



Durn House, Portsoy, Banff, Aberdeenshire





A charming 18th century **Georgian guest house** offering a business or private home on the wonderful Moray Coast.

Summary of accommodation

Ground floor: Entrance porch | Entrance hallway (open fireplace) | Drawing room (open fireplace) | Office (open fireplace) | Dining room (open fireplace) | Bar (open fireplace) | Commercial kitchen

First floor: Landing | Clementine suite (en suite shower room) | Silk suite (en suite bathroom) | Durn suite (en suite bathroom with separate shower) | Tartan suite (with private shower room)

Second floor: Landing | Culloden suite (en suite shower room) | Ferguson suite (en suite bathroom with separate shower) | Dunbar suite (en suite bathroom with separate shower) | Sutherland bedroom (with bathroom opposite)

Basement: Wine cellar and store room | Maintenance room and workshop | Freezer room and dry store | Snooker room (inglenook open fireplace) | Laundry room | Linen store

Formal gardens with lawns | Large stone patio | Specimen trees | Kitchen garden with raised beds | Potting shed and wood store | Large parking areas

A three year renewable lease over additional area of woodland adjacent to garden extending to 0.45 acres for overflow parking providing ideal further development

Walking distance to harbour, village amenities, coastal paths and walks

For sale as a whole

About 1.07 Acres in Total

Distances

Banff 7 miles, Aberdeen Airport 47 miles, Inverness Airport 58 miles
(All distances and times are approximate)



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Situation

Durn House is situated on the Moray coast on the edge of the historical village of Portsoy. The picturesque coastal village dates back to the 17th century and is often used as a film location, most recently in the popular TV drama *Peaky Blinders*. The village has local amenities including a Co-op supermarket, a selection of independent shops, pubs, cafes, restaurants, and a primary school. The village hosts the annual Scottish Traditional Boat Festival each summer and is also home to an award-winning ice cream shop. More extensive services can be found in the county town of Banff including secondary schooling. The private school of Gordonstoun is 37 miles to the west, near Elgin. The nearest train station is Keith (17 miles) with direct services to Aberdeen (1hr 10 mins) and Inverness (1hr 5mins). There are also sleeper train services daily to London Euston from Aberdeen and Inverness.

The City of Aberdeen (50 miles) is a vibrant city with its corporate headquarters, universities, and colleges, it provides all the services expected of a major city. There is private schooling in Aberdeen including Robert Gordon's College, St Margaret's and Albyn, as well as the International School at Pitfodels. Gordonstoun School at Elgin is 37 miles to the west of Durn House.

The nearby A96 provides swift access between the cities of Aberdeen and Inverness (65 miles) and the Aberdeen Western Peripheral Route providing quick access to the south.

The Moray Coast is renowned for its relatively mild climate. The surrounding coastline has a string of attractive fishing villages as well as many coves and sandy beaches. The Moray Firth offers sailing, windsurfing, kitesurfing, sea angling bird and dolphin watching. The property sits on part of the North East 250, a popular tourist trail taking in the Moray coastline, exploring the Speyside distilleries, castles and country houses. The surrounding area has plenty of sporting opportunities, as well as salmon and sea trout fishing on the Rivers Deveron, Dee, Don and Spey are all nearby. Driven grouse and pheasant shooting are available to rent on the surrounding estates. The beautiful Spey valley with its whisky trail and skiing at the Lecht in the Eastern Cairngorms is 52 miles away.

For the golfers, there are local courses at Banff (Duff House Royal) and Macduff (Royal Tarlair) with the renowned courses of Royal Aberdeen and Trump International to the South at Menie.

Aberdeen Airport (47 miles) offers regular flights throughout the UK and European destinations. Inverness Airport (58 miles) offers regular flights to London, Bristol, Manchester, Birmingham, and other UK and European destinations.

Historical Notes

Durn House stands majestically on the outskirts of Portsoy and is steeped in local and national history. It has links with the Scottish Crown Jewels, the romantic tale of Bonnie Prince Charlie, the Battle of Culloden, Queen Victoria as well as the late Queen Elizabeth II. The original "Durn Estate goes back to the 16th century, and possibly before that. Among the papers of Gordon of Letterfourie, are the writs of Durn (then spelt Durne), ranging from 1508 to 1604, with the estate occupied by Courrouds during the reign of James IV to Sir William Ogilvie of Strathearn.

Sir Thomas Menzies was the next owner, and his son (also called Thomas) inherited Durn in August 1593, becoming provost of Aberdeen. He has been credited with finding the famous "Kellie Pearl", said to be the largest freshwater pearl ever discovered, not only in Scotland, but the entire United Kingdom. The famous pearl was included in the current Scottish crown. The old Durn House was then bought by Sir William Dunbar (c1640-1710), and was knighted by Charles II),



In 1621, the estate returned to the Ogilvie's, and remained so, until 1678 when the lands, barony and mansion house were acquired by William Dunbar of Kintessack. By 1695 he had dropped the title of Kintessack in favour of Durn. William Dunbar was the son of Ninian Dunbar Sheriff of Banff, who sentenced James MacPherson to hang. MacPherson played a tune on his violin while being led to his death, since known as "Macpherson's Rant; a well-known folk song famously sang by Robert Burns.



James Ferguson, a local goat herder, was very interested all things mechanical and astrology. In 1720, James set out to visit Durn House with maps, his globe and a home-made clock. James was invited by Sir William to stay at Durn House in order to clean local noblemen's clocks and timepieces. James Ferguson went on to become one of the UK's most famous astronomers. His work is on display in several museums and a first edition book about his life is on display at the house.

Sir William Dunbar, 3rd of Durn and Lord Pitsligo from Aberdeen joined Bonnie Prince Charlie and others on October 9th, 1745, at Holyrood Palace, to spur the Jacobite uprising and he was one of the financiers supporting the cause and as such was an important contributor to the famous battle at Culloden.

In April 1746 the Duke of Cumberland and his troops came from England, via Aberdeen, to Portsoy en route to Culloden. Whilst "resting" they burnt down the Chapel of New Durn. The communion cup from the burnt-down Chapel of New Durn was salvaged and is still used today in St. John Baptist's. Cumberland also took from the church the date stone as a "trophy", which was eventually returned to the Dunbar family when the current Durn House was rebuilt. The date stone is dated 1603 and is one of the oldest date stones in Banffshire. It is now cemented into the wall of the current Durn House and can be seen today.



The current owner purchased the property in 2006 and carried out a sympathetic refurbishment over a 6-year period including adding additional bedrooms and 8 bathrooms whilst maintaining original plasterwork, cornices as well as doors and windows respecting Durn House's historical importance.

The property

Durn House is a B-listed Georgian guest house which has been tastefully restored and sits in a private position on the outskirts of the medieval harbour town of Portsoy.

The property is approached off a quite country road via a private gravelled driveway with the original sandstone gate piers. There is a large parking area to the front and side. Renovated by the current owner, Durn House offers luxury guest house accommodation set over four storeys but offers options as a private country house. The property boasts many period features internally. Sandstone steps lead up to the front door with entrance porch and then into the large entrance hall complete with open fireplace and generous sitting areas.

The property has three further well-proportioned reception rooms on the ground floor including the dining room, drawing room and bar each with open fireplaces. There is also a large office and commercial kitchen to complete the ground floor. A spiral staircase leads down to the basement which includes a wine cellar and snooker room as well as ancillary accommodation for the business. The property boasts a total of eight luxury bedrooms (six en suite) over the first and second floors, all of which are large and tastefully decorated, each room having a different character.

Benefiting from a new boiler, the accommodation is laid out over four storeys as follows:

Ground floor: entrance porch, entrance hallway (open fireplace), drawing room (open fireplace), office, dining room with open fireplace, bar (open fireplace) and commercial kitchen

First floor: landing, Clementine suite (en suite shower room), Silk suite (en suite bathroom), Durn suite (en suite bathroom with separate shower) and Tartan suite and separate private bathroom.

Second floor: landing, Culloden suite (en suite shower room), Ferguson suite (en suite bathroom with separate shower), Dunbar suite (en suite bathroom with separate shower), Sutherland bedroom and separate bathroom opposite.

Basement: wine cellar, maintenance room, freezer room, snooker room, laundry room and linen store.





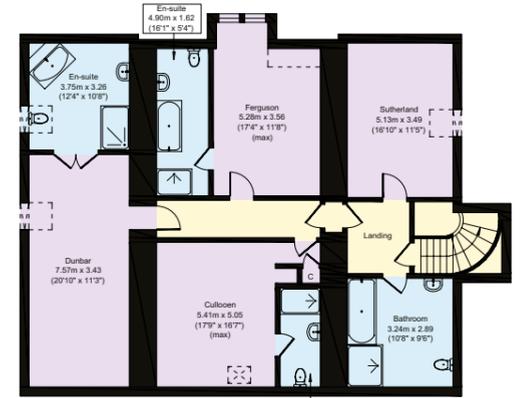


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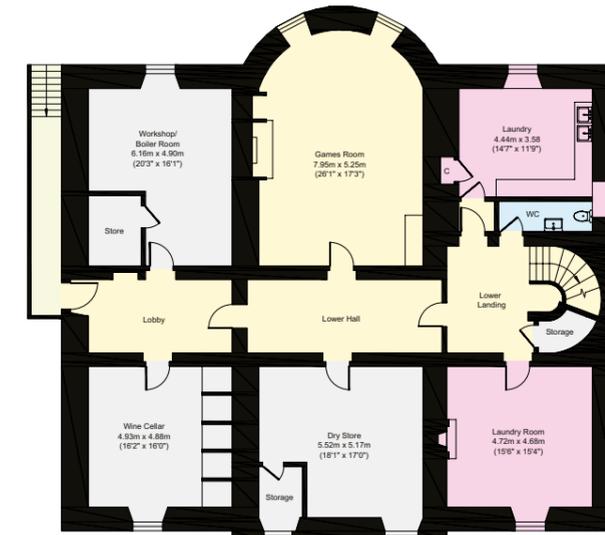
Approximate Gross Internal Floor Area
932.30 sq m (10,035 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

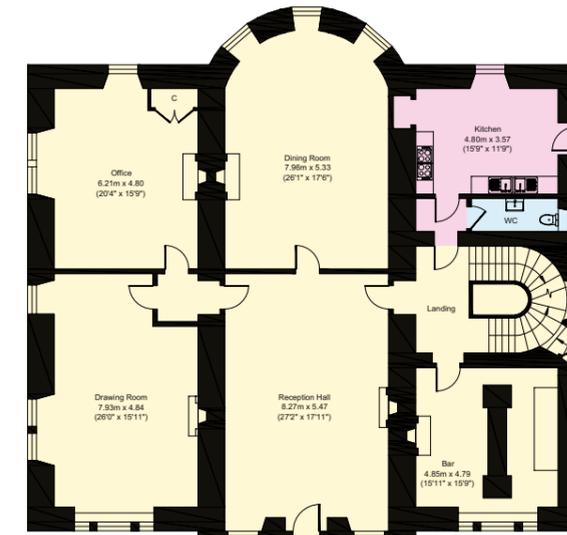
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



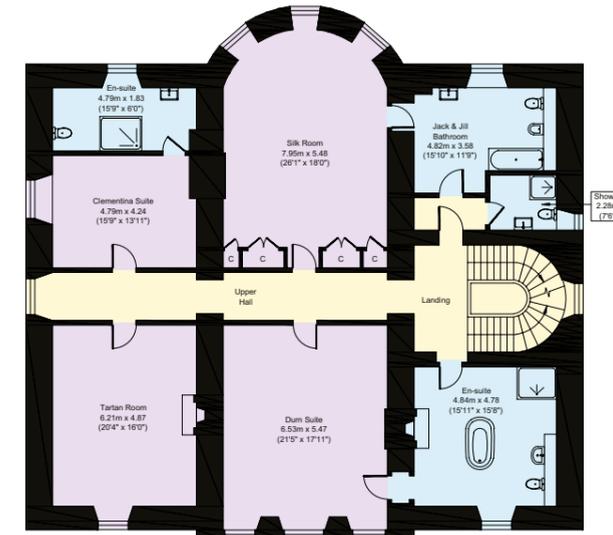
Second Floor
Approximate Floor Area
170.24 sq. m
(1832 sq. ft)



Basement
Approximate Floor Area
251.28 sq. m
(2705 sq. ft)



Ground Floor
Approximate Floor Area
259.50 sq. m
(2793 sq. ft)



First Floor
Approximate Floor Area
251.28 sq. m
(2705 sq. ft)

Gardens and outbuildings

Doors lead out from the cantilever staircase to a large stone terrace to the side. There is a large formal lawn which wraps around the side the terrace to the rear of the property with a mature woodland and stone wall border. On the other side of the property there is a kitchen garden with raised beds. There is also a potting shed and wood store. The policies extend to 1.07 acres in total.

In addition to the owned grounds, there is an area of woodland extending to 0.45 acres which is currently rented from the neighbouring estate which is transferable to a buyer. The ground offers an overspill parking area. Further details are available from the Selling Agents.

Trading information

Further details are available from the selling agents.

The business

Durn House has been run as an upmarket guest house for several years. It has dual use status (residential and commercial) and could easily be converted back to a private home. The guest house business is marketed through its own website (www.durnhouse.co.uk) together with presence on most booking platforms.

Average room rates vary from £125-£175 per night for bed and breakfast and is open from Wednesday through to Sunday throughout the winter and 7 days per week in the summer. The property is also popular for exclusive use functions including weddings. Family celebrations as well as pre-arranged events such as Murder Mystery and Paranormal evenings which are ticketed events advertised on the website.

Durn House also has a restaurant open to the general public and is well respected for the quality of cuisine provided. The use of produce from the Durn House kitchen garden is very popular and is a unique feature in this location.



Accreditations

Four Star Visit Scotland
Recommended Restaurant Genie

Licensing

Full premises alcohol licence

Staff

There are currently 5 full-time and 6 part time staff employed.





Residential Schedule

Property	Occupancy	Services	Rates/Council Tax	EPC Rating
Durn House	Guest House	Mains electricity, gas central heating, mains water supply and private drainage	*Business Rates £0 Council Tax £750 p.a.	E

*Note: Durn House benefits for small business exception and is therefore currently not liable for business rates

Directions

Durn House is located in Durn Road directly off the Main Coastal Road A98

What3words

///indoor.fumes.candidate

Solicitors

Turcan Connell Solicitors, Princes Exchange, 1 Earl Grey Street, Edinburgh, EH3 9EE Tel: 0131 228 8111 Email: murray.soutar@turcanconnell.com

Entry

Entry is available by arrangement with the seller.

Listing

Durn House and gate piers are category B-listed by Historic Scotland.

Fixtures and fittings

All curtains and fitted carpets within the main house are included in the sale.



Health and safety

Given the hazards of a rural property we ask you to be as vigilant as possible when making your inspections, for your own personal safety.

Viewing

Strictly by appointment with the Selling Agents Knight Frank (tel: 0131 222 9600).

Offers

Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following inspection.

Anti-Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/ funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase.

In addition, the purchaser must supply certified copies of his/ her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

Overseas Purchaser(s)

Any offer(s) by a purchaser who is resident out with the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

Closing date

A closing date for offers may be fixed and prospective purchasers are urged to note their interest formally to the selling agents. The seller reserves the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer for any part of the subjects of sale.

