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Clach Mhor, Avielochan, Aviemore, PH22 1QD  
Offers over £550,000

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solicitors and estate agents



Clach Mhor is a Royal Institute of British Architects award-winning Highland home which has featured in various national newspapers and home magazines. Designed by Roddy Langmuir at Cullinan Studio, every aspect of the design and layout has been meticulously considered to reflect its magnificent surroundings. The property uncoils from the sloping site to create a dramatic double height living space, expressed as a circular belvedere anchored to the ground by the mass of its chimney. Clach Mhor is a comfortable rural hideaway in a unique setting and enjoys spectacular views across Avielochan to the majesty of the Cairngorm Mountains beyond. Accommodation on the upper level includes an open plan lounge, dining area and kitchen, family bathroom, three double bedrooms with one boasting an en-suite bathroom and the other two benefiting from additional bunk-style sleeping platforms. Although the property has three bedrooms the bunks mean that the house can comfortably accommodate extra guests. On the lower level there is a sauna with a changing area and shower, separate WC and a utility area. Viewing is recommended to appreciate this truly unique property in the heart of the National Park. Energy Performance Certificate Rating D, Council Tax Band G.

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## Aviemore

Situated at the heart of the Cairngorms National Park, Aviemore is an internationally known tourist resort with splendid facilities for both summer and winter recreation including pubs, clubs, shops, restaurants and cafes. Sporting facilities include several 9 and 18 hole golf courses in nearby villages, excellent salmon and trout fishing in the River Spey and other waters, wind surfing, canoeing, rafting, indoor climbing wall, swimming and other indoor leisure facilities, tennis, downhill and cross country skiing and other winter sports. There is a Primary School in Aviemore and a secondary school giving education to University entrance standard at Kingussie. Aviemore is on the main rail line from Inverness/ London and is just off the A9 giving easy access to all parts of the UK; Inverness Airport is approximately 40 miles away with regular daily flights to London and other UK destinations.

## Overview

Clach Mhor is situated in a beautiful elevated position set against its own carefully nurtured woodland. On approach it is easy to appreciate the quality of design as the zinc-roofed, cedar-clad building conceals a fabulously evocative modern interior complete with a show-stopping double-height living space, with spectacular views of the Cairngorm Mountains. Uncoiling out of a small hillock, the building boasts a two-level circular 'tower' with living/dining/kitchen area above and basement below, all anchored to the ground by a feature chimney. Inside, the combination of materials and finishes used throughout are perfectly balanced, creating a totally unique interior, which has been written about in various national newspapers and homes magazines. Quirky details abound, from lamps slung along railings, mimicking the chairlift cables of the ski resort seven miles away, to the sleeping platforms that evoke the local bothy culture.

## Entrance

The front door is approached via a sweeping gravel pathway leading to the front high performance timber door leading into the entrance vestibule. The bright vestibule has coir flooring, ceiling lighting, a window to either side flooding the entrance with natural light and there is also an integrated storage cupboard ideal for storing footwear and larger items.

## Lounge Area 7.1m x 8.5m

The bright contemporary lounge surrounded by high level glazing and book storage and benefiting from wool-carpeted flooring leads into the living room, revealing a room which has as its focus an imposing central inset wood burning stove with log storage to the side rising to a vaulted beamed roof and floor to ceiling windows affording views across rolling countryside to the Cairngorm Mountain Range. The lounge is open plan to the dining area, study area and kitchen.

## Study Area

With an integrated desk and shelving the study area boasts a vast picture window on a sliding rail opening to allow a natural flow with the spectacular surroundings.

## Kitchen / Dining Area 12.29m x 7.90m

On a slightly raised level from the living space, the dining area features a circular dining hub and flows through to the bespoke kitchen which is finished to the highest standard with impressive Corian work surfaces and integrated Hotpoint and Tricity Bendix appliances including a double oven, dishwasher, fridge and freezer, electric hob with the extractor fan over. There are picture windows to the rear at lawn level providing great views of the birds feeding outside and glass panel patio doors lead to the rear decking area which is ideal for outdoor entertaining and relaxing. There is wall lighting, wood flooring, as well as feature under unit mood lighting.

