



*Fournet
House*


McEwan Fraser Legal
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BALVENIE STREET, DUFFTOWN, KEITH, AB55 4AB



Dufftown

KEITH, AB55 4AB

The historic town of Dufftown is situated in the heart of one of the most stunning areas of east Scotland known as Speyside and is a superb base from which to enjoy the host of activities and attractions that are renowned in this area. The Cairngorm National Park is on your doorstep which is known as the outdoor capital of the UK. Within easy reach are the stunning beaches of the Moray Firth where you can find yourself completely alone with acres of sand to explore, with only the abundance of wildlife that frequents these shores to keep you company, from seals to dolphins and numerous species of birds. Enjoy the popular Castle Trail and the world's only Malt Whisky Trail. There is a range of sporting facilities, including shooting, salmon and trout fishing on the rivers Deveron, Findhorn and the world-famous River Spey. The nearby mountains provide opportunities for hill walking and skiing with renowned golf courses in Banff, MacDuff, Dufftown and Keith to name but a few.

All the normal facilities one would expect from a vibrant country town are available, including an excellent NHS health centre, small shops,

restaurants and supermarkets. There are other facilities available including, eateries, pubs and hotels, all of which add to the appeal of the area which is frequented by numerous visitors especially during peak seasons. Primary school education is available at Dufftown with Secondary Schooling at Speyside High in Aberlour.

Elgin, a Cathedral city is approximately twelve miles and provides the lifestyle and additional facilities one would expect with modern day city living. Excellent educational establishments are available locally including a college and higher education. It boasts numerous leisure facilities including, health clubs, swimming pools, an ice rink and a local golf course. Banks, restaurants, cafés, pubs, local shops, supermarkets and national chain stores can be found in and around the city. The nearest airports are Inverness and Aberdeen which are approximately the same distance away from Dufftown and both provide UK and International flights. A scenic drive up from Edinburgh is possible as well.

“... the *historic* town of *dufftown* is situated in *the heart* of the most *stunning areas* of *east scotland*...”

Fournet House

FOURNET HOUSE as built around 1890 and is a substantial period property with significant local history. Located in Dufftown, the Whisky capital of Scotland, this multi-purpose three-storey period house offers many opportunities to the new owners. It provides a blank canvas to develop ideas for this exceptional property, which benefits from standing directly on the A941 in central Dufftown. Fournet was formally owned by a wealthy local draper and has retained many original features.

This opportunity has arisen due to the owner's retirement. Enact your

dream in this historic three-storey period house. Not currently trading, this versatile property has been cleared of furniture and is ready for occupancy/re-rolling. The property has recently functioned as a successful licensed Bistro and shop, while the large Guesthouse provided very comfortable accommodation with a combination of shared and private facilities. The prominent double shop front offers real scope to prospective buyers. Potentially Fournet House could also be a large family home. There is the added benefit of an extensive walled garden which incorporates a separate bothy.



“... truly exceptional property which benefits from being on a busy high street location ...”



FOURNET HOUSE encompasses numbers 16, 18 and 20 Balvenie Street.

NUMBER 18: The main property entrance through double doors to the vestibule. A private dining room that previously traded as a successful Licensed Bistro and whole food cafe (Noah's Ark). A servery with a counter, a commercial kitchen. Ladies and Gents toilets, dry food store and designated vegetable prep area. This area is accessed through the back door into the rear hallway with access to a private parking space to load and unload goods.



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NUMBER 20: The ground floor consists of an extensive shop with a split level floor suitable for several uses; the shop windows have huge display areas ideal for staging. No 20 has its entrance from Balvenie Street and still retains two Victorian cast iron fluted pillars. This large unit is on two levels and incorporates a staff toilet, an accessible toilet, and a garden room, previously a bedroom; there are connections to add additional utilities if required. This area could function in the assisted living role with patio doors that are purpose made and designed for wheelchair access and open directly into the garden.



Fournet House has a fully integrated fire alarm system with a control box in the lower inner hall. The accommodation is divided into separate fire zones forming an effective alarm system. An accessible toilet was added when Fournet re-rolled to a guesthouse. Full permissions are available for all work completed. Whilst the garden has planning permission to be a therapy garden.



THE GARDEN ROOM



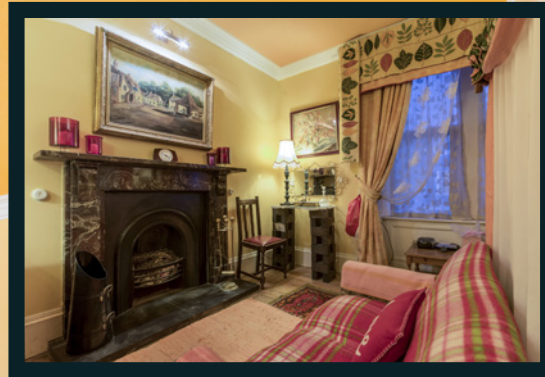
THE GARDEN ROOM

KEY FEATURES;

- High Street location with two separate entrances.
- Six guest bedrooms plus a separate owner's bedroom.
- Commercial kitchen with prep room and dry food store.
- Numerous feature fireplaces.
- Original period features, including intricate cornices.
- Original mahogany staircase to all three floors
- Ground floor garden bedroom suitable for assisted living.
- Separate Bothy, with potential as a luxury holiday let.
- Private off-street parking.
- Extensive, fully enclosed walled garden.

