



BOATH HOUSE HOTEL

Auldearn, Nairn, Inverness-shire



A STUNNING BOUTIQUE COUNTRY HOUSE HOTEL TOGETHER WITH LARGE, MODERN LODGE, TWO COTTAGES AND WALLED GARDEN SITUATED ON THE MORAY COAST

Summary of accommodation

A grade A-listed Georgian house with four principal reception rooms, seven bedroom suites and ancillary accommodation

Two luxury, one-bedroom cottages and luxury glamping cabin with woodland sauna

Former Kale Yard Café with garden shop

An exquisite walled garden with orchard, glass housing and herbaceous borders

Ornamental lake stocked with trout and bog garden

Wildflower meadow | Mature woodland | Two acre paddock

For sale as a whole

About 18.38 acres

Available separately: Boath Lodge, a large and modern family house including two reception rooms and five bedroom suites

Distances: Nairn 3 miles, Inverness Airport 11 miles, Aberdeen 85 miles

(All distances are approximate)

SITUATION

Boath House is situated on the beautiful Moray Firth Coast, just 3 miles east of Nairn and only 11 miles from Inverness airport.

The vibrant coastal town of Nairn is a popular holiday destination and has a good selection of local services including a range of shops, an art gallery, two museums, cafés and restaurants. There are also recreational facilities including a sports centre, swimming pool, cricket pitch, tennis club and riding centre. The harbour is a focal point of the town and is home to a small fishing fleet, marina and sailing club. There is primary and secondary schooling, with Gordonstoun Independent School only half an hour's drive away.

The city of Inverness is only 18 miles away and has all the facilities expected of the Highland's capital including supermarkets, retail parks, cultural and medical facilities. There is a train station with regular services to Aberdeen, Perth and Edinburgh together with a sleeper to London. Inverness airport offers regular flights to London, Bristol, Manchester, Birmingham, and other UK and European destinations.

The surrounding area has plenty of sporting opportunities with superb salmon and sea trout fishing on the Rivers Nairn, Findhorn and Spey. Driven grouse and pheasant shooting are available to rent on surrounding estates. The beautiful Spey valley, with its Whisky trail and skiing at the Lecht in the Eastern Cairngorms, is only 40 miles away.

The surrounding coastline has many sandy beaches including Findhorn Bay and the Moray Firth which offers sailing, windsurfing, sea angling and dolphin watching.

For the golfer, there are two championship courses at Nairn which is within an hour's drive, together with Castle Stuart Golf links and further afield at Royal Dornoch.



HISTORICAL NOTE

Boath House succeeds "the great stone house" mentioned in a court circular of the time of Mary Queen of Scots. It has been described as the most beautiful Regency House in Scotland and was built by Archibald Simpson of Aberdeen, whose portrait hangs in the house. Simpson was regarded as being head and shoulders above the men of his time, and by some as an architect of genius.

It was on the rising ground in front of the house, on a misty morning in 1645, that part of the Montrose's Royalist force awaited the Covenanting army commanded by the Duke of Argyll. At that time there was a tower dating back to the mid 1500s and it is said that the army camped in the grounds at a site which is now outside the bottom of the walled garden.

The house was built for Sir James Dunbar, and the family retained it until 1923. It passed through various hands and unfortunately into a state of disrepair in the early 90s, at which time Don and Wendy bought and restored the magnificent building to something approaching its original splendour. An interesting dovecote, contemporary with the old house, still stands today in the nearby village of Auldearn, and is maintained by the National Trust for Scotland.

The garden also dates back to earlier times and has been restored to almost its original "kitchen gardens" status providing the property now with vegetables and herbs for the kitchen, as was customary in bygone days. Historic Scotland's Garden Society were able to provide us with details of the layout of much of the original walled garden and over the years we have rebuilt the plot from scratch.

DESCRIPTION

Boath House is an elegant boutique hotel and residential estate extending to about 18 acres on the Moray Coast. The Grade A-listed Regency House, designed by Archibald Simpson and completed in 1827, is celebrated for its





refined proportions, period detailing and beautifully balanced interiors. Accolades from leading international publications, including *Vogue* and *Condé Nast Traveller*, highlight the estate's distinctive blend of heritage, creativity and tranquillity, as well as its serene grounds and immersive Highland setting. Arranged over three storeys, the main house offers five principal reception rooms, seven luxurious bedrooms and a range of ancillary accommodation, together with an award-winning restaurant that has contributed to the property's long-standing reputation for exceptional hospitality.

Set within the landscaped gardens are two beautifully appointed one-bedroom cottages, offering further guest or staff accommodation, while the wider grounds feature a woodland glamping pod (sleeping four) and a wood-fired sauna that enhance the estate's retreat-like appeal. Gentle walks through the gardens, studio spaces scattered across the grounds and the quiet natural beauty surrounding the house all contribute to the calm, creative atmosphere for which Boath House is known.

Available by separate negotiation is Boath Lodge. Completed in 2014 and positioned privately within the estate, it is an exceptional modern residence featuring five beautifully appointed bedrooms and finished to an outstanding contemporary standard. Its elegant design and generous proportions make it a notable asset within the wider grounds. The Lodge presents a rare and highly flexible opportunity: it can be enjoyed independently as a luxurious private home, or it can complement the principal estate for those seeking a more expansive residential holding. It also offers the potential to re-establish a boutique hospitality or lifestyle venture, building on the strong foundation of previous trading, or to serve as exceptional additional accommodation. Whether envisioned as exclusive-use guest accommodation, a boutique retreat, a premium events venue or a remarkable family home, Boath Lodge broadens the estate's already inspiring possibilities and provides an attractive option for purchasers wishing to secure both properties together.



BATH HOUSE

House is approached off the main road via a private driveway with a sweep to the front. The house is entered via a tetrastyle Ionic portico. House has been sympathetically restored by the current owners to an extremely high standard throughout. The reception rooms are generously proportioned with features including the oval dining room with three large end-case windows.

of the nine bedroom suites (including cottages) have been tastefully decorated, all with their own individuals style.

commodation is over three storeys as follows:

1st Floor: entrance hall, drawing room, bar, office, kitchen, oval dining room, private dining room, lounge and WC.

door: landing and five bedroom suites

Ent: two further bedroom suites, wine cellars, stores, two further ms, sitting room, bathroom and utility room.



Boath House Hotel, Auldearn, Nairn, Inverness-shire, IV12 5



Approximate Gross Internal Area
10802 Sq Ft - 1003.51 Sq M (Including Cellar)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

ADDITIONAL HOUSES

Within the garden policies, there are three further houses as follows:

APPLE COTTAGE

Nestled in the heart of the walled garden, this charming former bothy offers self-catered luxury. The 400 year old cottage has accommodation as follows:

Sitting room (with wood burning stove), kitchen, bedroom and shower room. The cottage has wonderful views overlooking the surrounding walled garden.

MEIKLE COTTAGE

Situated within the woodland, the original Gamekeeper's bothy again offers luxury self-catered accommodation. The accommodation is as follows:

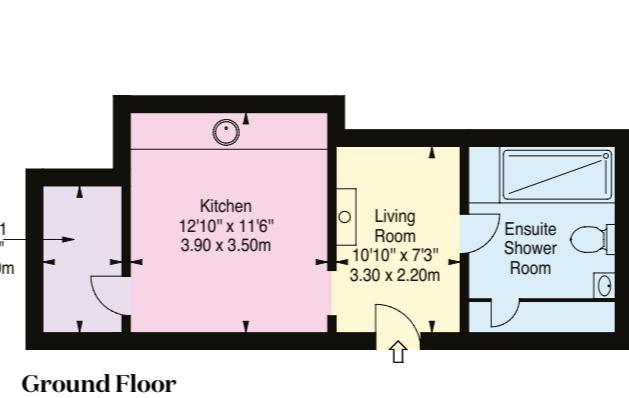
Sitting room (with wood burning stove), bedroom with en suite bathroom and separate shower. There is a private garden area with patio.

