



Birchfield Nethy Bridge, Inverness-shire

STRUTT & PARKER

Birchfield

Nethy Bridge, Inverness-shire,
PH25 3DD

An historical B listed
farmhouse and additional
cottages set in approximately
2.4 acres of magnificent
private garden grounds
located in the popular Highland
village of Nethy Bridge in the
Cairngorms National Park.

Aviemore 11 miles, Grantown-on-Spey
6.5 miles, Inverness 38 miles

Birchfield

Ground Floor: Entrance vestibule | Hall
Drawing room | Dining room | Kitchen
Sitting room | Utility area | WC/Cloak
Conservatory

First Floor : 2 Double bedrooms | 2 Bathrooms
WC/Cloak | Attic Floor | 2 Double bedrooms
Storage

Birch Beag Cottage

Ground Floor: Open plan kitchen/sitting room
Shower room

First Floor: Bedroom

Birch Mhor Cottage

Ground Floor: Open plan kitchen/sitting room
Bathroom | WC/Cloak

First Floor: 2 Bedrooms

Birch Croit Cottage

Ground Floor: Open plan kitchen/sitting room
Double Bedroom with en suite

Under Croft

Cellar | Storage

Outbuildings

Laundry | Double garage | Shed | Polytunnel
Greenhouse | Childrens Play Area





The Property

Birchfield dates back to circa 1800 and has been successfully altered to provide spacious and flexible accommodation. The property was rumoured to be one of three similar dwellings built for a cadet line of the Grant family. The Georgian house shares similarities with the Dell of Abernethy and this is also evident in the reception rooms and bannisters. In keeping with the era, within the property there is a host of traditional features including sash and case windows with working shutters, wood panelling, fireplaces, original doors and door frames, raised skirting and fleur de lily's cornicing similar to that found in Castle Grant. It has been suggested the French plasterers employed by the Adams family to restore Castle Grant may in fact have been responsible for the fantastic workmanship. The sale of Birchfield presents a wonderful opportunity to purchase an ideal rural retreat for

those looking for an idyllic lifestyle change in a beautiful part of the Scottish Highlands.

Birchfield is spread over three levels. Entrance to the former farmhouse is via a tiled entrance vestibule. The interior layout is typical of the period with two large reception rooms either side of the reception hallway. The drawing room, with intricate cornicing and striking wood panelling provides double aspects over the attractive garden grounds. The dining room is a wonderful room for entertaining and leads through to the kitchen. The kitchen has a range of wall and base units, integrated Neff gas hob and AEG cooker and downlighters. There is a utility area off the kitchen and a W/C. An inner hallway from the front of the property leads to a sitting room to the rear with a wood burning stove. From the sitting room the conservatory

is accessed which in turn has a door leading to the garden grounds and children's play area. The basement workshop is accessed via a door in the main hall.

A staircase rises from the ground floor to two generously proportioned front facing bedrooms on the first floor. The landing is flooded with an abundance of natural light from a large sash and case window. The hall leads to a large family bathroom complete with bath, shower, and wash hand basin. A door in the bathroom leads to a staircase to the attic box room/storage above. There is a further fully equipped bathroom and a separate W/C. The attic in the main part of the property contains two large bedrooms with dormer windows providing wonderful views over the garden and the countryside beyond.

There are three additional cottages that combine with the main house to make a U shape around a courtyard. Birch Beag and Birch Mhor offer accommodation over two levels and are situated to the left hand side of the courtyard with Birch Croit opposite. The cottages all provide open plan living and kitchen space making them ideal for entertaining. Birch Beag has a shower room off the sitting room/kitchen and a double bedroom on the first floor. Birch Mhor is adjacent and provides a bathroom and separate W/C on the ground floor with two bedrooms on the first floor. Birch Croit is all on one level and has a double bedroom with en-suite.

Beneath Birch Croit is a cellar and storage area. The cottages all have a dedicated parking area to the side of the property.





Location

Nethy Bridge has a range of local services including a primary school, general store and post office, butcher, hotels and a golf course. Locally there is an abundance of opportunities to discover the natural beauty of the Abernethy area. The area is famed for its range of outdoor pursuits and is well placed for the ski resorts of the Cairngorms and the Lecht. Grantown-on-Spey is located 6.5 miles away and provides a wider range of services including primary and secondary education, leisure centre, medical centre, dental practice, supermarket, post office and restaurants.

The international airport at Inverness offers an excellent range of domestic and European flights and the mainline railway station at Aviemore links in to the national network.

Garden and grounds

Birchfield is approached by a gated gravel driveway leading to the garage to the side of the properties with ample space for several vehicles. The gardens provide a private, tranquil and idyllic position with the opportunity to enjoy a variety of birds and other wildlife, specifically positioned bird feeding stations have been placed within the grounds to encourage frequent visitors. Mainly laid to lawn the grounds, approximately 2.4 acres, envelope the property and boast a vast array of flower beds, shrubs, herbaceous and flower borders, fruit trees and mature deciduous trees which give shade. In addition there are further fine examples of rowan, birch and conifers. Cleverly designed paths and shrub borders have been created to allow easy access to all areas of the gardens. There is also a vegetable garden to

the rear of the garages with a poly tunnel and greenhouse. A childrens play area is located to the rear of the property and is equipped with swings, a slide, climbing frame and playhouse.

