

The Hermitage Spey Street Kingussie PH21 1HN

OFFERS OVER £570,000

An Elegant Victorian Villa Set in
Beautifully Maintained Garden Grounds



FEATURES :

- Beautifully Finished Home With Great Accommodation Throughout
- Full of Character, Charm & Traditional Features
- Modern Kitchen, Separate Dining Room & Garden Room
- New UPVC Double Glazing, Wood Burning Stoves & Oil Fired Central Heating
- Beautiful Garden Grounds With Double Garage & Workshop

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"The Hermitage" is a well-known traditional Victorian villa situated in an exceptional garden grounds in the heart of Kingussie. This beautiful period property, which is maintained to a very high standard, benefits from a mixture of stunning original features and modern finishings. The generous accommodation includes a traditional sitting room with feature wood burning stove, separate dining room for hosting friends and family, glazed garden room offering superb views over the garden and surrounding countryside and a home office for professionals needing to work remotely. The property benefits from five en-suite bedrooms, all very well-sized and all offering different views across the valley. Other notable accommodation includes a downstairs shower room, modern kitchen and dining area and a spacious utility room with an abundance of storage. Other benefits include newly fitted UPVC double glazed windows and doors, wood burning stoves and oil-fired central heating.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807 965.



The property sits in 0.5 an acre of well-maintained grounds with lawns, herbaceous borders and raised beds. There is a double garage, timber workshop / store, two greenhouses and two stone built outbuildings. The grounds provide great flexibility with extensive parking areas and a substantial lawn area which offers the possibility of future development. The current owner has been advised by an Architect that there is scope to build two 4 bedroom houses within the grounds subject to planning. Situated in Kingussie, close to local amenities and facilities the town also benefits from Primary and High Schools. Kingussie is an historic market town well located for transport, being adjacent to the A9, just 69 miles north of Perth and 42 miles south of Inverness. The town's railway station provides direct rail links to Inverness, Glasgow, Edinburgh and London. Inverness Airport is just over an hour away.

ACCOMMODATION:

Entrance Vestibule 2.36m x 2.47m

A timber glazed door opens to the bright and welcoming entrance vestibule. Space for furniture. Ceiling light. Smoke detector. Tiled floor. Glazed door to entrance hallway.

Entrance Hall 2.21m x 2.41m

Bright entrance hallway with a beautiful staircase leading to first floor landing. Doors off to Bedroom one and inner hallway. Pendant light. Ceiling coving. Smoke detector. Radiator. Fitted carpet.

Bedroom One 4.24m x 4.92m

Double Bedroom with windows to the front and rear allowing natural daylight. Space for bedroom furniture. Edinburgh press offering hanging space. Tv point. Pendant light. Smoke detector. Radiator. Fitted carpet. Door to en-suite shower room.

En-suite Room One 2.03m x 1.31m

Three piece white suite comprising of WC, pedestal wash hand basin and corner shower cubicle with mixer shower. Fully tiled suite. Toilet accessories. Wall mounted mirror. Spotlight rack. Extractor. Heated towel rail. Tiled floor.

Inner Hall 7.11m x 1.22m

Inner hallway with doors off to office, dining room, lounge, kitchen, garden room and WC. Storage cupboard. Pendant lights. Wall lights. Smoke detector. Radiator. Fitted carpet.



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Kitchen/Dining Area 5.06m x 3.76m

Modern fitted kitchen with base and wall units incorporating integrated appliances including two farm style sinks with drainer, microwave, and extractor unit above “belling” double electric range cooker. Beautiful breakfast bar offering space for family or formal dining. Wall tiling around work surfaces. Feature hanging spotlights. “American” style fridge freezer. Dishwasher. TV point. Two fluorescent LED lights. Radiator. Laminate flooring. Two windows to the side offering natural daylight.

WC 2.27m x 1.25m

Two piece white suite comprising of WC and vanity wash hand basin with mirror above. Ceiling light. Coat hooks. Low level storage. Laminate flooring.

Returning to the inner hallway.

Front Office 4.16m x 4.45m

Bright double aspect room with windows to the front and side. Feature wood burning stove with oak mantle and slate hearth. Space for office and lounge furniture. Pendant light. Smoke detector. Radiator. Fitted carpet.

Dining Room 3.22m x 3.24m

Spacious dining room with window to the side overlooking the garden. Adequate space for family or formal dining. Space for furniture. Built-in storage cupboard. TV point. Pendant light. Smoke detector. Radiator. Fitted carpet.

Lounge 5.79m x 4.64m

Beautiful and bright lounge with multiple windows to the front offering an abundance of natural daylight while also offering views of the garden grounds. Feature woodburning stove set on a slate hearth with oak mantle above. Space for furniture. Glazed door to dining room. Pendant light. Radiators. Fitted carpet.

Garden Room 6.38m x 3.16m

A fully glazed room with amazing views over the garden grounds and surrounding countryside. Space for family or formal dining. Two spotlight racks. Radiator. Laminate flooring. Doors to rear garden and utility area.