Fournet is a significant period property that offers diverse trading possibilities—located in Dufftown, which is famous for its whisky-based economy. Only by viewing can one fully appreciate the potential this magnificent property offers. Viewings are strictly by appointment only.

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THE GUEST HOUSE: The Guesthouse is on the upper floors of number 18 and is accessed via the front door; the staircase leads to a beautiful arched window. The first floor comprises a salon with a feature fireplace, handcrafted joinery and a wonderful cornice. The middle door presents a small front bedroom, previously used as an office. The third room on the first floor has been both a formal dining room and a bedroom with a magnificent distinctive fireplace. A separate door provides discreet access to the shower room.

A passage leads you to the old Tailors workshop; this spacious, atmospheric room with its Cathedral ceiling includes kitchen units, worktops, and utilities, currently the present owners' private bedroom. The staircase continues to the 2nd floor and accesses three further bedrooms. Two are double bedrooms with separate ensuite bathrooms; both have fireplaces. The left-hand ensuite uniquely has a fireplace with additional Jack and Jill access from the hall.

The middle room is a small double bedroom with superb views of Dufftown's heather hills. The boiler room completes the main property—Fournet benefits from excellent storage on all levels.

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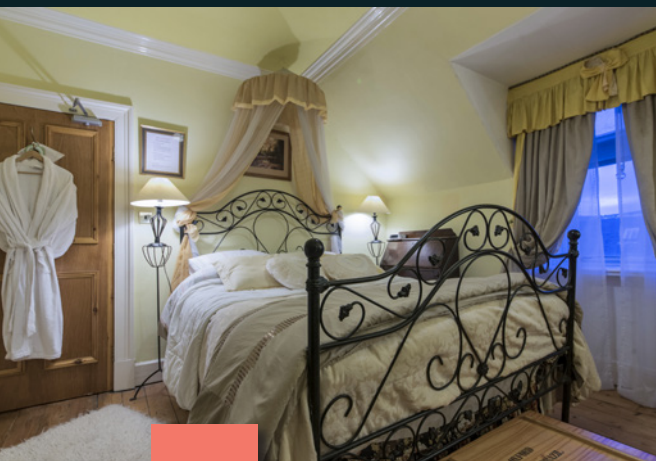
SECOND FLOOR BEDROOM



SECOND FLOOR BEDROOM



WALLED GARDEN: The large private walled garden was previously developed as a Therapy Garden, including a patio area, raised flower and vegetable beds and a Koi pond with safety fencing. The garden now requires some rejuvenation but would be ideal for outdoor activities and entertaining, offering pets and children a secure and safe environment.

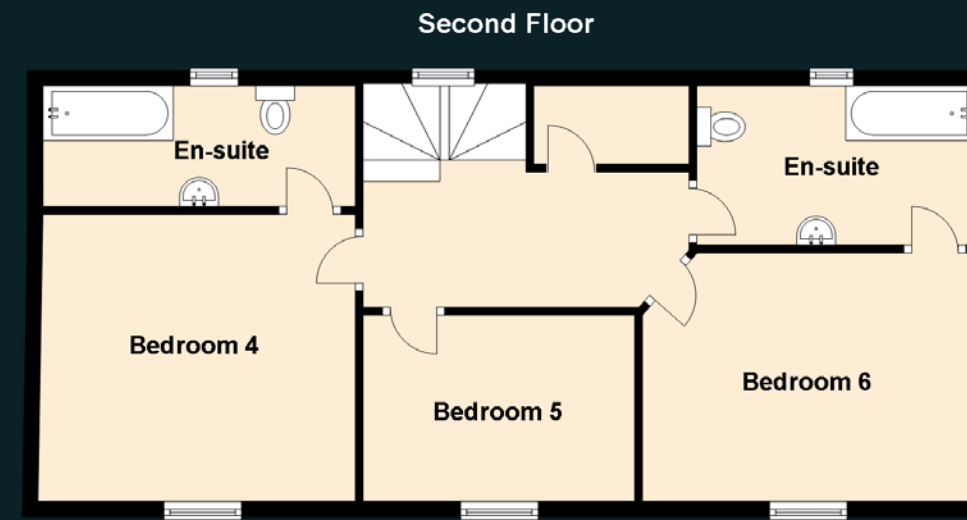


BOTHY: The stone bothy is built traditionally with a slate roof; internally, it is fully lined and has power and light. Subject to planning, the bothy has excellent potential to convert to additional accommodation and create an ideal holiday let.