General

Services: Mains electricity and water, private drainage, oil-fired central heating.

Fixtures and Fittings: All fitted carpets and curtains are included in the sale.

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX. Tel: 01463 702000.

Viewing: Strictly by appointment with Strutt & Parker.

Council Tax: Birchfield has been assessed for council tax purposes as Band G.

EPC Rating: G19.

Possession: Vacant possession will be given on completion.

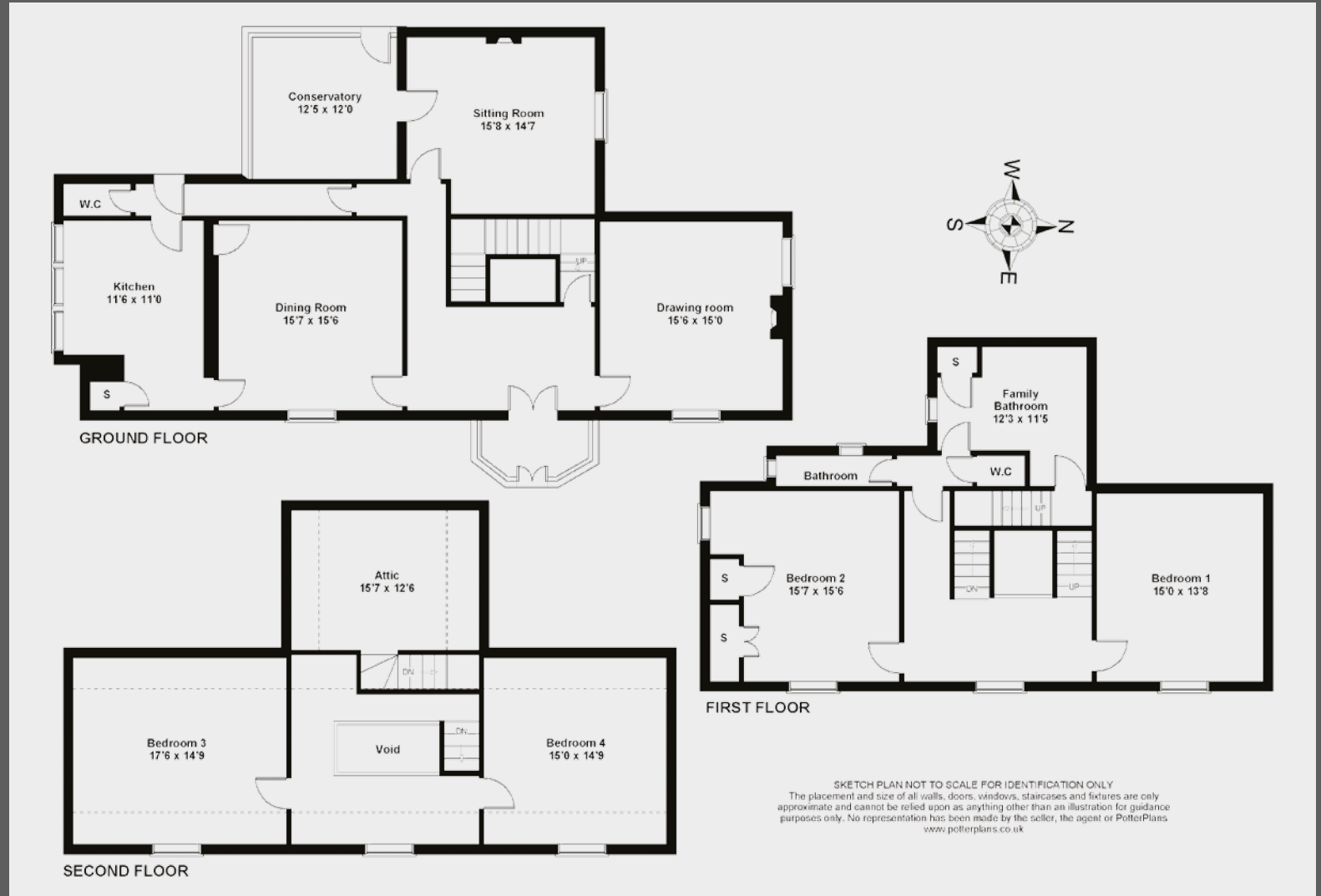
Offers: Offers are to be submitted in Scottish legal terms to the selling agents Strutt and Parker, 9-11 Bank Lane, Inverness, IV1 1WA.

Directions

From the centre of Nethy Bridge cross the bridge and continue along this road on the way out of the village. Turn right signposted Birchfield. Continue up this road for approximately 200 yards where you will find the properties located on the right hand side.







SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
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Printed by Ravensworth B2729413/06/2014