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Laundry/Utility

2.89m x 4.02m

Spacious utility area with base units and worktops incorporating stainless steel sink. Washing machine and tumble dryer. Built-in wardrobes. High level storage cupboards. Drying pulley. Carpet tiles. Doors to shower room and rear garden.

Shower Room

1.87m x 1.72m

Three piece white suite comprising of WC, vanity wash hand basin and corner shower cubicle with mixer shower. Fully tiled suite. Toilet accessories. Wall mounted mirror. Spotlight rack. Extractor. Heated towel rail. Tiled floor. Opaque window to the rear.

Returning to entrance hallway and staircase to first floor landing.

Landing

9.43m x 2.42m

Bright and airy landing with windows to the front offering views of Kingussie and high level Velux allowing natural daylight. Traditional archways and ceiling coving adding character. Storage cupboard. Doors off to the remaining bedrooms and shower room. Pendant lights. Smoke detector. Radiator. Fitted carpet.

Master Bedroom (2)

5.03m x 4.45m

A stunning triple aspect bedroom with outstanding views over garden grounds and across the valley. Space for bedroom furniture. Pendant light. Radiator. Fitted carpet.



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En-suite Bathroom 3.01m x 2.01m

Modern and contemporary four piece bathroom suite comprising of a spectacular free standing bath, vanity wash hand basin, WC and corner shower cubicle with mains shower. Illuminated bathroom cabinet. Toilet accessories. Extractor. Ceiling light. Heated towel rail. Ceramic floor tiles. Window to the rear.

Bedroom Three 4.52m x 3.63m

Double room with window to the side allowing natural daylight. Space for bedroom furniture. Edinburgh press offering hanging space. TV point. Spotlight rack. Smoke detector. Radiator. Fitted carpet. Door to en-suite.

En-suite Shower Room (3) 1.59m x 1.52m

Three piece white suite comprising of WC, vanity wash hand basin and corner shower cubicle with mixer shower. Tiled suite. Toilet accessories. Wall mounted mirror. Spotlight rack. Extractor. Heated towel rail. Tiled floor.

Bedroom Four 4.43m x 3.70m

Double aspect bedroom with windows to the front and side. Space for bedroom furniture. Pendant light. Smoke detector. Radiator. Fitted carpet. Door to en-suite.

En-suite Shower Room (4) 1.58m x 1.52m

Three piece white suite comprising of WC, vanity wash hand basin and shower cubicle with mixer shower. Tiled suite. Toilet accessories. Wall mirror. Heated towel rail. Extractor. Tiled floor.

Bedroom Five 4.25m x 5.03m

Spacious family room offering space for three single beds or a double and a single. Windows to the front and rear. Edinburgh press offering hanging space. TV point. Pendant lights. Smoke detector. Radiators. Fitted carpet. Door to en-suite.

En-suite Shower Room (5) 2.03m x 1.31m

Three piece white suite comprising of WC, vanity wash hand basin and corner shower cubicle with mixer shower. Fully tiled suite. Toilet accessories. Wall mounted mirror. Spotlight rack. Extractor. Heated towel rail. Tiled floor.

Study/Snug 4.79m x 2.35m

Cozy room with window to the rear overlooking the garden grounds. Space for bedroom or office furniture. Coomed ceilings. Ceiling light. Radiator. Fitted carpet.

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Shower Room 1.67m x 1.29m

Three piece suite comprising of WC, vanity wash hand basin and shower cubicle with mains shower. Wall mirror. Heated towel rail. Velux window. Ceramic floor tiles.

Garage /Outbuildings

Double timber garage with power and lighting, space for two vehicles plus work area and space for skis, bikes etc. Single timber garage with power and lighting currently used for mower and garden equipment. There are two further stone outbuildings both with power and light, one currently used as a workshop / storage with the other housing an additional fridge and freezer plus household storage.

Garden

The front garden is mainly gravel for guest parking spaces. Original dry stone dyke with iron railings add character. Mixture of plants trees and shrubs. Path leading around the front to the entrance vestibule. The rear garden is beautifully maintained and enjoys a lot of afternoon and evening sun. It benefits from an immaculate lawn with two green houses. Mixture of mature trees, plants, and shrubs. Rockery plant border with water feature. Outside tap.

INCLUDED

Carpets, light fittings & floor coverings. The majority of the furniture will be available on separate negotiation with the seller. An inventory list can be provided on request.

SERVICES

Mains electricity, water & drainage.



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COUNCIL TAX

Council Tax Band A - £1,071 per annum (2023/24)

Business currently receives 100% Business Rates Relief

PRICE

Offers Over £570,000 are invited for this property.

The seller reserves the right to accept or refuse a suitable offer at any time.

OFFERS

Formal offers should be submitted to our office in Aviemore.

VIEWING

Viewing is strictly by appointment through the Selling Agents.



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system etc.) included in the sale. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what is included in the sale.

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