SAUNA

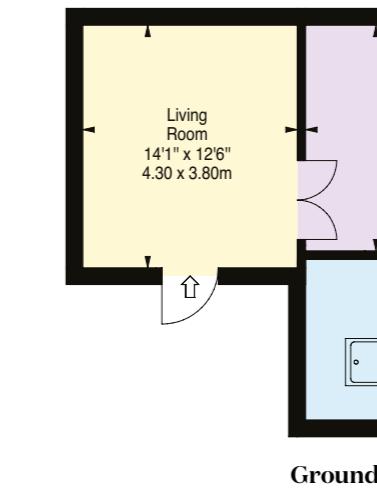
Nestled within the adjacent woodland is a newly installed Iglucraft wood-fired sauna, which serves as an attractive feature and enhances the retreat-like character of this part of the estate.



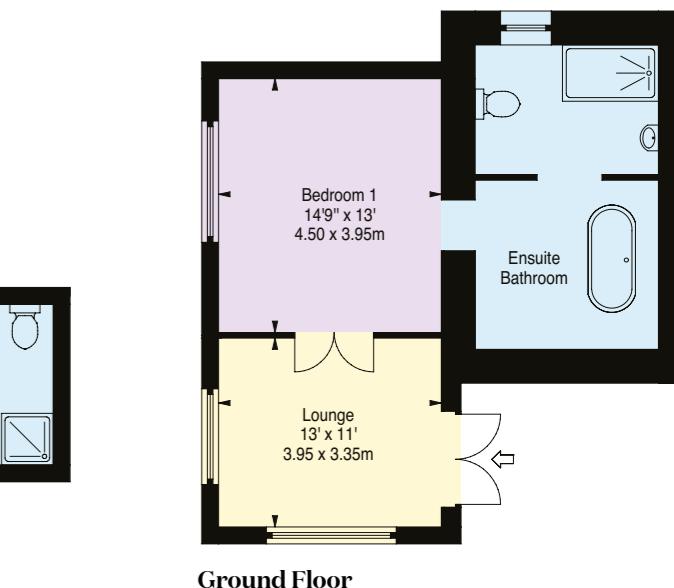
Apple Cottage



Meikle Cottage



Chalet



Approximate Gross Internal Area
Apple Cottage: 371 Sq Ft - 34.47 Sq M
Meikle Cottage: 562 Sq Ft - 52.21 Sq M
Chalet: 563 Sq Ft - 52.30 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

KALE YARD CAFE

Constructed and opened in 2018, this rustic building fits into the surrounds of the walled garden. The former café offers seating indoors and outdoors.

GARDEN SHOP

Next to the café is a former garden shop offering a curated small shop of artisanal garden and home artefacts both vintage and new.

GARDENS

Boath House is surrounded by expansive lawns, a wildflower meadow, woodland, streams and an attractive lake. One of the previous owners has been instrumental in the redesigning of the gardens at Boath House. The walled garden is the focal point, home to the Kale Yard café and garden shop. It also includes an orchard, vegetable potager, herb parterres, glass housing and herbaceous borders. Thousands of seeds are sown in succession each year for the kitchen garden, herb garden and cut flower borders. Most of the vegetables and micro veg for the café and restaurants are grown year round in the polytunnels.

There is also a 2-acre ornamental lake, stocked with trout, together with a timber jetty providing a peaceful place to sit out over the water and enjoy the surrounding landscape.

OUTBUILDINGS

Biomass and pellet storage, potting shed, workshop and two equipment storage sheds.





BOATH LODGE

Designed by the previous owners, Boath Lodge was constructed in a private position and built in 2014. Used previously as a Manager's House or as a 5 star bed & breakfast, Boath Lodge has accommodation over two floors as follows:

Ground Floor: entrance hall, dining kitchen with sitting room, utility room, principal bedroom with en suite bathroom, two bedrooms with en suite shower room.

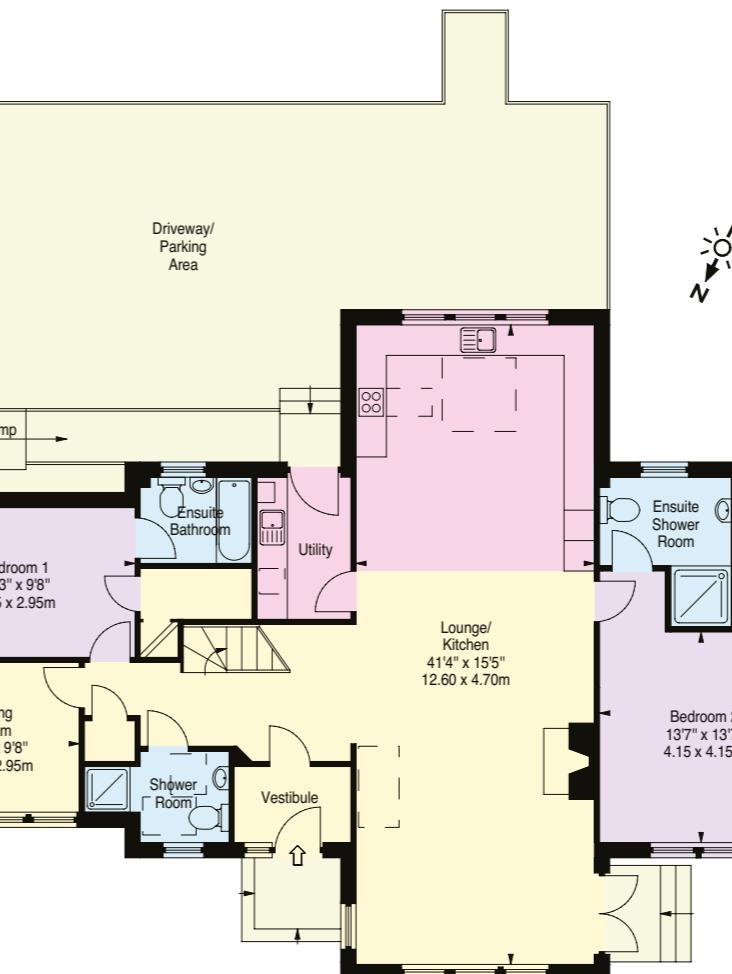
First Floor: landing, sitting room, two further bedroom suites.

There is a private garden laid to lawn with planted borders. To the side there is a decking area with a hot tub.

Boath Lodge has both residential and commercial use classes.

