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solicitors and estate agents

Far Away Place, Conglass Lane, Tomintoul, AB37 9HU

UNDER OFFER £250,000

Contact us on 01479 874800 or visit www.massoncairns.com

Far Away Place is an exceptionally spacious two-bedroom detached bungalow in Tomintoul, offering around 108 sq m of beautifully presented accommodation with the proportions more commonly associated with a three-bedroom home on a large plot, circa 0.2 acres. A bright entrance vestibule opens into a central hallway from which the accommodation flows particularly well. The sitting room is an impressive reception space extending to around 29 sq m, with ample room for several seating areas, a wood-burning stove forming a natural focal point and a wide opening through to the dining area, creating an excellent sense of space. The adjoining kitchen/dining room is equally impressive and has been finished to a high standard with a generous range of fitted units, extensive work surfaces, a large moveable central island with breakfast seating and a range-style cooker. There is plenty of room for a full dining table, while windows and glazed doors draw in excellent natural light and frame the outstanding open countryside beyond. The doors lead directly to a substantial raised deck, providing a superb outdoor seating and dining area from which the far-reaching views can be fully appreciated. A separate utility room adds useful everyday practicality. Both bedrooms are good doubles, with the principal bedroom benefiting from its own en-suite shower room, while the main bathroom is fitted with a stylish white. Outside, the house is approached over a broad gravelled area providing generous off-street parking and easy access to the detached garage. The rear of the property is a particular highlight, enjoying a wonderful open outlook across surrounding fields towards woodland and the hills beyond. Combining unusually generous room sizes, a high standard of presentation and an enviable open aspect, Far Away Place offers the space and flexibility of a larger bungalow in a particularly attractive edge-of-village setting. EPC C Council Tax D Home report available online at massoncairns.com

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Tomintoul

Tomintoul is the Eastern Gateway to the Cairngorms National Park and has the reputation of being the highest village in the Highlands at 1165 ft (350m) centred round a picturesque square and situated near the Lecht Ski Resort Centre on the scenic route between Grantown on Spey and Royal Deeside. It is the largest village in the Glenlivet area supporting B&B's, a post office and general stores, art studios, craft, gift and malt whisky shops.

Tomintoul also has its own distillery, "the Tomintoul", which made the Guinness Book of Records for producing "The Largest Bottle of Scotch Whisky in The World" - at 105.3 litres. There are also three more stills, "The Tamnavulin", "The Braeval" and "The Glenlivet" within a few miles.

The area is surrounded by the mountain ranges of the Cromdales, the Ladder Hills and the Cairngorms, facilitating spectacular views, walks and other outdoor pursuits, including wildlife appreciation, salmon and trout fishing on the nearby River Avon, mountain biking on many trails and nearby bike Glenlivet and hill walking a plenty.

The nearby Lecht Ski Centre 2090 provides winter sports and mountain biking in the summer.

Transport Links

Located in the heart of the Highlands, Tomintoul offers a number of convenient travel options for local, regional, and international travel.

Road: Tomintoul is well-connected via road with the A939, a major scenic route running through Speyside, providing easy access to both Aberdeen to the east and Inverness to the north.

Air: The nearest airports are Inverness Airport (approximately 43 miles away) and Aberdeen International Airport (approximately 56 miles away), offering both domestic and international flights.

Rail: The nearest railway station is Aviemore (around 27 miles away), which is on the main line from Inverness to London, providing connections to major cities across the UK.

Public Transport: There are regular bus services that run through Glenlivet connecting it to neighbouring towns and villages.

For schooling, Tomintoul falls within the Moray Council area, which provides a comprehensive education system. Primary education is available at Tomintoul Primary School, a small but well-regarded school located right in Tomintoul. For secondary education, pupils typically attend Speyside High School in Aberlour, which is approximately 21 miles away and offers a broad curriculum.

For further education, the University of the Highlands and Islands offers a range of courses and has several campuses throughout the Highlands, with the nearest being in Elgin and Inverness. Other universities in Aberdeen and Dundee are available.

Home Report

To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download.

EPC Rating C

Entrance Vestibule

1.48m x 2.29m (4'10" x 7'6")

A bright and practical entrance to the property, accessed through a high-performance timber entrance door with glazed insert. The vestibule has wood laminate flooring, ceiling lighting and a window providing good natural light. There is useful space for coats and footwear, with a glazed internal door leading through to the main hallway.

