



Boath House
Auldearn | Nairn | Nairnshire | IV12 5TE

BOATH HOUSE



Boath House is a distinguished Highland country house and coastal estate extending to about 19 acres, set in a tranquil position close to the Moray Firth. At its centre stands an exceptional Grade A listed Regency home, completed in 1827 and showcasing elegant period proportions, classical detailing and a wonderfully welcoming atmosphere.



BACKGROUND

Boath House has a distinguished and atmospheric past that perfectly complements its graceful architecture. Standing on a site once occupied by “the great stone house” recorded in the era of Mary Queen of Scots, it is widely regarded as one of Scotland’s loveliest Regency country houses, designed by celebrated Aberdeen architect Archibald Simpson, whose portrait still hangs in the interior.

The surrounding landscape has witnessed moments of real historical drama. In 1645, during the turbulent covenanting wars, part of Montrose’s Royalist army is believed to have assembled on the rising ground in front of the present house as they awaited the opposing forces led by the Duke of Argyll. At that time, a tower dating from the midsixteenth century stood here, and local tradition holds that soldiers camped on land now just beyond the lower edge of the walled garden.

Created for Sir James Dunbar, Boath House remained in the Dunbar family for generations, right up until the early twentieth century. Thereafter, it passed through several owners and, by the early 1990s, had sadly slipped into serious disrepair. It was then that Don and Wendy acquired the property and embarked on an extensive, sensitive restoration, carefully reviving the house and reinstating much of its original elegance and charm.

The estate’s historic character is echoed in its surviving features. A period dovecote linked to the old house still stands in the nearby village of Auldearn and is now preserved under the care of the National Trust for Scotland. The walled garden, informed by historical research into its original layout, has been thoughtfully replanted in the spirit of a traditional kitchen garden and once again supplies the house with fresh herbs and vegetables, honouring the selfsufficient traditions of earlier centuries.





