

Malvern, 21-23 Low Street

PORTSOY, BANFF, AB45 2QQ



*GRADE B LISTED BUILDING, WHICH HAS BEEN
A FOCAL POINT OF PORTSOY SINCE 1720*



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McEwan Fraser Legal are proud to bring to the market Malvern, an enchanting and historical grade B-listed building which has been a focal point of Portsoy since 1720; the three-story townhouse has been in the present family's custodianship since 1919.

The family accommodation, sited between Low Street and North High Street, is accessed via North High Street.

The entrance to the house is from the courtyard garden which opens to a captivating entrance hall and curved stairwell with finely detailed plasterwork. To the left is a large kitchen/dining room with Karndean flooring and a modern kitchen with gas hob, electric oven and good levels of cupboard storage. The room is flooded with natural light from the Venetian-style Fan Windows. Additionally, there is a beautiful feature open fire, plus Aberdeen Cupboard and the Glowworm high efficiency gas boiler.

On the right, is a comfortable and spacious family lounge with a sizeable storage cupboard under the stairs, offering possible re-development of shop / bakery giving additional living accommodation to the house.

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Kitchen/Diner





Kitchen/Diner





The Lounge





Climbing the magnificent u-shaped stairwell with a wooden balustrade leads to the upper floor. There is a centrally located family shower room with toilet.

There are two large double bedrooms; one has two extensive walk-in wardrobes, and the second has a beautiful dressing area. There is a sizeable storage cupboard on the upper landing. The house is decorated in a fresh neutral tone with many period fixtures and fittings.





Shower Room





Bedroom 1





Bedroom 2



On the ground floor (accessed via Low Street) is a former Bakery & Shop which ran between 1852 and 1988; the original and impressive Scotch Oven is still intact, as well as the shop fittings from the 1960's. There are exploratory architectural drawings which describe the potential redevelopment of the ground floor Bakery to a two-bedroom self-contained flat within the existing footprint, which is circa 53m² and completes the interior. Alternatively this could form part of the main house.



Bakery & Shop





However, the pièce de résistance is the magnificent courtyard garden (circa 330m²) enclosed on three sides, forming an oasis where you can chase the sun all day long. You can access the courtyard garden from both Low Street & North High Street. There is a summer house and three separate seating areas, a fire pit, a stone patio, mature shrubs and flowers providing a seasonal colour palette. There is also potential (planning required) to remove the coal shed at the top of the garden to create off-road parking for two cars.

Malvern is a truly unique property with a thoroughly researched historical record, including the Jacobites, local shipowners and smugglers. You can throw a stone into the fantastic 17th Century harbour featured in several TV and film productions, most recently in the hit TV series Peaky Blinders and the recent remake of Whisky Galore.