Hallway

A light and spacious L-shaped hallway providing access to the main accommodation, finished with wood laminate flooring and ceiling lighting. There is an attic hatch giving access to an insulated and partly floored loft, together with a useful shelved airing cupboard housing the hot water cylinder. Doors lead to the sitting room, kitchen/dining room, utility room, both bedrooms and the bathroom.

Sitting Room

5.60m x 5.22m (18'4" x 17'1")

An exceptionally spacious and bright dual-aspect reception room with windows to the front and side providing excellent natural light. The room is finished with wood laminate flooring and a central ceiling light, with generous proportions allowing for multiple seating arrangements. A wood-burning stove is set within a tiled hearth and fireplace, creating a strong focal point, while a broad open archway connects

directly with the kitchen and dining room to give an easy flow between the principal living spaces as well as offering more natural light.

Kitchen / Dining Area

5.63m x 4.28m (18'5" x 14'0")

An impressive and beautifully presented kitchen and dining space, finished to a high standard and designed to make the most of its exceptional outlook. Windows to the side and rear, together with glazed doors opening onto the expansive decking, flood the room with natural light and frame outstanding views across open countryside towards the hills beyond. The kitchen is fitted with an extensive range of shaker-style units and generous work surfaces, complemented by space for a freestanding fridge freezer and an impressive electric Aga range. A central island provides excellent additional storage and preparation space and is moveable, allowing the layout to be adapted for everyday use, larger gatherings or entertaining. There is ample room for a full dining table and chairs, while wood laminate flooring runs throughout and ceiling lighting includes both pendant and directional fittings. A door returns to the hallway, with a broad open-plan connection through to the sitting room creating an excellent flow between the principal living spaces.

Utility Room

2.11m x 2.37m (6'11" x 7'9")

A practical utility room with patterned tile effect flooring, ceiling lighting and a good range of fitted wall and base units providing useful storage. A worktop incorporates space beneath for a washing machine and tumble dryer, while a further recess accommodates the oil-fired boiler. There is also a ceiling extractor fan, useful hanging space for outerwear and a glazed external door provides direct access outside, while an internal door connects back to the hallway.

Bedroom One & En-suite

3.90m x 2.77m & 1.07m x 2.29m (12'9" x 9'1" & 3'6" x 7'6")

A well-proportioned double bedroom with carpet flooring, ceiling lighting and a large window providing good natural light. A double mirrored wardrobe extends across one wall and provides excellent fitted storage and a door opens directly into the en-suite shower room, which is fitted with a glazed enclosure and electric shower, wash hand basin and WC. The en-suite also includes a heated towel radiator, fitted storage, extractor, wall mirror and an opaque window for natural light and ventilation, with attractive tile effect flooring completing the space.

Bedroom Two

3.38m x 2.93m (11'1" x 9'7")

A comfortable double bedroom with carpet flooring, ceiling lighting and a picture window taking in outstanding open views across the surrounding countryside to the rear. A double mirrored integral wardrobe provides generous fitted storage with both hanging space and shelving.

Bathroom

1.80m x 2.39m (5'10" x 7'10")

The stylish and fresh bathroom is fitted with a white suite comprising bath with mixer taps and handheld shower, WC and pedestal wash hand basin with mirror above. The bath has a wet wall surround for easy maintenance, while an opaque window provides natural light and privacy. There is tile effect flooring, a heated towel rail and ceiling lighting.

Outside

The property enjoys a particularly attractive setting, with generous outdoor space covering circa 0.2 acres and arranged to make the most of the outstanding open outlook. A substantial timber deck extends across the rear of the house, providing an excellent area for outdoor seating, dining and entertaining while taking in uninterrupted views across neighbouring fields towards the surrounding hills and woodland. Beyond and around the deck are well-kept gravelled areas with some tree and border planting, a timber shed and timber fencing, creating an attractive yet easily maintained garden. The gravel finish continues to the front, providing plentiful off-street parking together with access to the detached garage.

Garage

4.26m x 5.65m (13'11" x 18'6")

A substantial detached garage with an up-and-over door to the front and a separate pedestrian door to the side. Built on a concrete base and benefiting from power, lighting and a pitched roof, it provides excellent space for secure parking, workshop use or additional storage.

Services

It is understood that there is mains water, drainage and electricity. There is oil central heating.

Entry

By mutual agreement.