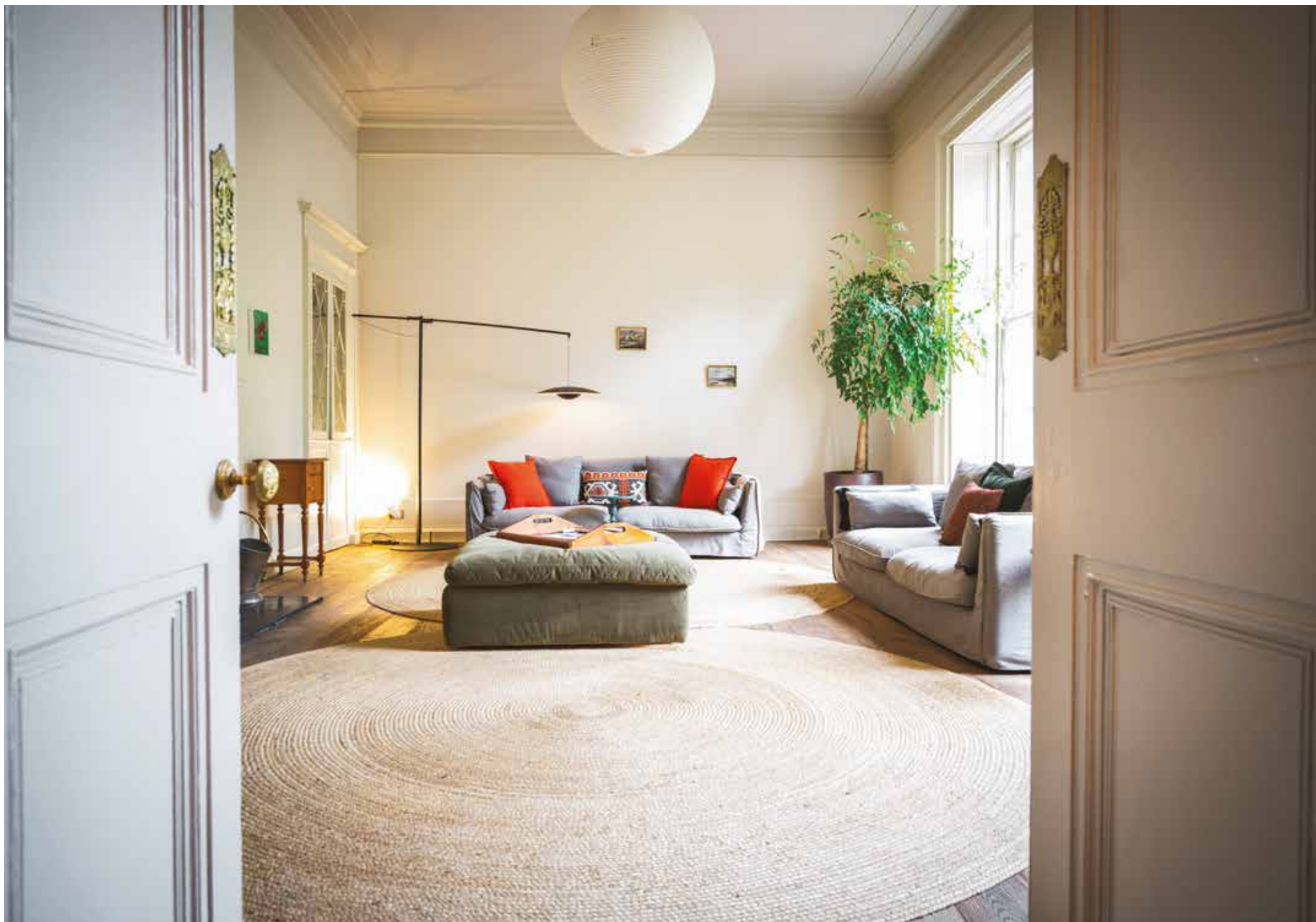
DESCRIPTION

The main house is arranged over three floors and offers generous, versatile accommodation. On the ground floor there are 5 reception rooms, currently set up as a dining room, a bar area, a reception lounge and a two further more intimate reception areas. There is also a professional kitchen on this floor. Upstairs are five beautifully appointed bedroom suites and extensive ancillary space.

In its most recent guise, the house has successfully operated as a luxury boutique guest house with an acclaimed restaurant, demonstrating clear potential for future use as an intimate hotel, exclusive venue or refined private residence. The basement area has two further bedrooms and a number of further rooms which could be adapted to be used as a spa area or home cinema.

For over two decades, significant investment and sensitive restoration have transformed Boath House from a near derelict building into an exceptionally well presented property. Its scale, setting and layout mean it could be enjoyed either as an outstanding private country home or as a distinctive boutique hotel or hospitality venture, giving an incoming owner valuable flexibility over future use.