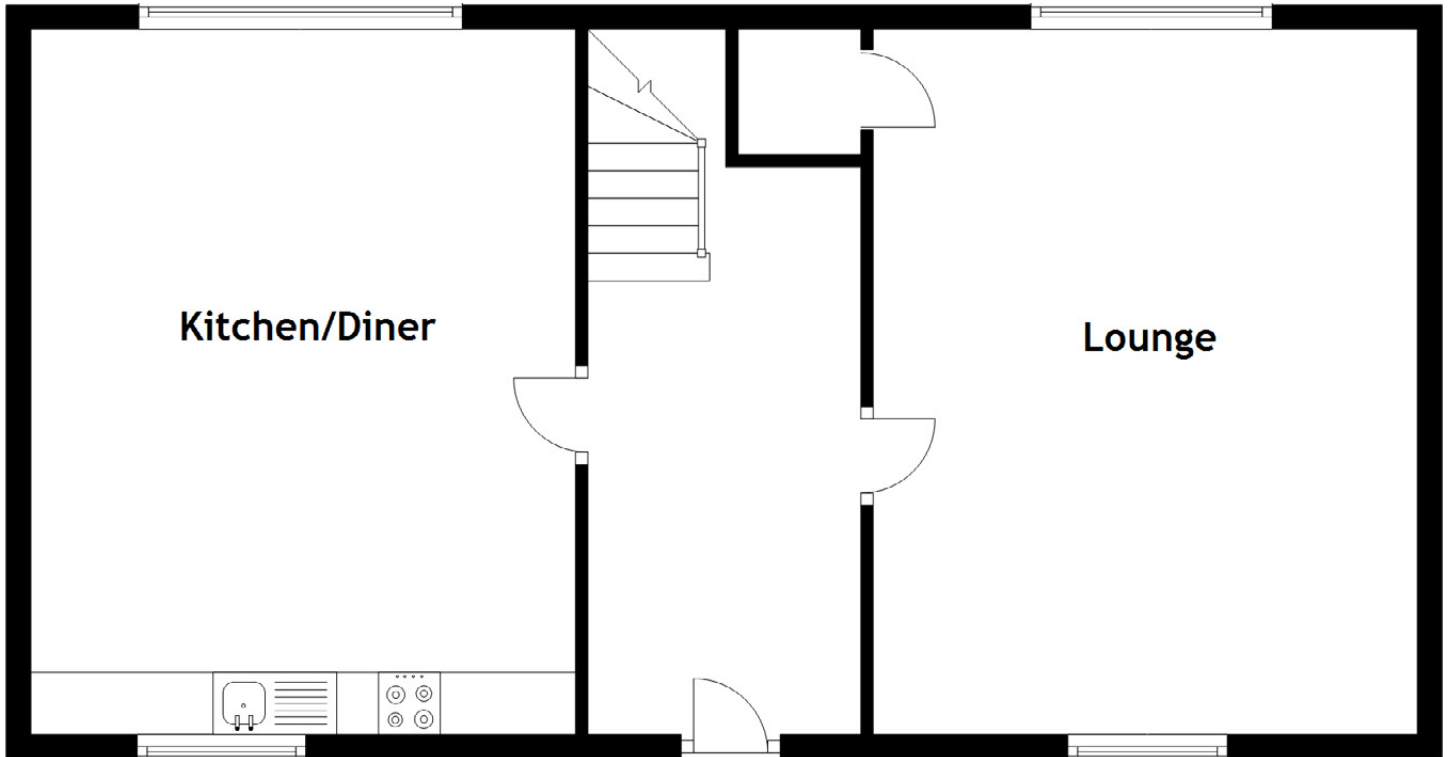
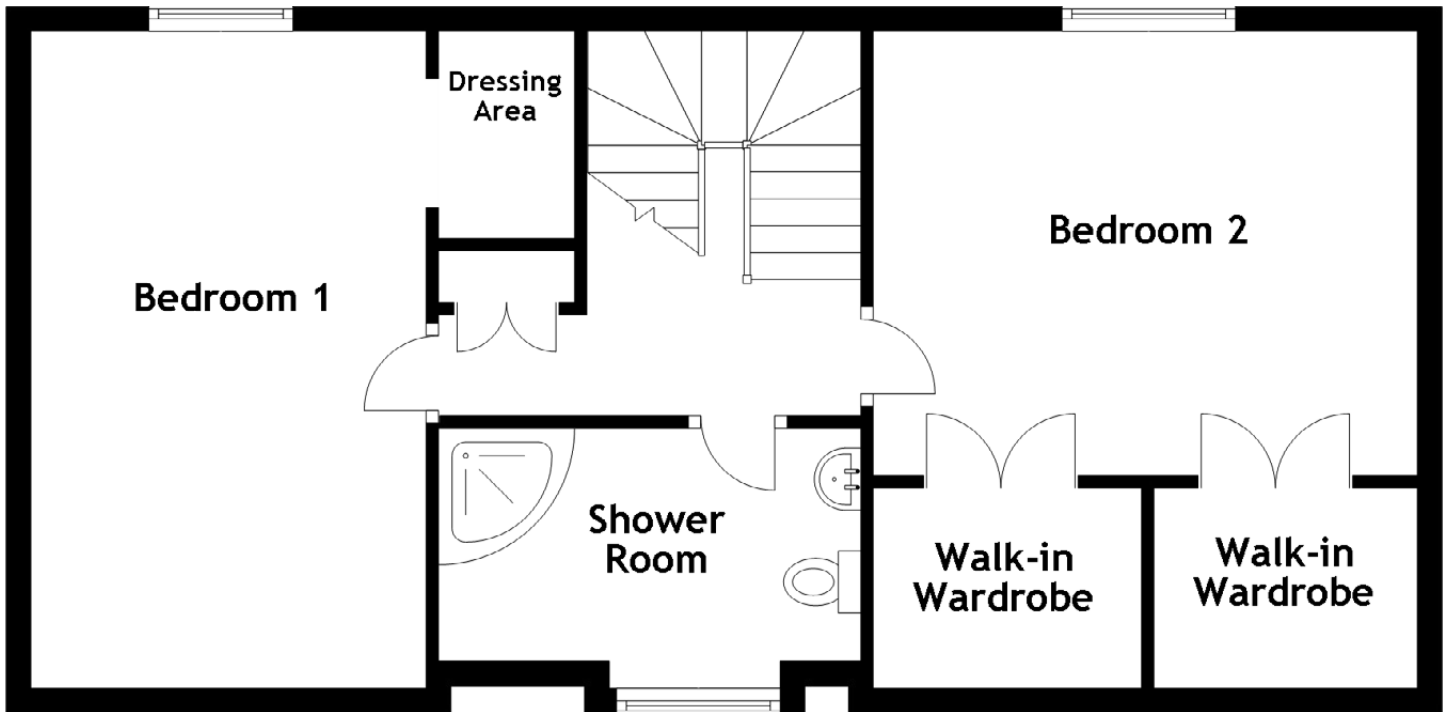
Interest will be significant - viewing is essential and the only way to fully appreciate the quality and potential of this desirable property; you will not be disappointed.