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Approximate Dimensions (Taken from the widest point)

Ground Floor

Noah's Bistro	4.50m (14'9") x 4.00m (13'1")
Shop 1	5.70m (18'8") x 5.30m (17'5")
Shop 2	5.40m (17'8") x 2.90m (9'6")
Kitchen	4.28m (14'1") x 3.50m (11'6")
Garden Room	5.50m (18'1") x 4.40m (14'5")

First Floor

Bedroom 1	5.90m (19'4") x 5.50m (18'1")
Bedroom 2	4.20m (13'9") x 3.86m (12'8")
Drawing Room	5.90m (19'4") x 4.10m (13'5")
Office/Bedroom 3	3.50m (11'6") x 2.20m (7'3")
Shower Room	2.48m (8'1") x 1.84m (6')

Second Floor

Bedroom 4	4.50m (14'9") x 3.20m (10'6")
Bedroom 5	4.00m (13'1") x 3.70m (12'2")
Bedroom 6	3.50m (11'6") x 2.40m (7'10")

Gross internal floor area (m²): 341m² | EPC Rating: G

Extras (Included in the sale): All fixtures and fixed floor coverings are included in the sale, other contents are available by separate negotiation and can be confirmed on viewing. The property currently is eligible for small business rate relief.

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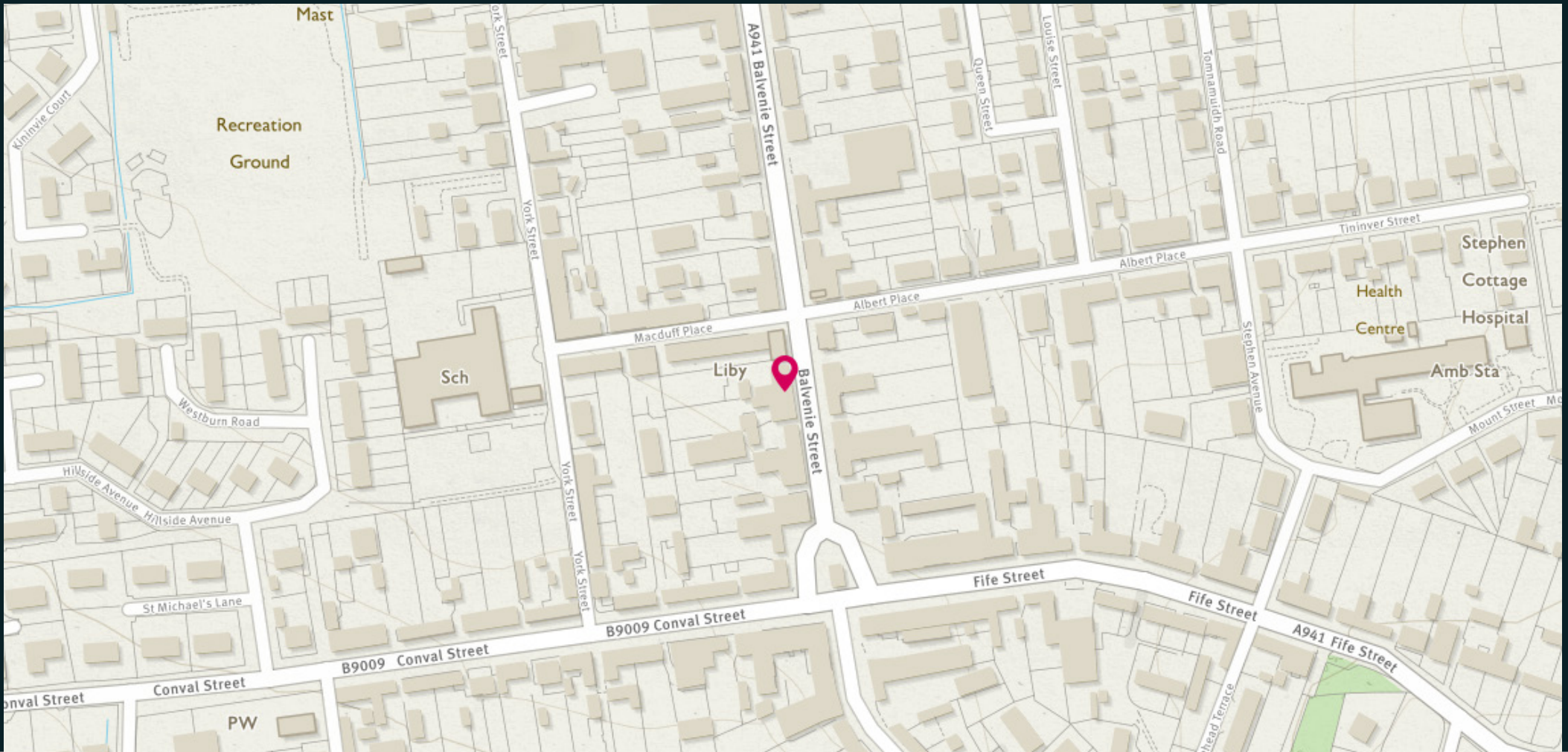


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