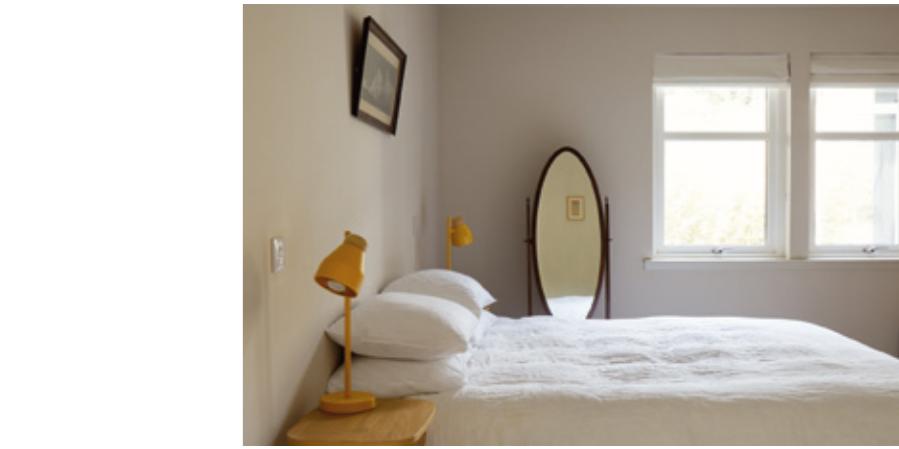


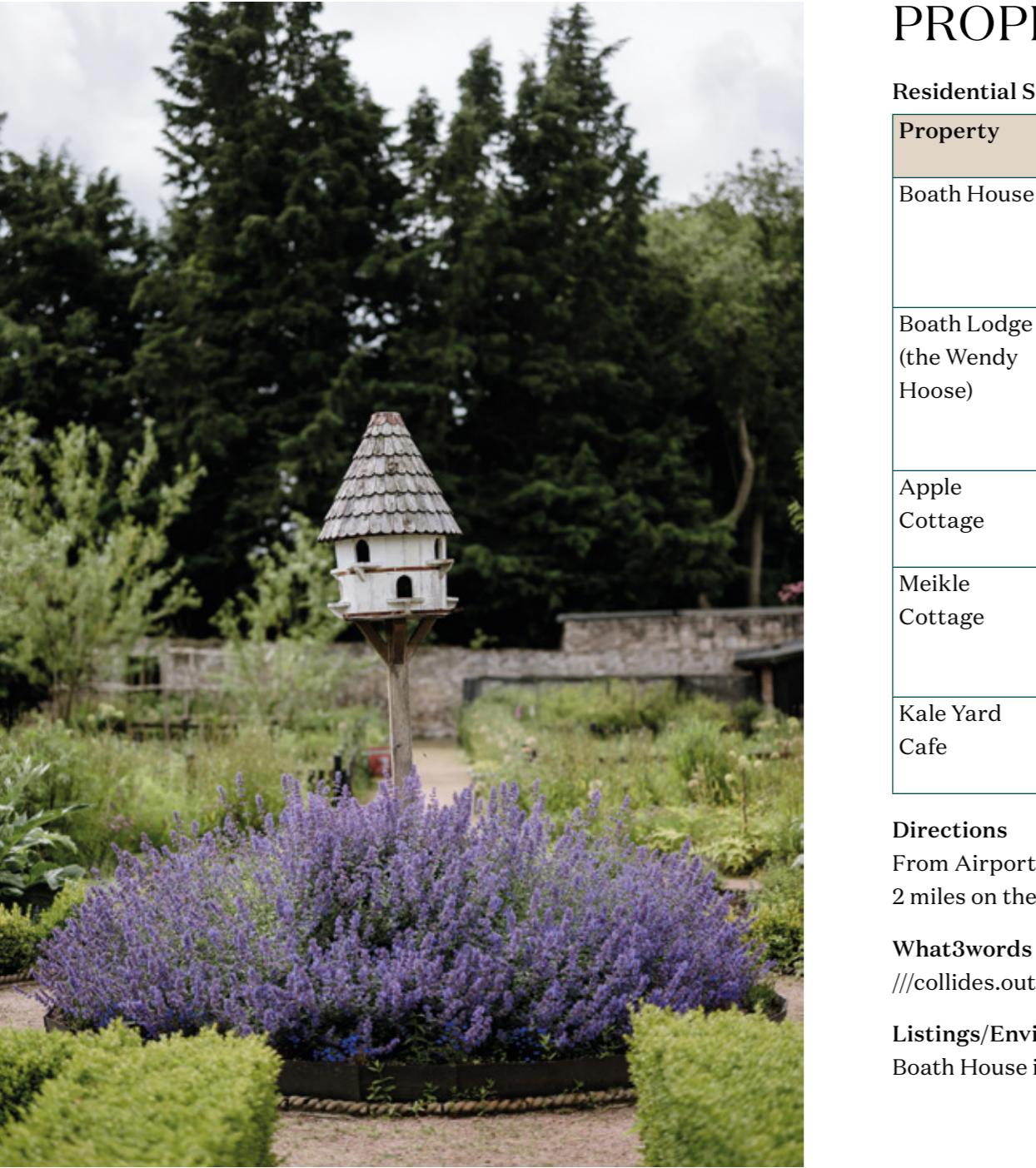
Boath Lodge, Auldearn, Nairn, Inverness-shire, IV12 5TE