Price

UNDER OFFER

Viewings and Offers

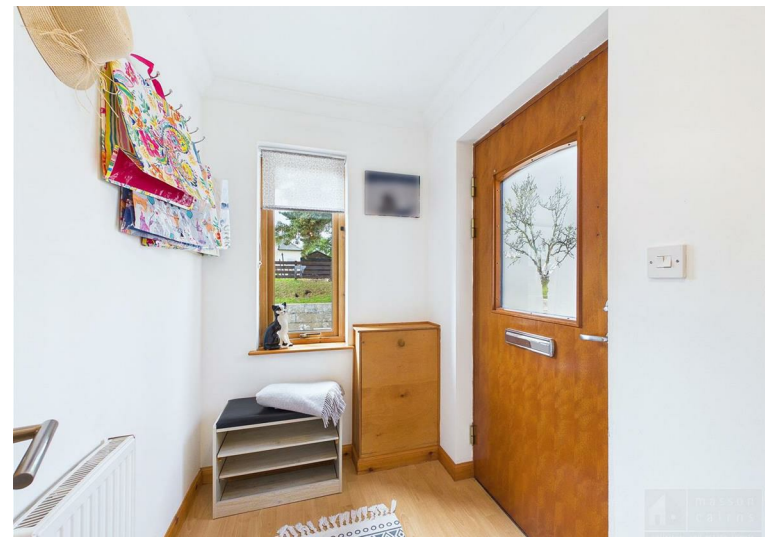
Viewing is strictly by arrangement with and all offers to be submitted to:- Masson Cairns
Strathspey House
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What Three Words Location

What3Words Location: ///polishing.shuttled.caskets

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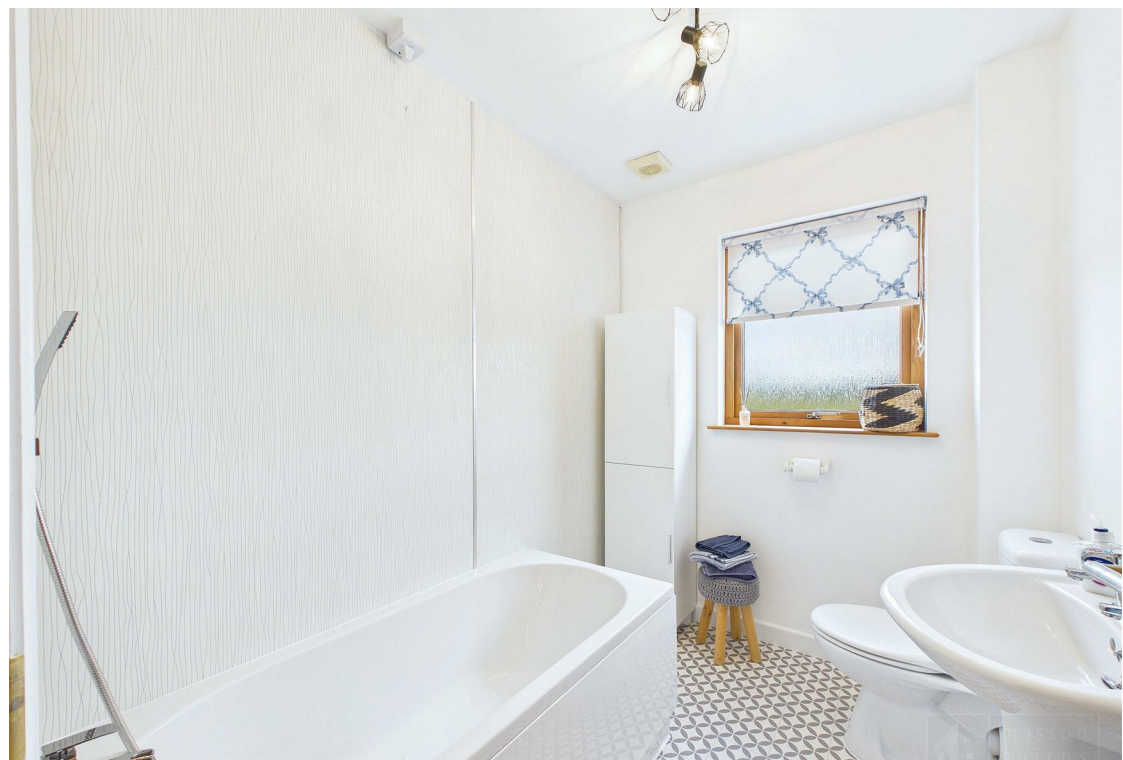
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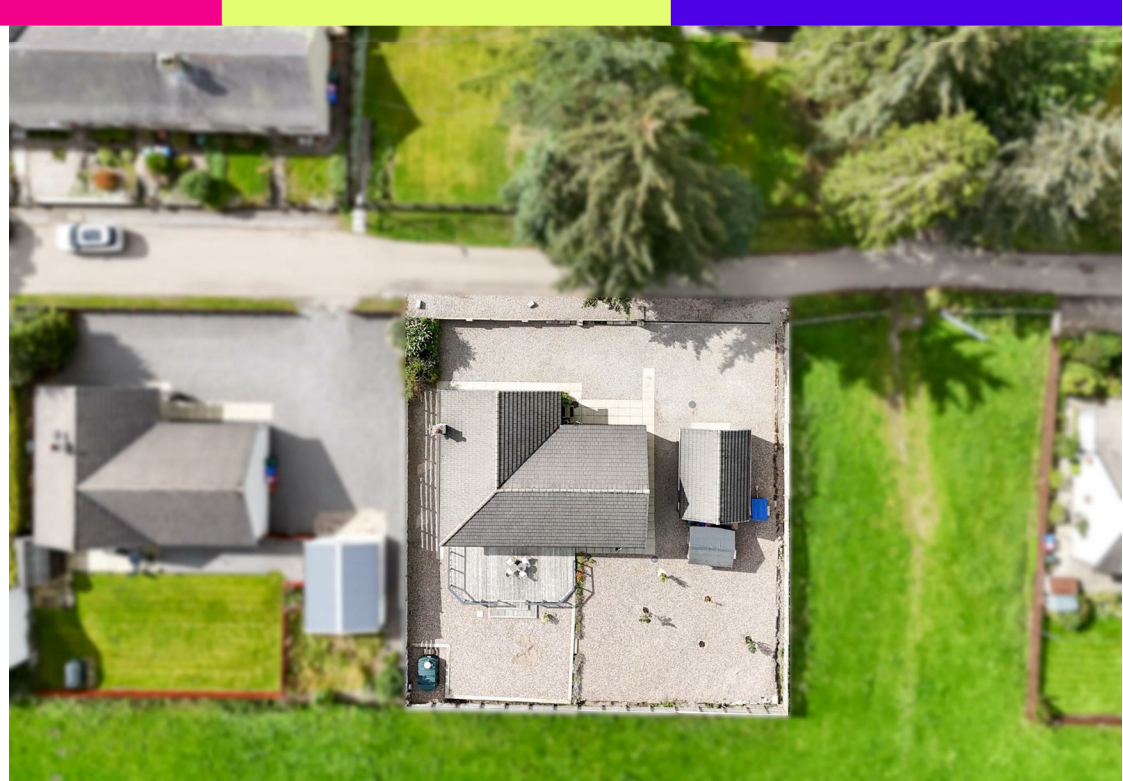


















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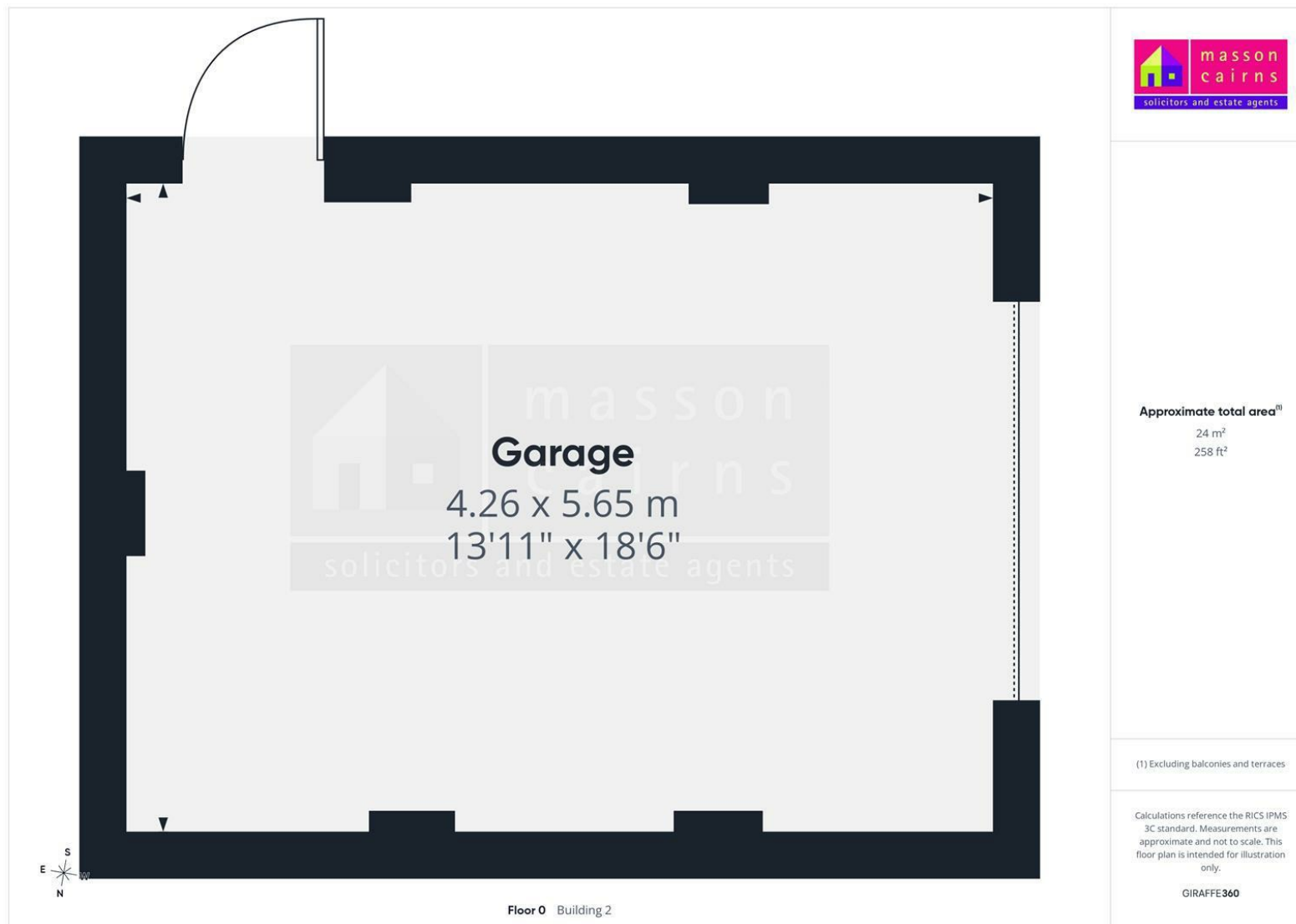
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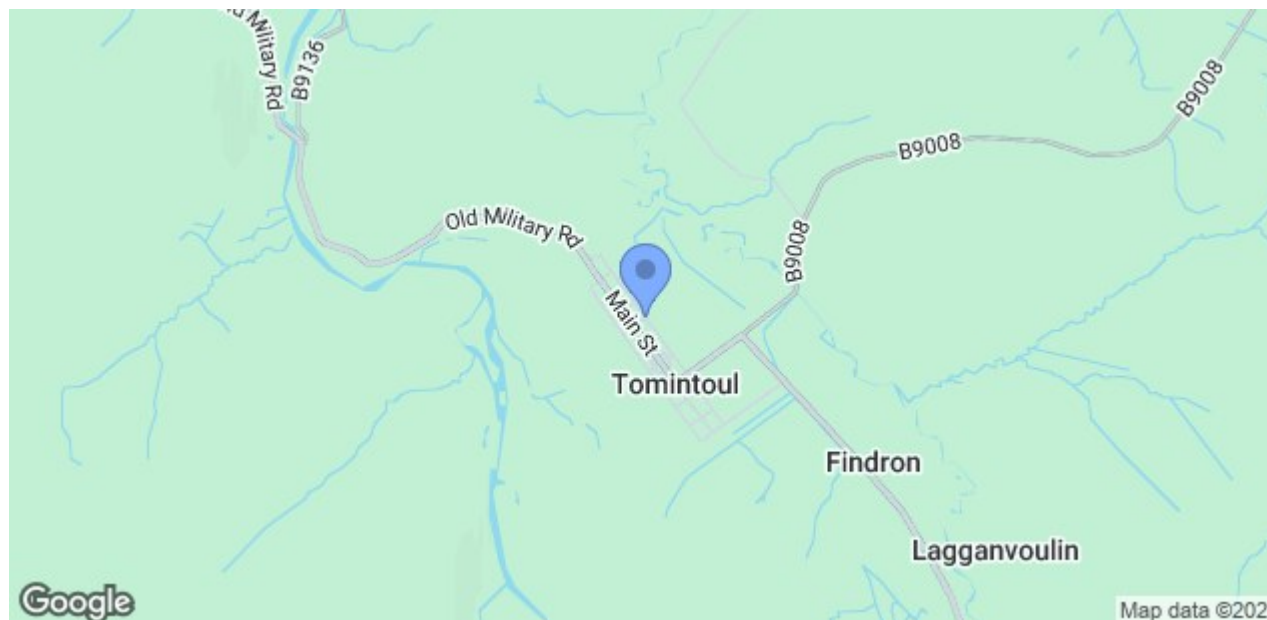
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	



While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
themselves on all matters



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