



Banff, Banff, AB45

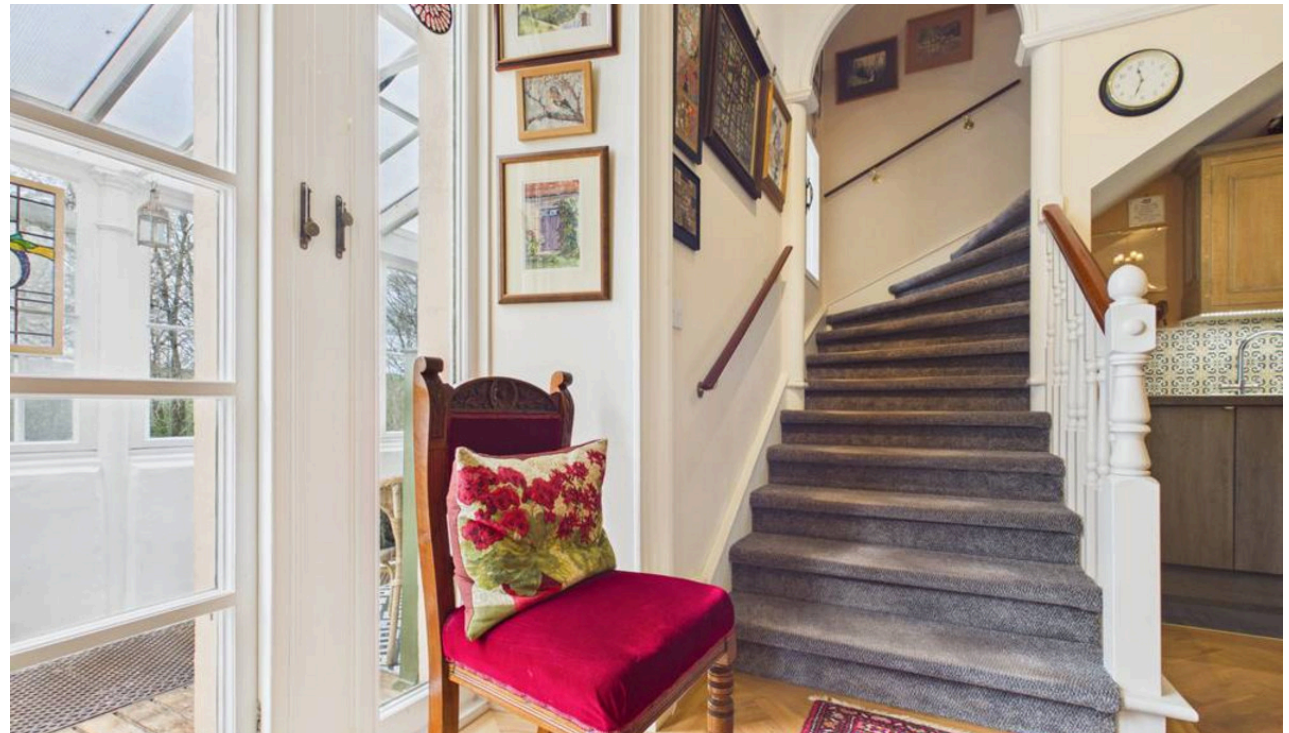
Offers Over £500,000



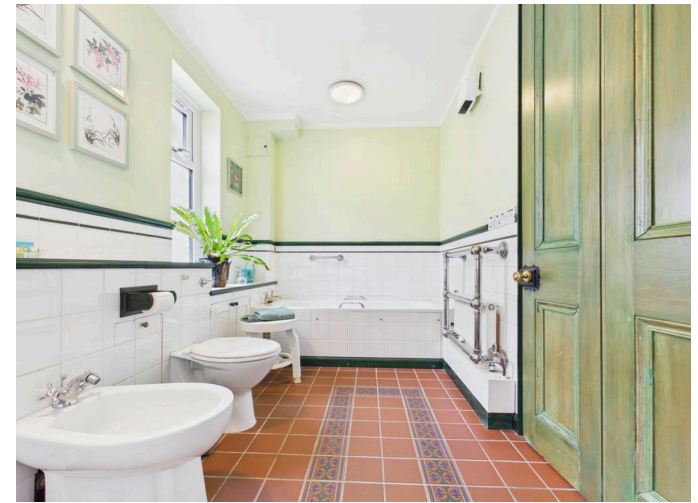
Inverichnie House where heritage, scale and serenity meet



Key Features









Step into over 250 years of heritage at Inverichnie House.

