

Lynstock House

NETHY BRIDGE, HIGHLAND, PH25 3DY



*A STUNNING 4-BED HIGHLAND
RETREAT ON AN ACRE OF LAND*



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From the moment you pass through the gates and follow the driveway towards Lynstock House, you know you're arriving somewhere truly special. Set in the heart of Nethy Bridge, surrounded by breathtaking Highland scenery, this fabulous four-bedroom home offers the perfect blend of space, comfort, and potential. Spanning just over 200 sqm, the property sits on approximately one acre of land, with a charming steading-style outbuilding that could serve simply as a storage area or be transformed into additional accommodation—whether for visiting family, a detached guest annexe, or a lucrative holiday let, (subject to the necessary planning and licensing).

Inside, the home is warm and inviting, with a layout that perfectly balances sociable spaces and quiet retreats. The heart of the home is undoubtedly the spacious kitchen and dining area, a place to cook, gather, and create memories, with a convenient utility room and back door leading outside.





Equally impressive is the cosy lounge, where a wood-burning fireplace and triple-aspect windows frame stunning countryside views.





The ground floor also features two generous double bedrooms and a third smaller bedroom, ideal as a study, nursery, or snug, along with a family bathroom and separate WC for added convenience.









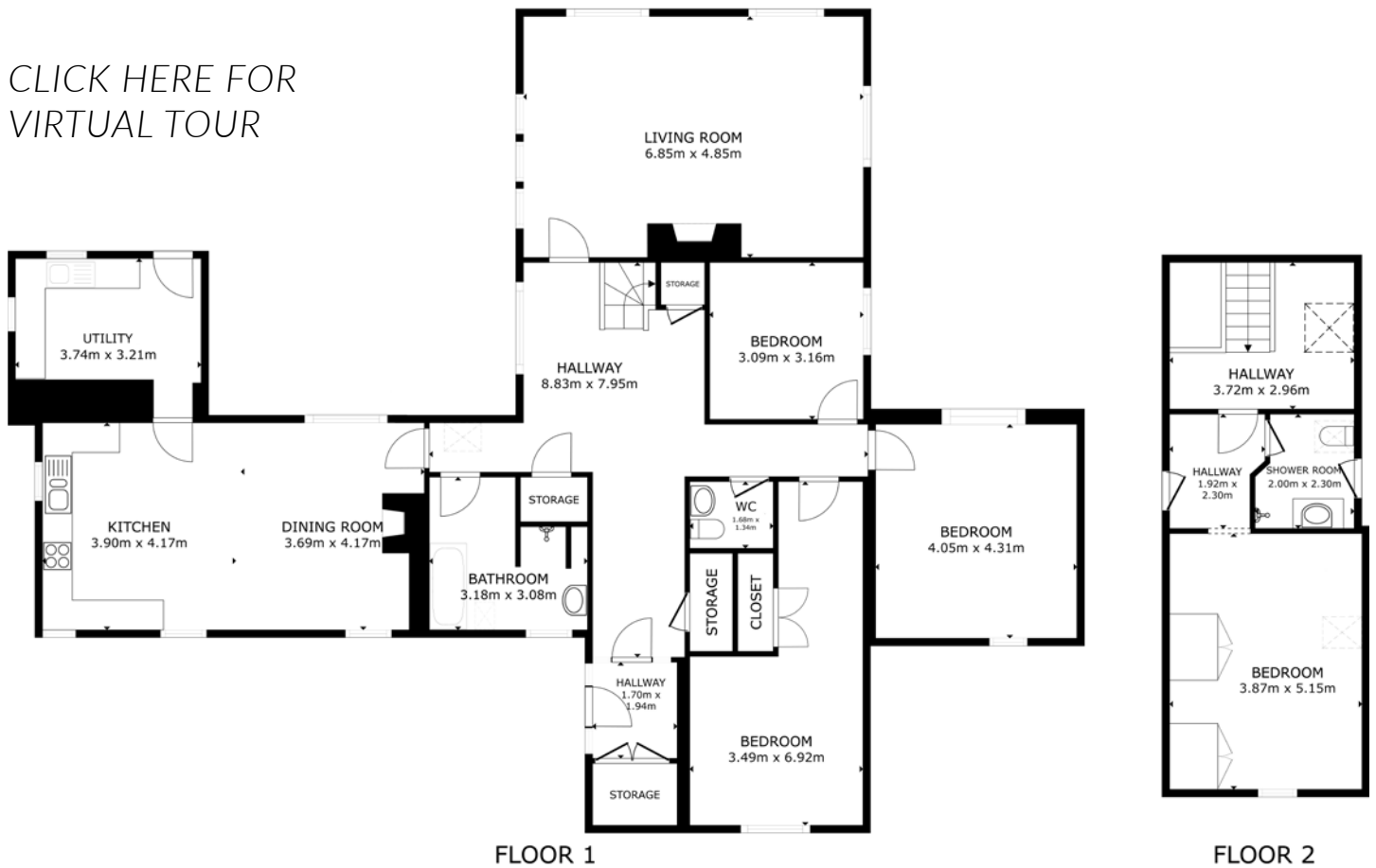
Upstairs, the master bedroom offers a peaceful escape, complete with an en-suite shower room and wonderful views of the surrounding landscape.







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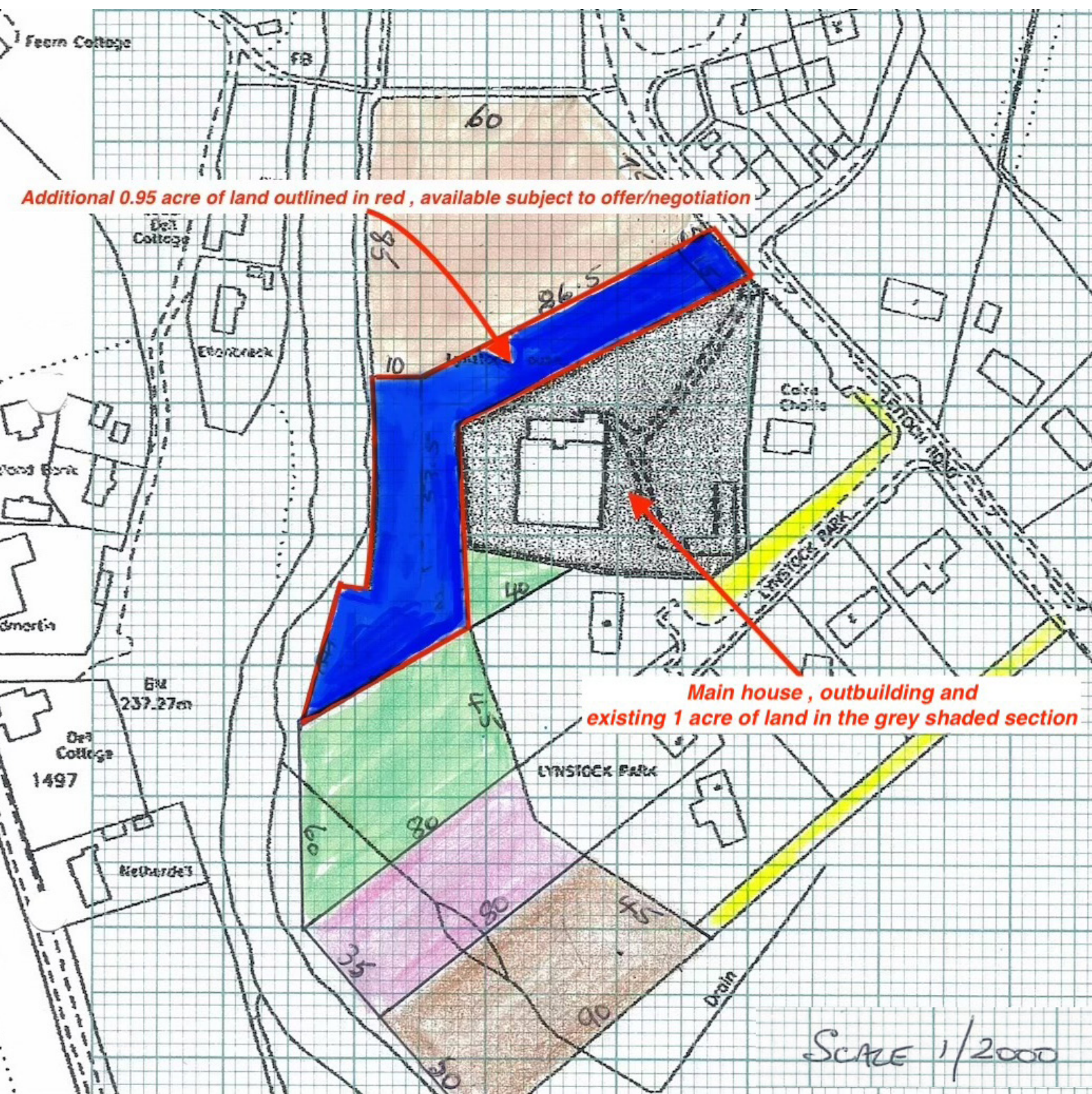
Gross internal floor area (m²): 203m²

EPC Rating: E

Outside, Lynstock House continues to impress. The generous grounds include ample parking, a children's play area, and the versatile steading-style outbuilding, offering exciting potential for development. The property's setting provides a sense of seclusion while remaining close to the charm of Nethy Bridge and the stunning natural beauty of the Cairngorms.







Adding to the appeal, the current family owners also own an additional 0.95 acres of land that wraps around the property in an L-shape, with one section leading directly to the River Nethy. This land, held under a separate title, is not included in the home report valuation, but the owners are open to negotiation for those who wish to secure private river access and additional space.

Lynstock House



With its stunning location, spacious accommodation, and exceptional potential, Lynstock House is more than just a home, it's an opportunity to embrace the Highland lifestyle, whether as a family residence, a countryside escape, or a property with investment potential. Contact McEwan Fraser Legal today to arrange a viewing and take the first step towards making this dream home your reality.

Lynstock House



Nethy Bridge, a charming village in Scotland's Cairngorms National Park, blends tranquillity and adventure. Surrounded by stunning landscapes, it offers forest trails, wildlife spotting, and proximity to Rothiemurchus Estate and Cairngorm Mountain. ideal for skiing, hiking, and fishing. The River Spey and RSPB reserves attract anglers and birdwatchers.

With a tight-knit community, Nethy Bridge has local shops, a school, and a golf course. Nearby Granttown-on-Spey and Aviemore (a transport hub with rail links) provide more amenities. Inverness, under an hour away, offers city conveniences and an international airport.

Perfect for nature lovers and outdoor enthusiasts, Nethy Bridge delivers a peaceful yet active Highland lifestyle.

The Location



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