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Courtyard Garden





Approximate Dimensions

(Taken from the widest point)

Kitchen/Diner	5.70m (18'8") x 4.40m (14'5")	Shower Room	3.42m (11'2") x 1.90m (6'3")
Lounge	5.70m (18'8") x 4.40m (14'5")	Gross internal floor area (m ²): 123m ²	
Bedroom 1	5.30m (17'5") x 3.20m (10'6")	EPC Rating: D	
Bedroom 2	4.40m (14'5") x 4.10m (13'6")	Shop floor/Bakery area (m ²): 53m ²	



Malvern, a grade B-listed building with garden walls, is located in the vibrant seaside town of Portsoy on the Moray Coast. Portsoy is a historic coastal town with spectacular scenery in and around the town, including the 18th century mansion Durn House and Loch Soy. Portsoy was established as a burgh in a charter signed by Mary, Queen of Scots, in 1550; the original harbour was built around the same time. In 1692 the port was upgraded, which is the astonishing stone harbour you witness today.

The Moray Coast offers endless stunning beaches and a wild, rugged coastline where you can find genuine solitude with acres of sand stretching out in front of you and only seals, dolphins and seabirds to keep you company. The Moray Coast is renowned for having a relatively mild climate with numerous leisure facilities available in the area. There is excellent salmon and trout fishing on the Rivers Spey & Deveron and a choice of harbours, beaches and coastline waiting for you to explore. Locally, you will find an abundance of outdoor pursuits, horse riding, mountain bike trails, surfing and windsurfing, and many excellent golf courses, including The Duff House Royal GC and Royal Tarlair GC at Banff and MacDuff just along the coast.

Most amenities can be found locally, there are pre and primary schooling, with secondary education available in the nearby towns of Buckie and Banff. A variety of local shops, NHS health centre, Post Office, supermarket, restaurants, cafés, and pubs add to the appeal of this area which numerous visitors visit, especially during peak seasons. There is also the famous local Portsoy Boat Festival.

A comprehensive East Coast bus network operates through Portsoy. There are two railway stations nearby with Aberdeen and Inverness airports being approximately one hour away.



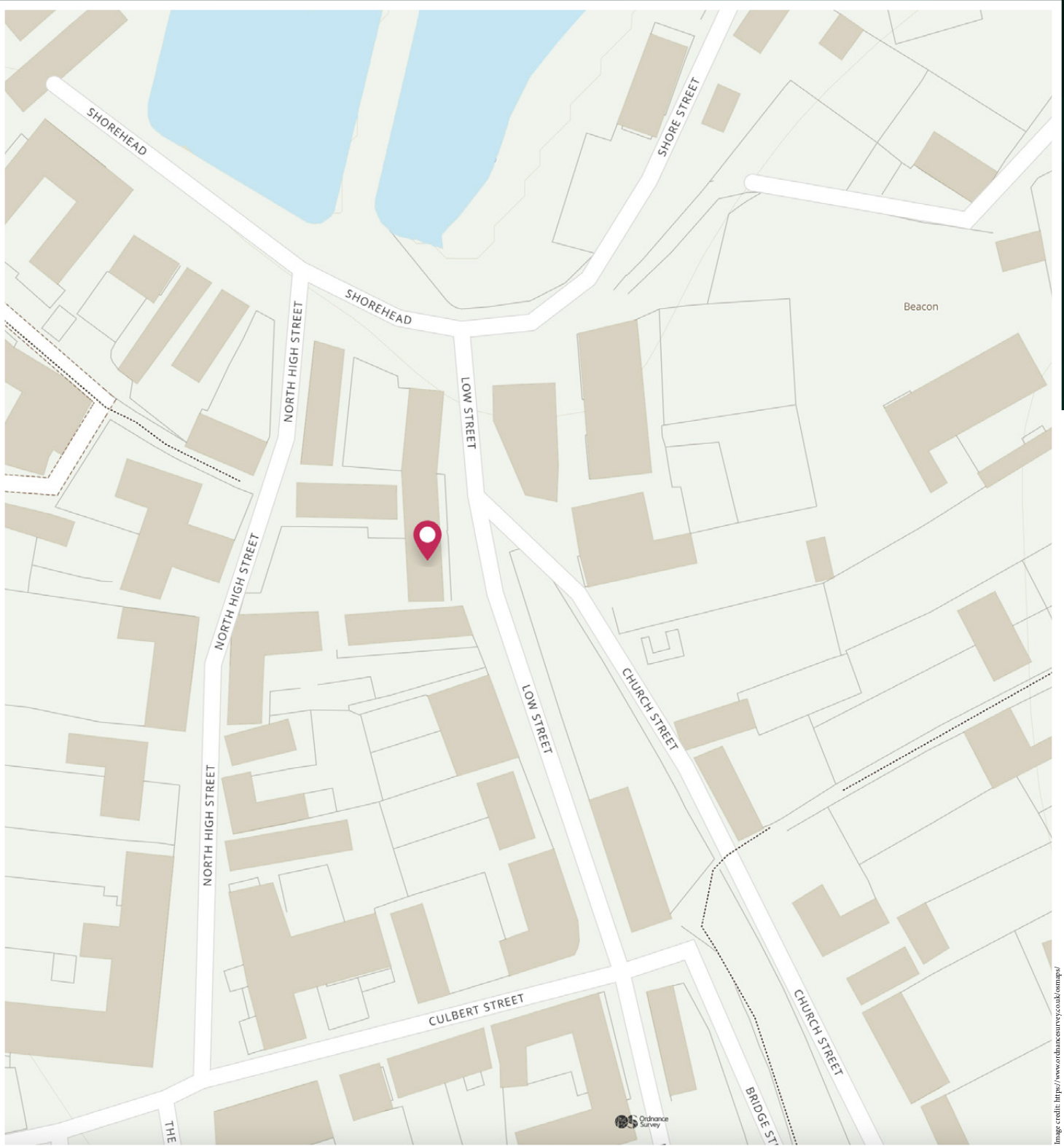


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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