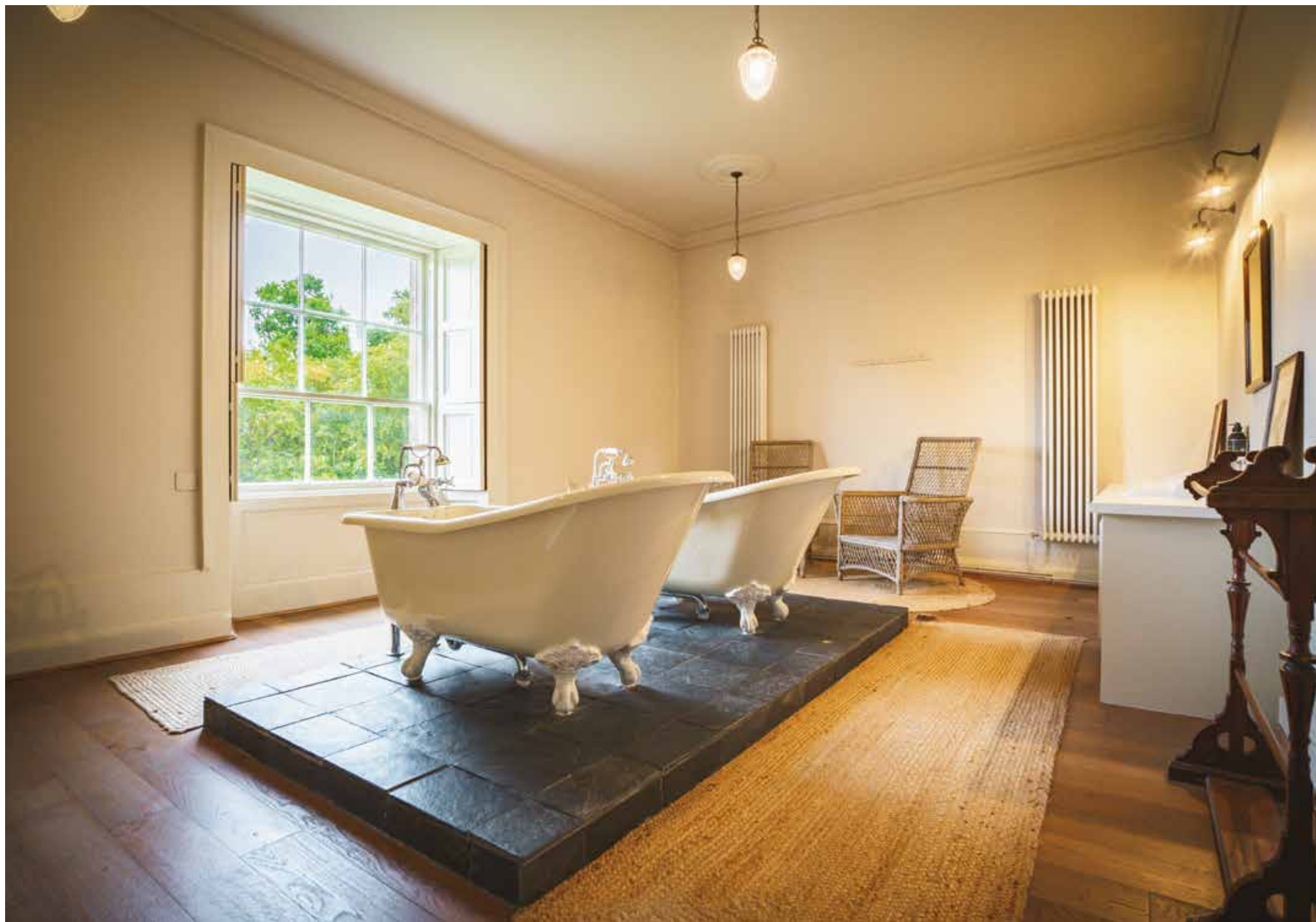


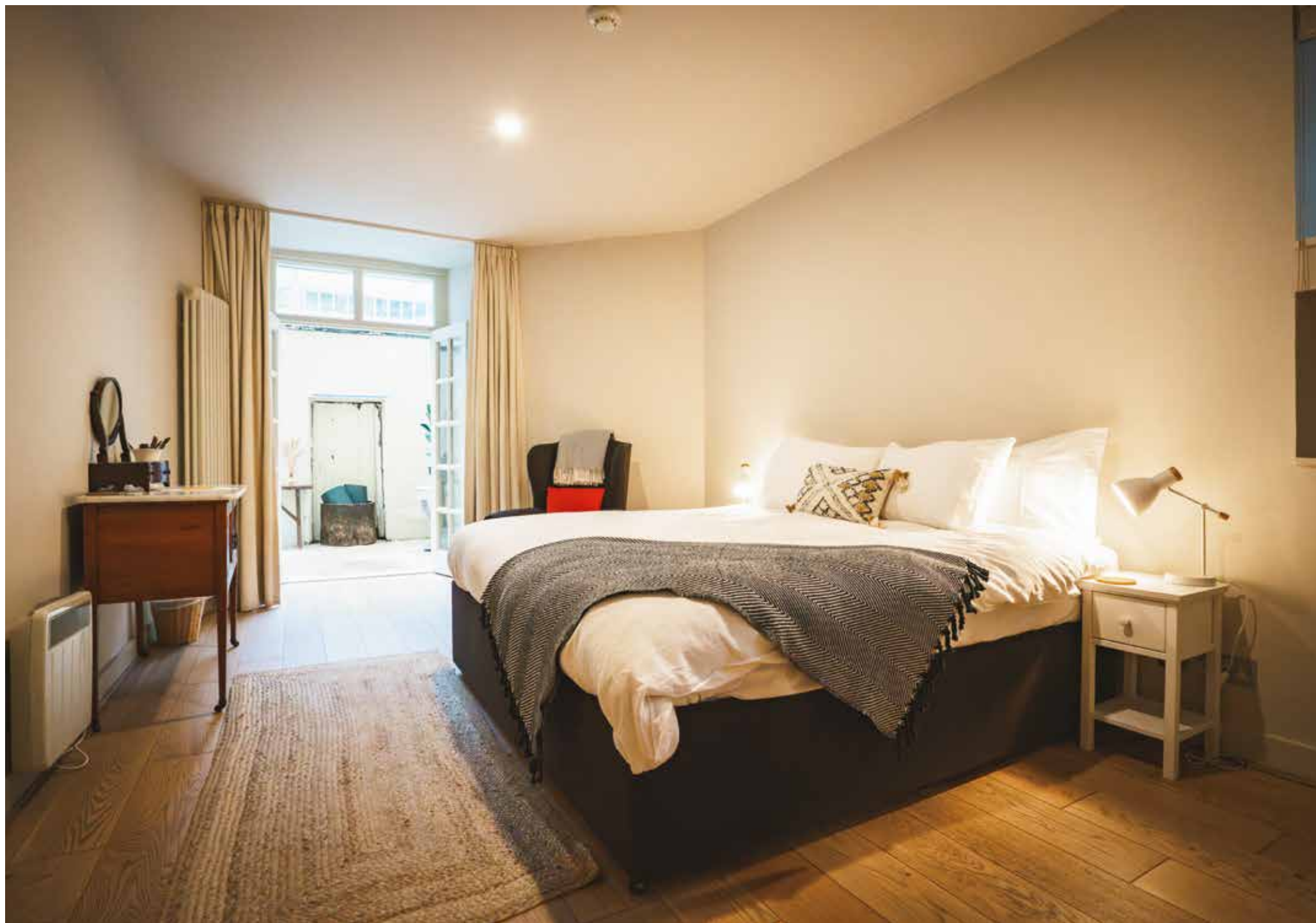












COTTAGES & THE CAFE

Within the grounds, two stylish cottages, the four hundred year old Apple Cottage and Meikle Cottage, provide additional flexible accommodation, suitable for guests, staff or extended family. The house is framed by mature, landscaped gardens, and the historic walled garden has previously accommodated a café and shop, offering potential buyers the opportunity to reestablish a destination element if desired. The wider estate includes an orchard, productive kitchen garden, ornamental pond, bog garden, sauna and areas of established woodland, creating a classic country setting with a strong sense of privacy.





SITUATION

Boath House enjoys an idyllic setting on the beautiful Moray Firth coastline, just a few minutes' drive east of the popular seaside town of Nairn and within easy reach of Inverness Airport. Surrounded by picturesque Highland scenery, it offers an appealing blend of peaceful country living and excellent accessibility for both local and longdistance travel.

Nairn is a vibrant coastal town, long favoured as a holiday destination thanks to its golden beaches, charming harbour and welcoming atmosphere. The town provides an excellent selection of amenities, including independent shops, an art gallery, two museums, cafes and restaurants, alongside a sports centre, swimming pool, cricket pitch, tennis club and riding facilities. The harbour and marina form a lively focal point, with a small fishing fleet, sailing club and moored leisure craft reinforcing the town's strong maritime character.

Education is well catered for, with local primary and secondary schools, and the renowned Gordonstoun School situated around half an hour's drive away. The Highland capital of Inverness, approximately 18 miles from Boath House, offers a full range of city facilities, including major supermarkets, retail parks, cultural venues and comprehensive medical services. Inverness also benefits from a mainline railway station with regular services to Aberdeen, Perth and Edinburgh, as well as a sleeper service to London, while Inverness Airport provides frequent flights to London, Bristol, Manchester, Birmingham and a number of other UK and European destinations.

In addition, Boath House is ideally placed for enjoying many of the Highlands' most soughtafter leisure pursuits. Nearby, there are acclaimed golf courses, scenic coastal and countryside walks, renowned whisky distilleries and a wealth of historic sites to explore. This enviable location allows residents and guests to experience the tranquillity of a refined country retreat while remaining perfectly positioned to take advantage of the area's outdoor activities, cultural attractions and relaxed coastal lifestyle.





INFORMATION

Viewings: Strictly by appointment through the sole selling agents, Fine & Country Scotland.

Offers: Offers should be submitted in Scottish Legal Form to the selling agents by email scotland@fineandcountry.com

The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

EPC rating: Boath House EPC E, Apple Cottage EPC C, Meikle Cottage EPC E, Kale Yard Cafe EPC E

Services: Boath House is served by bio mass central heating, mains water supply and private drainage. Apple Cottage is served by gas heating, mains water supply and private drainage. Council Tax A. Meikle Cottage is served by electric heating, mains water and private drainage. Council Tax A. Kale Yard Cafe has gas heating and mains water.

Access: The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Deposit: A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact the purchaser to complete the checks electronically. A fee of £60 inc VAT per property will apply and will be processed by Smart Compliance. If you have any queries please contact the office.

Website and Social Media: Further details of this property as well as all others offered by Fine & Country are available to view on our website www.fineandcountry.co.uk. For updates and the latest properties like us on facebook.com/fineandcountrysouthscotland and Instagram on [@fineandcountrysouthscotland](https://instagram.com/@fineandcountrysouthscotland).

Referrals: Fine & Country work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them Fine & Country will receive a referral fee ranging from £50 -£300 depending on the price and product.

Please be advised that while every effort has been made to ensure the safety and accessibility of this property, certain areas may present hazards or be deemed unsafe. Viewers are urged to exercise caution at all times during their visit. All property viewings are undertaken at the viewer's own risk. Neither the seller, agent, nor any representative accepts responsibility for any accidents, injuries, or losses that may occur while on the premises. Children must be supervised at all times. If you have any concerns or require further information before viewing, please speak to a member of our team





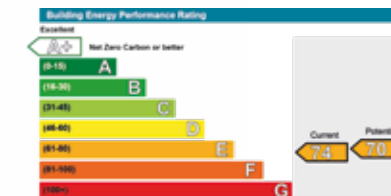
Ground Floor



First Floor



Basement



Total: 830 m2
 Basement: 249 M2, Ground Floor: 294 M2, 1st Floor: 287 m2
 Excluded Areas: Storage: 47 M2, Garden Room: 25 M2, Utility: 12 M2,
 Laundry: 11 M2, Walls: 37 m2

Measurements Are Deemed Highly Reliable But Not Guaranteed. Visit - www.rmc.co.uk



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Follow Fine & Country on



Fine & Country Scotland
The Bothy, Summerhill House, Summergate, Annan, DG12 6SH
+44 1387 460180 | scotland@fineandcountry.com