## Master Bedroom 3.25m x 5.05m

The delightful master bedroom suite is a very spacious double with sliding patio doors providing impressive views

across Avielochan to the Cairngorm Mountains beyond which can even be appreciated from the bed. The wool-carpeted room benefits from good storage by twin wardrobes with shelves and hanging rails. The impressive appointed en-suite measuring 1.9m x 1.8m is cleverly open plan with the bedroom and boasts a bath with shower over, WC, wash hand basin and a heated towel rail. There are windows to the front and side of the bedroom and the patio doors lead to the front garden grounds.

## Bedroom Two 3.76m x 3.25m

Bedroom two is another spacious double room with windows to the rear, carpet flooring, wall lighting and a large inbuilt wardrobe with extensive hanging and shelving. A particular feature of the room is a timber ladder leading to a bunk-style sleeping platform able to accommodate a double mattress and secluded from the bedroom below by a curtain.

## Bedroom Three 3.25m x 3.10m

This delightful and spacious double room has windows to the rear and side, carpet flooring, wall lighting and a large inbuilt wardrobe with extensive hanging and shelving. This room also features a timber ladder leading to a bunk-style sleeping platform able to accommodate a double mattress and secluded from the bedroom below by a curtain.

## Bathroom 1.9m x 2.6m

The beautifully presented bathroom enjoys sanitary ware in white including a WC, a wash hand basin and an integrated bath with shower over. There is quality vinyl flooring, a heated towel rail, ceiling lighting and a glazed door leading out to the private patio area.

## Utility / Play / Boot Room 7.26m x 6.71m

This vast room is currently being used as a utility room and storage area but boasts potential to create a separate annex or additional sleeping accommodation with its own entrance from the driveway.

## Boiler Room

This room houses the electrics, water tank and the heating system. There is concrete flooring and ceiling lighting.



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### WC 1.4m x 0.9m

The WC benefits from white sanitary wear, a radiator, ceiling lighting and an extractor.

### Sauna 2.1m x 2.2m

A cleverly designed round Swedish style sauna benefits from its own changing area and shower cubicle.

### Shed 5.3m x 4.2m

A substantial timber storage shed which has been prepped with plastic trunking for electricity cabling, should conversion to a garage be desired.

### Garden Grounds

Clach Mhor garden grounds boast magnificent views over the surrounding lochan, countryside and mountains. The beautiful gardens are laid with a variety of shrubs, trees and lawns which are bound by post and wire fencing as well as mature trees. Carefully nurtured woodland at the rear of the hillock enhances the privacy of the location, and the front of the house has a patio area and beautiful landscaped rockery. The rest of the garden is beautifully wild with woodland areas of pine and birch. There is also a wood storage area, a metal coal storage bunker and a substantial storage area beneath the decking at the rear. The sweeping gravel driveway provides excellent parking and turning areas for multiple vehicles.

### Directions

Please use the directions below, as your SatNav will take you somewhere completely different!

Coming from the south:

NB: If you are driving north on the A9, its best to avoid Aviemore and take the second exit, just past the town. Turn left onto the A95 and follow the directions below.

If you are driving through Aviemore, take the road out of Aviemore. Keep straight on, after the turn-off to the A9 (along the A95). About a mile after the turn-off, and after a right bend into a straight stretch of road ahead, you'll see a loch on the right. This is Avielochan. About half way along this straight stretch in the road, on the right, look for a

small black and white signpost for the Osprey Fishing School. Turn right here. Clach Mhor is the first house on the left.

Coming from the north:

NB: If you are driving from Inverness on the A9, then take the turn-off before Aviemore, turn left onto the A95 and follow the directions above, as you'll be approaching Clach Mhor from the south.

If you are approaching from the north, you should take the A95 towards Aviemore. About a mile after the turn offs to

### Services

It is understood that there is mains electricity, mains water and drainage to a septic tank. Heating is provided by electric underfloor heating throughout the property and there is a supplementary wood burning stove in the main living space.

### Home Report

To obtain a copy of the home report, please visit [www.massoncairns.com](http://www.massoncairns.com) where an online copy is available to download.  
EPC Rating D

### Entry

By arrangement

### Price

Offers over £550,000 are invited.