Approximate Gross Internal Area
2425 Sq Ft - 225.28 Sq M

This plan is for layout guidance only. Not drawn to scale. Unrestated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





PROPERTY INFORMATION

Residential Schedule

Property	Occupancy	Services	Council Tax/Rating	EPC Rating
Boath House	Business Use	Central heating, biomass, mains water supply and private drainage.	-	E
Boath Lodge (the Wendy Hoose)	Owner occupied	Ground floor underfloor heating, mains water supply and private drainage.	G	D
Apple Cottage	Holiday Cottage	Gas heating, mains water supply and private drainage.	A	C
Meikle Cottage	Holiday Cottage	Electric heating, mains water supply and private drainage.	A	E
Kale Yard Cafe	Business Use	Gas heating, mains water supply and private drainage.	-	E

Directions

From Airport, take the A96 to Nairn. Continue through Nairn signposted 2 miles on the right of A96.

What3words

//collides.outright.ordering

Listings/Environmental Designations

Boath House is grade A listed by Historic Scotland.

Solicitors

Curle Stewart Ltd, 189 St Vincent Street, G2 5QD
Tel: 07535867097
Email: lm@curlestewart.co.uk

Local Authority

The Highland Council, Glenurquhart Road, Inverness, IV3 5NX
Tel: 01349 886606

Entry

Entry is available by arrangement with the seller.

Fixtures and fittings

The fixtures and fittings are owned outright and are included in the sale.

Licensing

The business operates with all the necessary licenses....

Trading Information

Further details are available from the selling agents.

The Business

The hotel business is marketed through its own website (www.boath-house.com) together with booking.com.

Average room rates vary from £250 - £450 per night for bed and breakfast. The cottages are let mainly as rooms.

Guests are attracted from around the globe to stay at Boath House, with world class golf courses and whisky distilleries and a castle trail on the doorstep. It is also aided by having Inverness airport so close by as well as rail links to the west, north and south.

Boath House is the perfect exclusive use venue. They have host private parties, weddings and corporate business meetings. The house has seven rooms plus two cottages offering a diversity of accommodation. The dining room can seat up to 32 guests with the café in the garden providing additional accommodation.



Accreditations

- 4 AA rosettes (2006-2018)
- The restaurant held 1 Michelin star from 2009-2018. At this point, the owners decided to give it back and trade without the additional costs involved.
- The Good Hotel Guide of the Year 2013
- AA Scottish Hotel of the Year 2010/2011
- VisitScotland Gold Award for Exceptional Customer Care 2010
- VisitScotland Green Tourism Award

Health and Safety

Given the hazards of an estate 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.

Overseas Purchaser(s)

Any offer(s) by a purchaser who is resident outwith 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

1. 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.

2. Deposit

On conclusion of missives a deposit of 10 percent 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 Seller or their agents.



Your partners in property

Tom Stewart-Moore

0131 222 9600

tom.stewart-moore@knightfrank.com

Knight Frank Edinburgh

80 Queen Street, Edinburgh

EH2 4NF

knightfrank.co.uk

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by KF Scotland Ltd., in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither KF Scotland Ltd., 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 KF Scotland Ltd. 2. Material Information: Please note that the material information provided by KF Scotland Ltd., by joint agent and is provided as a guide. While KF Scotland Ltd., has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. 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. 4. Regulations etc: Any reference to regulations, by-laws, covenants or other matters affecting the property is given in good faith, but the seller does not guarantee that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated February 2026. Photographs and videos dated xxxxxxxxxxxx 20xx. All information is correct at the time of going to print. KF Scotland Ltd is a limited company registered in Scotland with registered number 0207808. Our registered office is 4 Charlotte Square, Edinburgh, EH2 4HQ. KF Scotland Limited is an independently owned member of the Knight Frank Network operating under licence from Knight Frank LLP.