Conditions of sale

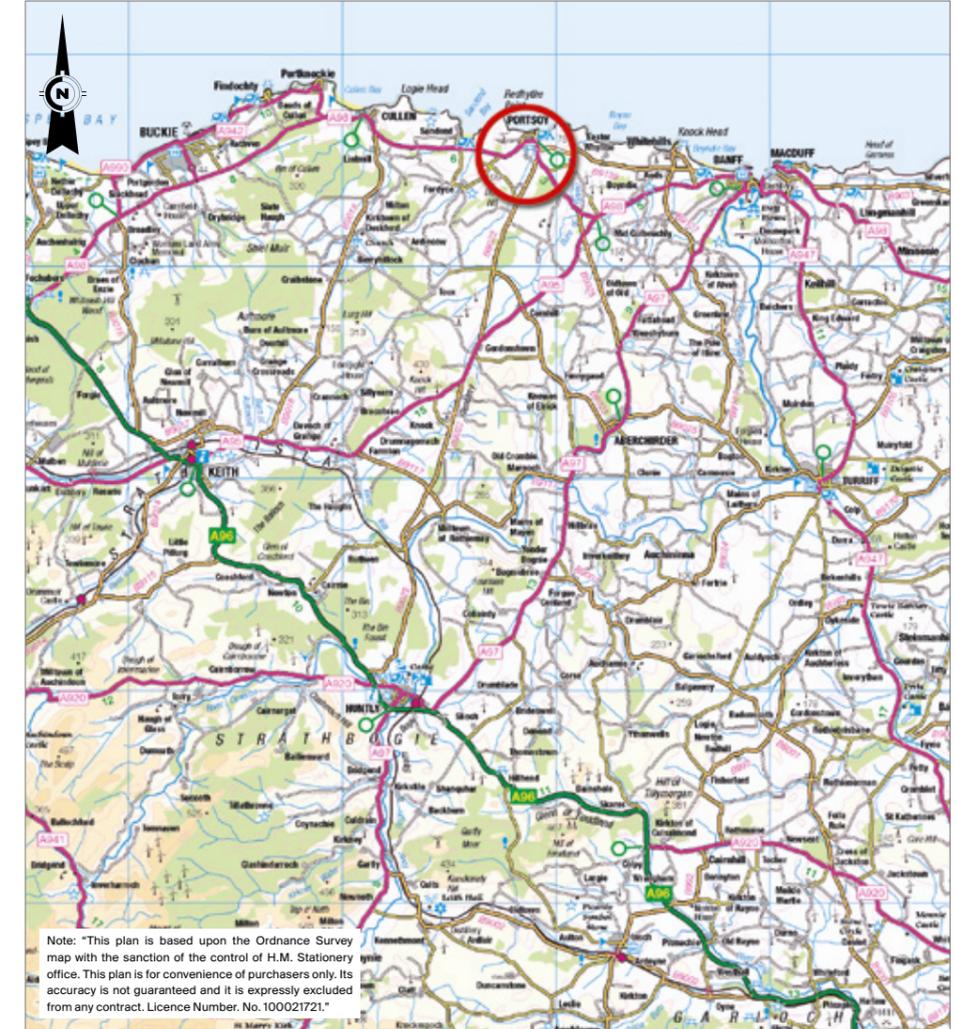
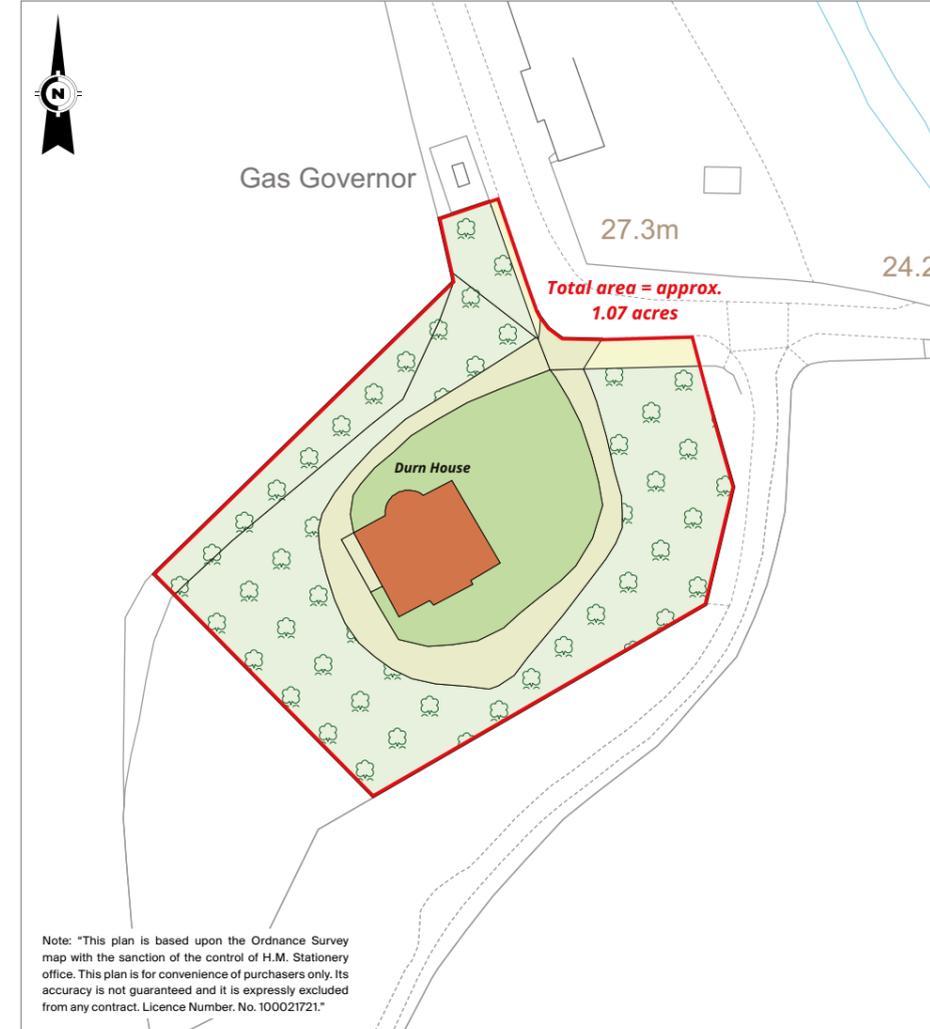
- Title**

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.
- Deposit**

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.

Property information

Tenure: Freehold
Local Authority: Aberdeenshire Council, Gordon House, Blackhall Road, Inverurie, Aberdeenshire, AB51 9WA Tel: 01467 620981
Council Tax: Band B
EPC Rating: E
Offers over £895,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated November 2023. Photographs and videos dated May 2023.

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