A once-in-a-generation mansion house hits the market.

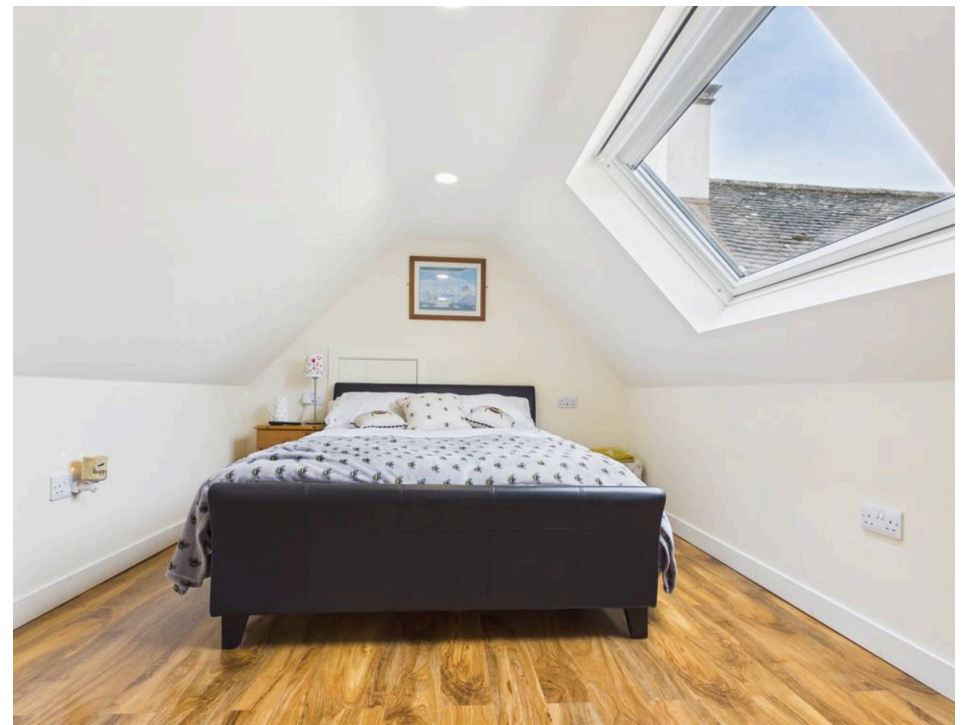
A prestigious home set within six acres of private woodland.

Low & Partners presents you with a truly remarkable former mansion house Inverichnie House, a property of exceptional heritage, scale and privacy. Dating back to the mid-1700s, the original two-storey building stood on land owned by the Earls of Fife, later the Dukes of Fife. By 1822 the east wing had been added, and in 1841 the Inverichnie Estate — then extending to 920 acres — was sold to private buyers. By 1843 the west wing was completed, creating the handsome symmetry still admired today. From 1841 until 1953 the house was sold or let to a variety of occupants, most notably farmers and sporting tenants, including a season's lease to royalty in 1900. In 1904 the property was extended once again with the addition of the grand porch and hallway, the impressive conservatory and a striking three-storey extension. The estate was broken up and sold in 1953, and by 1977 Inverichnie House, with its current acreage, was purchased by the present owners who began a careful and extensive renovation.



Today, Inverichnie House stands as a magnificent country residence extending to approximately 543m², offering nine bedrooms, four bathrooms, two WCs, multiple reception rooms, scullery, utility spaces, workshops, conservatories and around six acres of grounds, predominantly woodland. Tucked away on the edge of Perth, the property is a true gem.









Approximate total area⁽¹⁾
376.9 m²
Balconies and terraces
9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		42	63

Environmental Impact (CO ₂) Rating		Current
Very environmentally friendly - lower CO ₂ emissions		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		42

Tenure Type: Freehold
Council Tax Band: C
Council Authority: