bedroom. Also on the ground floor are a study / 6th bedroom, a drying room, second kitchen / utility room and a fully secured walk in gun room. Also on the ground floor are an open faced two berth garage, a garden store and kennelling with a prep room and two separate kennels with dog runs. Completing the accommodation is a first floor loft room that provides scope for extending the accommodation (subject to planning).

The house has been built and finished to a very high standard and has a wonderfully bright and airy feel with Pitch Pine doors, skirtings and timber facings; high quality timber double glazed windows and several French doors that flood the interior with natural light and access the garden grounds.

The open plan kitchen / family room and the drawing room which share a two way wood burning stove; a wonderful covered veranda and the master bedroom are particularly appealing. The house is connected to mains electricity whilst water and foul drainage are from private facilities. It is heated using oil central heating (under floor on the ground floor) with the houses split into three separate heating zones.

In general, Backharn provides the space, facilities and amenity of a large traditional country house but without the associated running costs.







### ACCOMMODATION

Vestibule. Hall / Passage. WC / Cloak Room. Study / Bedroom 6. Gun Room. Kitchen 2. Kitchen / Family Room. Drawing / Dining Room. Veranda. 5 Bedrooms (2 En Suite). 2 Bathrooms. Drying Room. Garden Store. Kennel.

### POLICY GROUNDS

In total, the grounds at Backharn extend to about 87.1 acres and are divided between two separate parcels. The largest of these parcels is about 65.1 acres (26.38 ha) and sitting within this is the house and garden ground. The garden, which is essentially laid to lawn along with a superb sheltered stone slabbed seating area is laid out for ease of maintenance. Sitting adjacent to the house is the original mill built from stone under a tin roof. The mill has a power supply and offers great scope for development into an annexe or additional accommodation (subject to planning). In addition, there is a very useful timber built store / workshop (about 11m x 6m). Surrounding the house is an area of delightful heathland interspersed with naturally generating Scots Pine and other native tree species with a productive duck flighting pond whilst this larger parcel of ground also includes grazing land extending to about 23.1 acres (9.35 ha) which is suitable for horses or other livestock and parcels of mature coniferous woodland extending to some 31.7 acres (12.83 ha). Backharn is surrounded by mature woodland, much of which is managed by the RSPB and is home to a high population of red and roe deer (which have been fed at Backharn throughout the winter), pine marten as well a great variety of native flora and fauna.

The second parcel at the entrance to the public road (B970) is the Blairdow Woodland of about 21.9 acres (8.87 ha) comprising mature Scots Pine woodland and a further delightful lochan.





## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband	Mobile	EPC
Private	Mains	Private	Freehold	Oil	Band F	Available	Available	C

\*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>

For information on flood risks please refer to SEPA's website: <https://www.sepa.org.uk/>

### DIRECTIONS

From Grantown, head south-east on the A95, crossing over the Spey Bridge before turning right onto the B970 sign posted to Nethy Bridge / Coylumbridge. Continue for about 1.7 miles (2.70km) before turning left onto a private track. Continue up this track for 1.3 miles (2.0km) through mainly wooded grounds where Backharn is located in a clearing. See Site and Location Plans for details.

### POST CODE

PH26 3NH

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: sweep.dispenser.recently

### SOLICITORS

Gillespie Macandrew LLP, Edinburgh, 5 Atholl Crescent, Edinburgh, EH3 8EJ

### ACCESS

The property is accessed partly over a private track which is owned by a third party and over which Backharn enjoys all necessary servitude rights.

### LOCAL AUTHORITY

Highland Council

### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

### VIEWINGS

Strictly by appointment with the Selling Agents.

### 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.

### AMC PLC FINANCE

Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Claire Acheson in our Galbraith Inverness Office on 01463 224 343  
Email: [claire.acheson@galbraithgroup.com](mailto:claire.acheson@galbraithgroup.com)





**Backharn, Nethy Bridge, PH26 3NH**

Illustration for identification purposes, stated dimensions may vary. Not to scale.

**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 March 2023

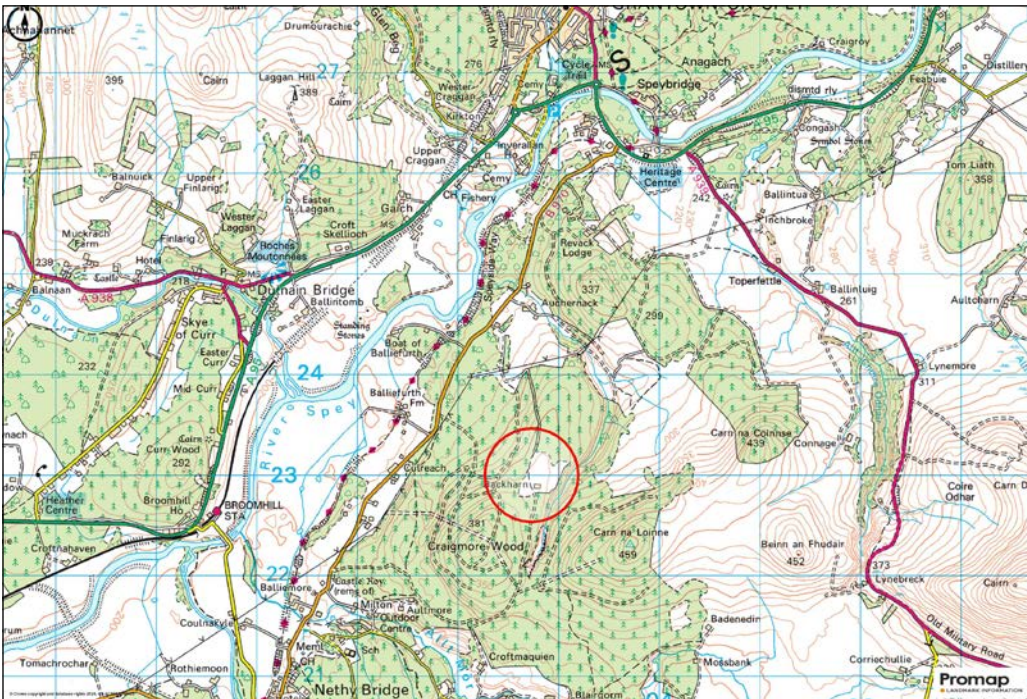
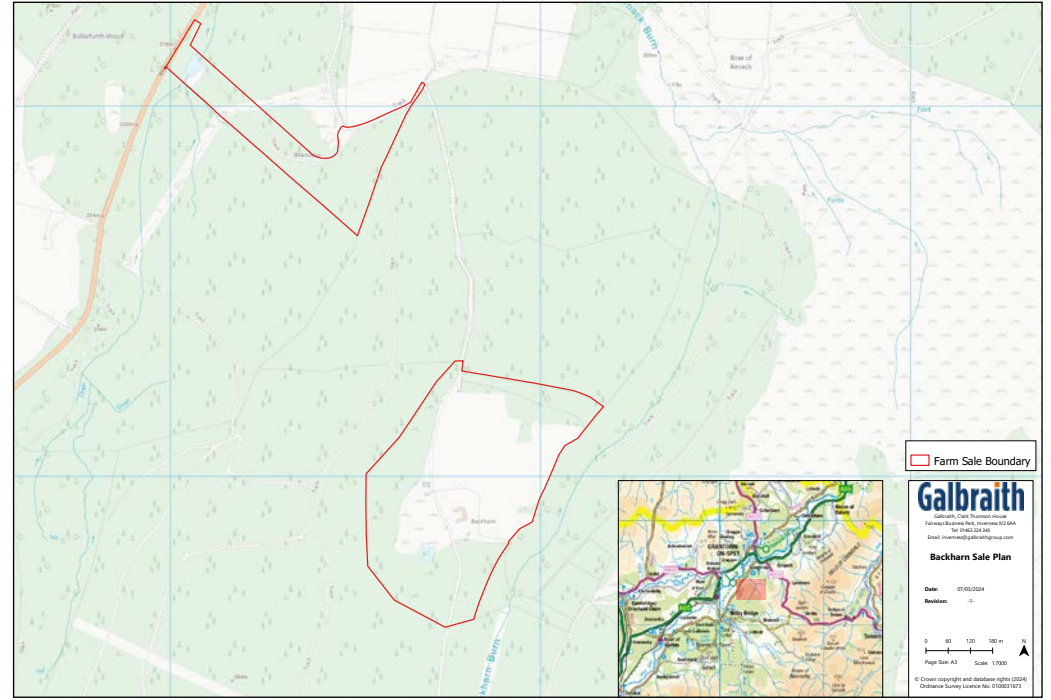




















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