### Viewing and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-

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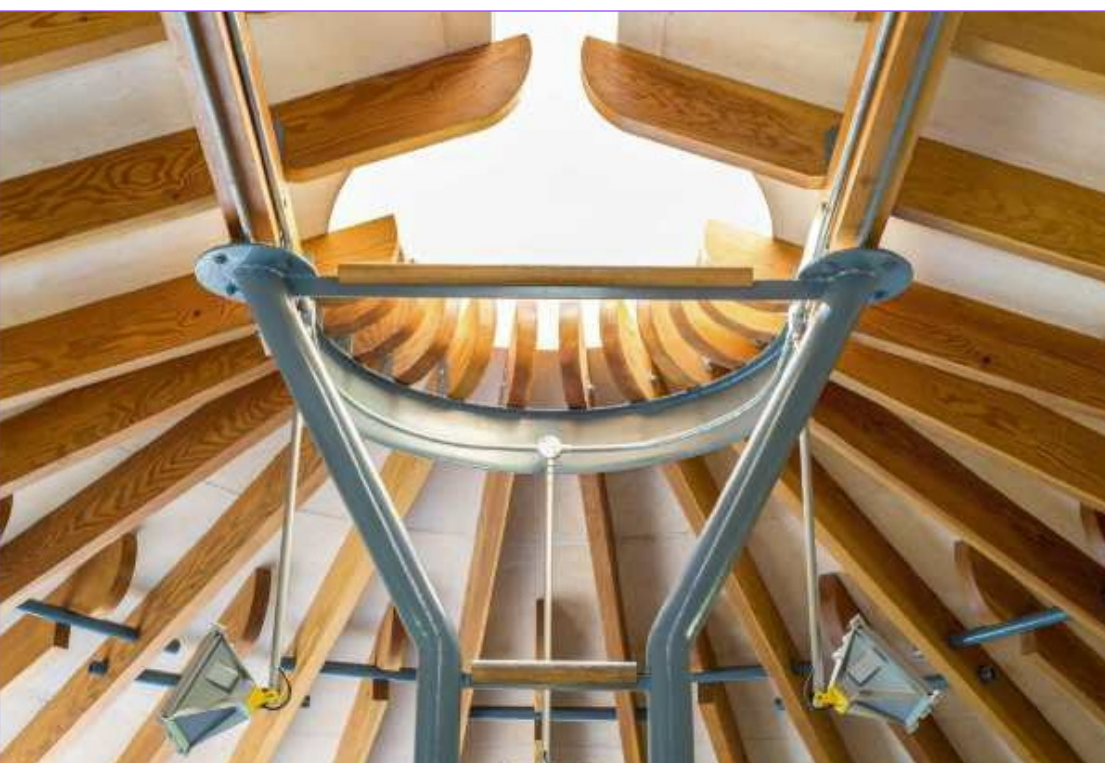








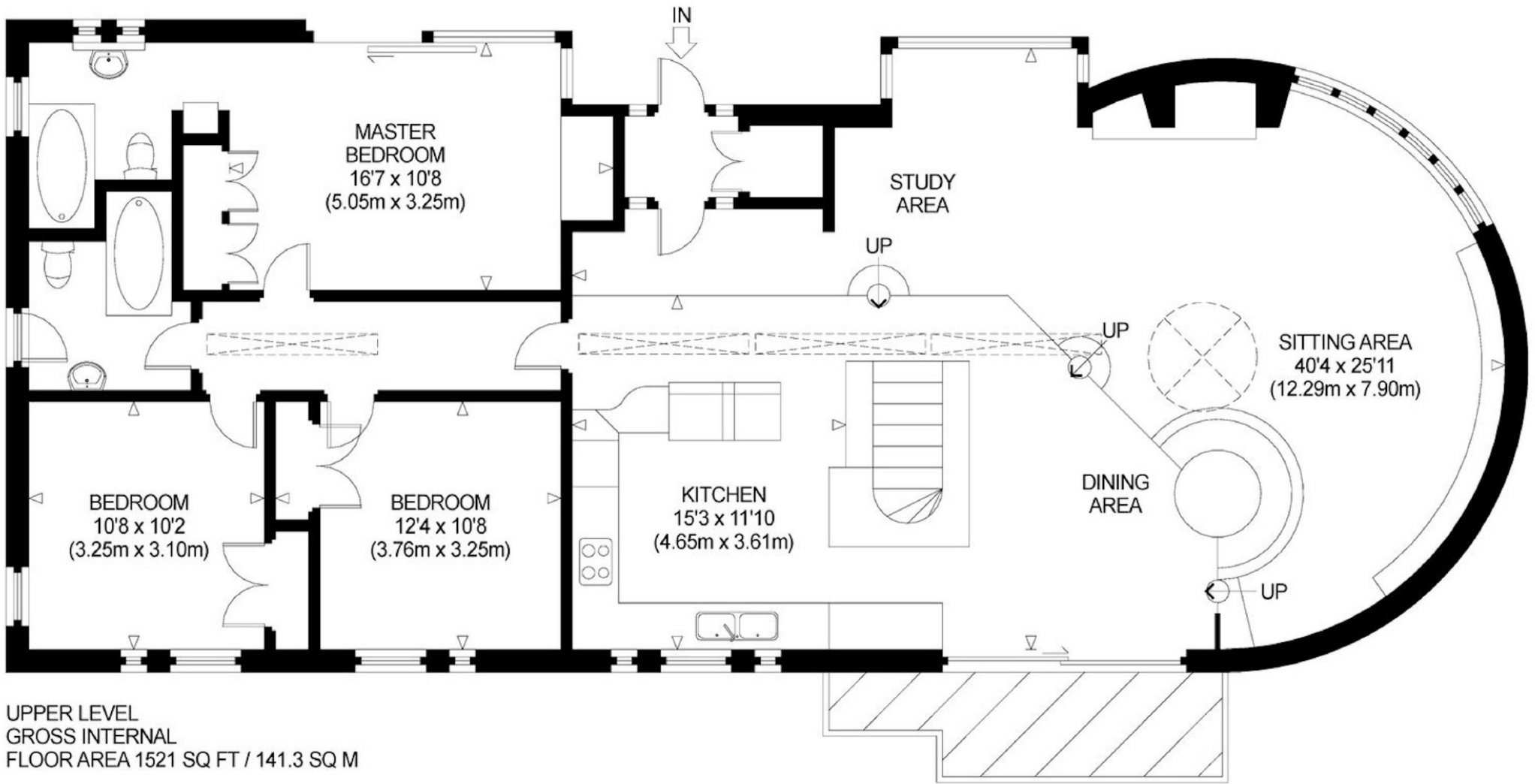












Plans not to scale, for illustration only



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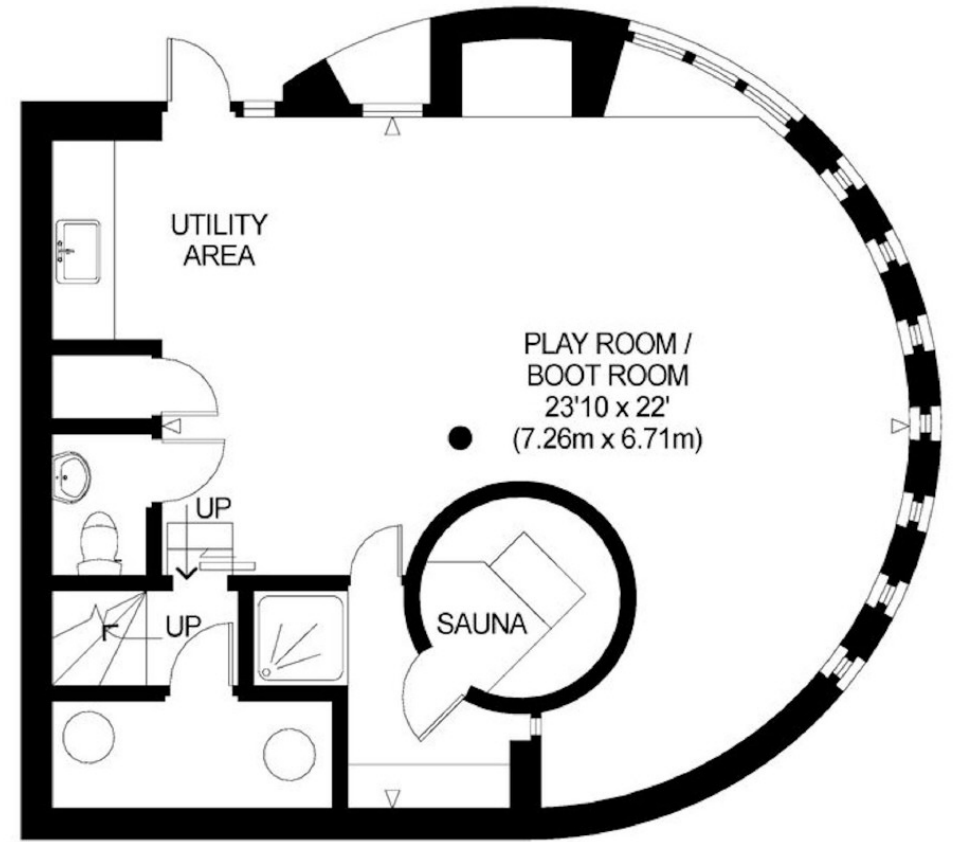
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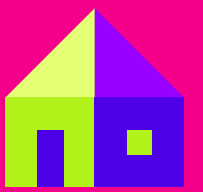
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LOWER LEVEL  
GROSS INTERNAL  
FLOOR AREA 561 SQ FT / 52.1 SQ M

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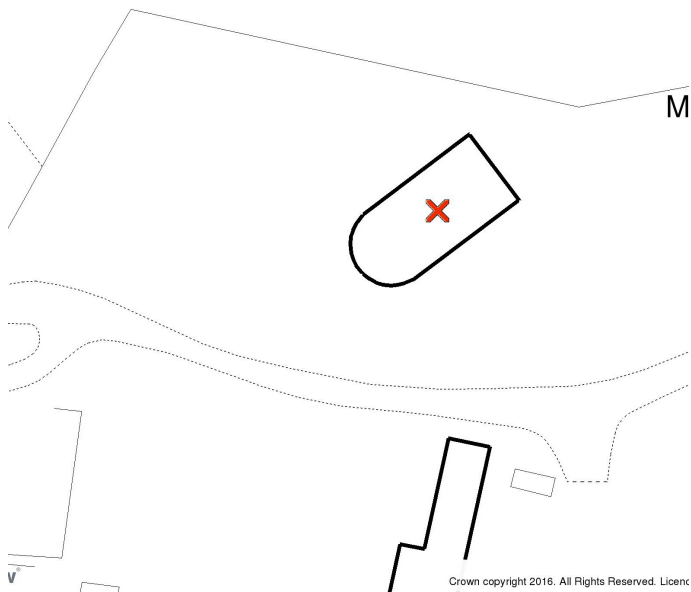


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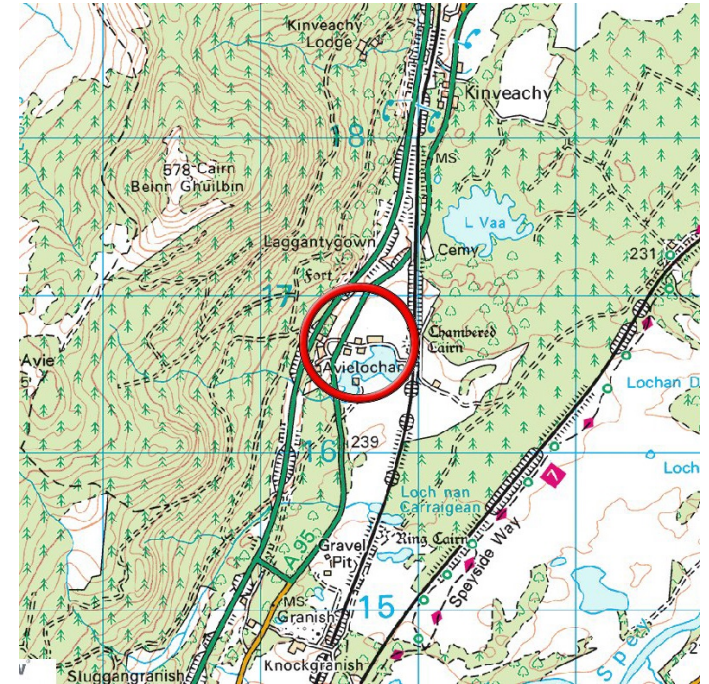
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**While the above particulars are believed to be correct they are not guaranteed and all offerors must satisfy themselves on all matters**



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