



Croftmaquien, Nethy Bridge, Inverness-shire





A stunning former Croft house and steading duo used as a holiday let situated in a **very scenic position** within the Cairngorms National Park.

Summary of accommodation

Traditional 18th century stone cottage including living room, kitchen, three bedrooms and 2 bathrooms

Separate steading providing two further bedrooms and two bathrooms

Large outdoor decking area with hot tub, covered bbq and eating area | Eight person sauna

Formal gardens with extensive lawns, wild flower borders and mixed mature woodland

Currently used as a popular holiday let capable of housing twelve people | Attractive income stream

Set within a 200 acre estate with outstanding rural views within the Cairngorms National Park

Opportunity to purchase an adjoining plot extending to about 2 acres with planning consent in perpetuity to construct a large country house

For sale as a whole

About 1.87 Acres in Total

Distances

Nethy Bridge 1.5 miles, Grantown-on-Spey 6.5 miles, Inverness 35 miles, Inverness Airport 36 miles

(all road distances are approximate)



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Situation

Croftmaquien offers a unique opportunity situated within the Cairngorms National Park, an area renowned for its natural beauty. The property is situated within a very private and elevated position within a surrounding 200-acre estate with views across to the Cairngorm plateau. The Highland village of Nethy Bridge is just 1.5 miles away and has an excellent range of shops, a primary school and 9-hole golf course. The nearby towns of Grantown-on-Spey (6.5 miles) and Aviemore (13 miles) provide more extensive services including secondary schooling, supermarkets, banks and restaurants. Aviemore has a train station with direct services to Inverness, Perth and Edinburgh as well as a sleeper service to London. The nearby A9 gives swift road links both north and south. Gordonstoun (40 miles) is the nearest private school. Inverness is about a forty-minute drive and provides all the services of a major city.

The surrounding area of the Cairngorms National Park enjoys some of the finest scenery in Scotland and offers everything for the outdoor enthusiast including skiing, hill walking, mountain biking and world class shooting, fishing and stalking. Local attractions include bird watching on the Abernethy and Insh Marshes RSPB reserves and excellent walking trails in the surrounding Abernethy Forest. There is excellent salmon fishing on the River Spey.

Inverness Airport (36 miles) offers regular flights to London, Bristol, Manchester, Birmingham, and other UK and European destinations.

Croftmaquien

The property is approached via a shared private track terminating in a wonderful private and elevated position with parking area. Croftmaquien comprises of two buildings which is currently used as a luxury holiday let with capacity for 12 people. The current owner purchased the property in 2014.

The 18th century former croft house is set over two floors and comprises of a dining kitchen, sitting room (with wood burner) and a bunk room with double bed and two single bunks (4 adults). On the first floor there is the principal bedroom with en suite shower room and further double bedroom and shower room.





A very short walk downhill leads to the converted steading which comprises of a double bedroom (with open fireplace), a family bathroom, a bunk room (capacity for 8 adults) utility room and family bathroom (shower and jacuzzi bath). Each of the buildings offer character and charm within a very special setting.

The full accommodation can be seen on the adjacent floorplan.

Croftmaquien, Nethy Bridge, Inverness-shire, PH25 3ED

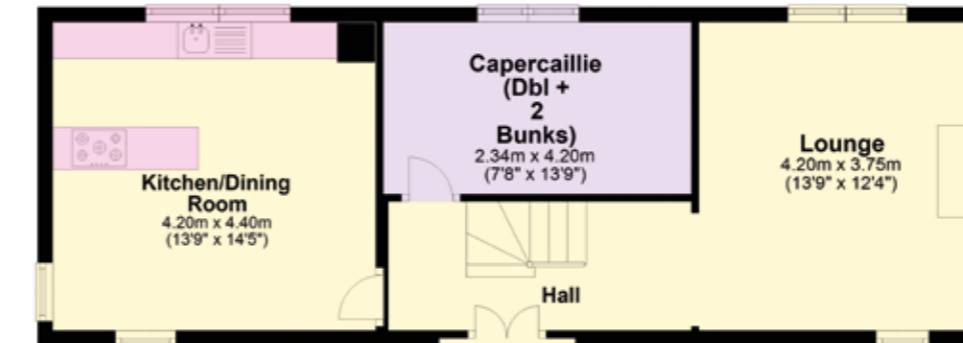
Approximate Gross Internal Floor Area

House 1,065 sq ft/ 99 sq m

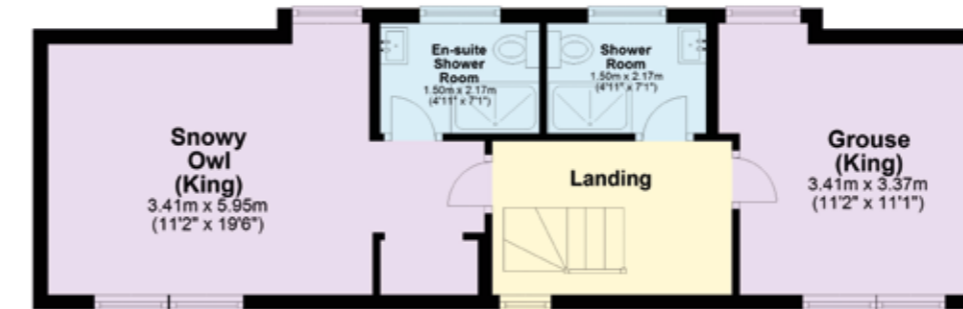
Steading: 581 sq ft/ 54 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



First Floor



Steading



Gardens and policies

The main feature of the garden area is the massive outdoor decking area. This includes a hot tub, covered BBQ and eating area, an outdoor dining area and tiered seating surrounding a firepit. There is also an 8-person sauna.

The policies extend to about 1.87 acres in total. The formal gardens include lawns surrounding the properties with a wildflower border as well as some mixed mature woodland.

Holiday Let Business

Croftmaquien has been successfully operated as a thriving holiday let in a very sought-after location within the Cairngorms National Park. It has been let from £2,590 per week. The property offers a multitude of uses to a buyer going forward.



Additional Plot

Adjoining the property on the northwestern boundary is an additional plot of land extending to about 2 acres. The plot has outlined planning consent in perpetuity for the construction of a large country house in an outstanding position. The size and design can be amended subject to the necessary consents. Further details are available on request.

Residential Schedule

Property	Occupancy	Services	Rates	EPC Rating
Croftmaquien	Vacant	LPG central heating, Private (filtered) water supply and private drainage	£.....	E

Directions

From Nethy Bridge coming from Boat of Garten, cross the Bridge and by the Nethy Bridge Hotel turn right heading West. After 1.25 miles, the private track is on your left and is signposted. Continue up the track to the top and there is a parking area.

What3words

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Solicitors

Blackadders LLP, 53 Bothwell Street, Glasgow, G2 6TS
Tel: 0141 248 1888 email: Eilidh.Dickson@blackadders.co.uk

Local Authority

Cairngorms National Park, 14 The Square, Grantown-on-Spey, PH26 3HG
Tel: 01479 873535

Entry

Entry is available by arrangement with the seller.

Designations

Croftmaquien falls within the Cairngorms National Park.

Household Contents

The fitted carpets and curtains are included in the sale.

Health and Safety

Given the hazards of a rural property we ask you to be as vigilant as possible when making your inspections, for your own personal safety.

Rights of Access and Title Conditions

The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not.

Viewing

Strictly by appointment with the Selling Agents Knight Frank (tel: 0131 222 9600).

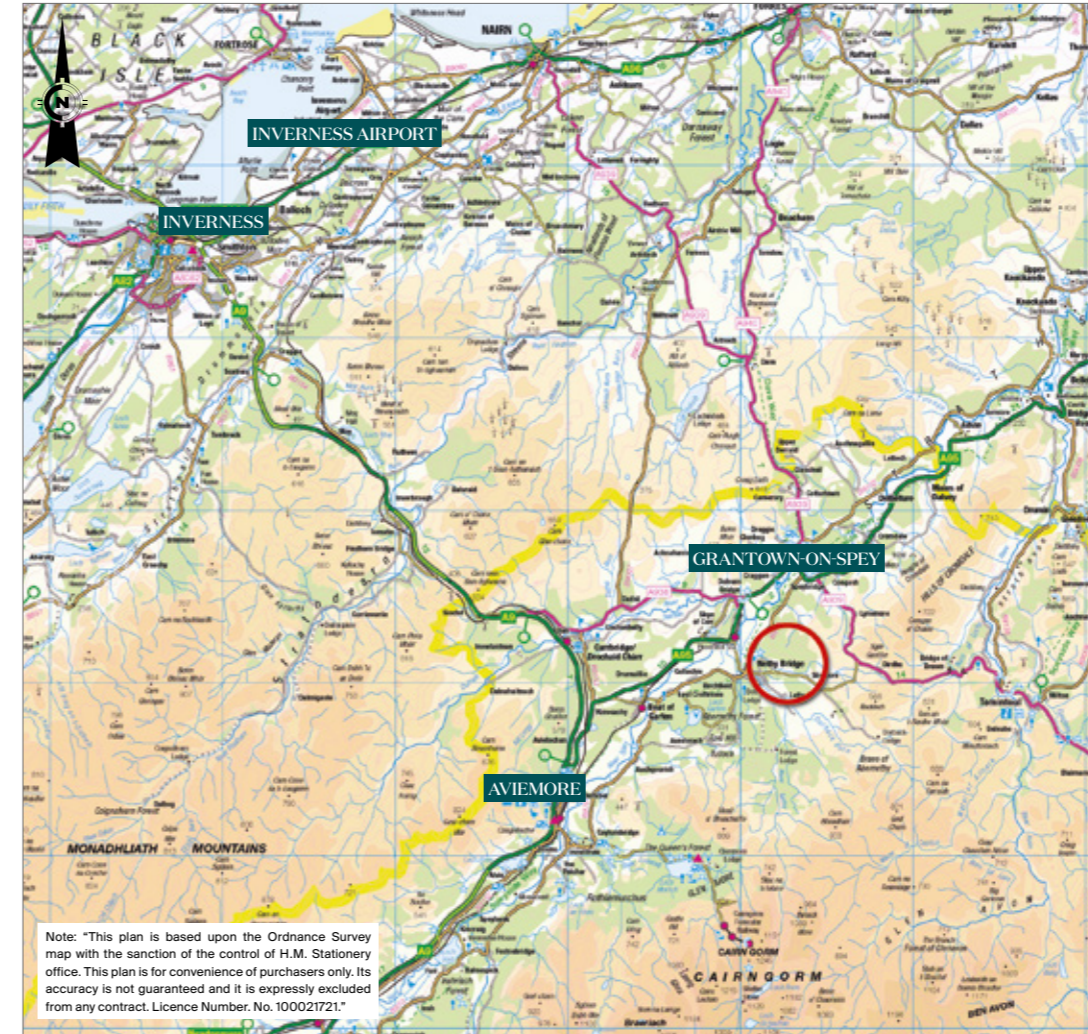
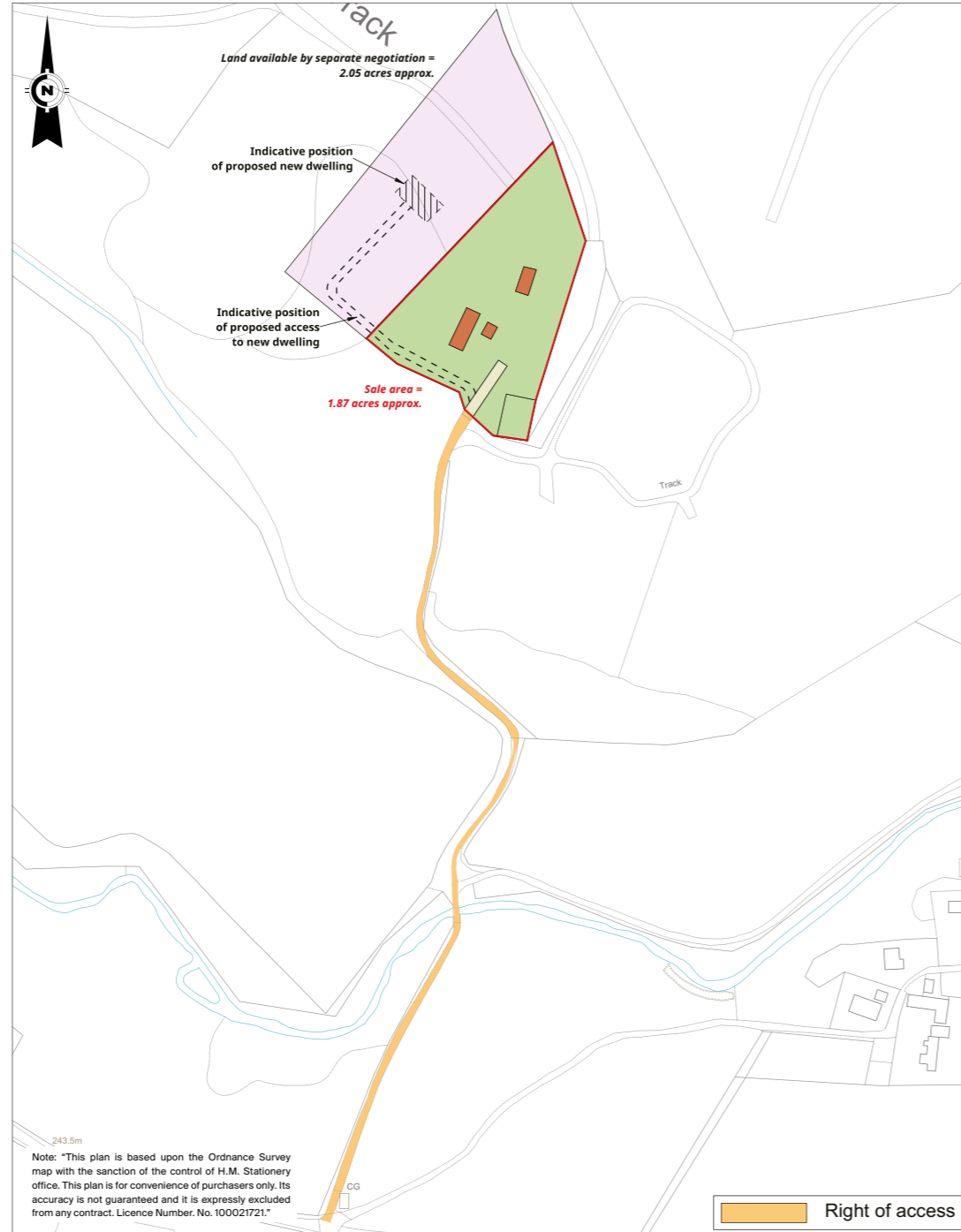
Offers

Offers should be submitted in Scottish legal form to the selling agents.

Prospective purchasers are advised to register their interest in writing with the selling agents following inspection.

Anti-Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated November 2024. Photographs and videos dated xxxxxxxxxxxx 20xx.

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Overseas Purchaser(s)

Any offer(s) by a purchaser who is resident outwith the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

Closing date

A closing date for offers may be fixed and prospective purchasers are urged to note their interest formally to the selling agents. The seller reserves the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer for any part of the subjects of sale.

Conditions of Sale

1. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

2. Deposit

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.



