



*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 was built around 1890 and is a substantial period property with much past local history. Located in the Whisky capital of Scotland, this multi-purpose three storey period house offers many options to the new owners and gives them the opportunity to add their own personal ideas to this truly exceptional property which benefits from being on a busy high street location. The property has original features in every room and was initially owned by a wealthy local draper who is still remembered today by the elders of the town.

This opportunity is only available due to the owner's retirement. Although not trading nowadays, this versatile property is currently set up to

trade as a guesthouse and has current permissions. Live out your own dream in this historic three storey period house which includes a walled garden and a bothy. The property and business has recently traded 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 many options to prospective buyers to add their own ideas and to live in this special part of the world. Fournet House would also make an ideal large family private home with its flowing colours designed for wellness and wellbeing. There is the added benefit of a private walled garden which incorporates a separate bothy.



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FOURNET HOUSE as a whole numbers 16, 18 and 20 Balvenie Street which consists of;

NUMBER 18 the main property entrance is via double doors which leads into the entrance vestibule. Private dining room previously traded as a successful Licensed Bistro and wholefood cafe, (Noah's Ark). Servery with a counter, a fully equipped commercial kitchen. Ladies and gents toilets, dry food store and designated vegetable prep area. This area is easily accessed through the back entrance door into the rear hallway with access to the private carpark directly outside for the ease of loading and unloading of goods.



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NUMBER 20 adjoining, the ground floor consists of a very large shop with a split level floor suitable for a number of uses, the shop windows have very large display areas ideal for staging. No 20 has its own entrance from Balvenie Street and still has two Victorian cast iron fluted pillars. This large unit is on two levels and incorporates a staff toilet, a disabled toilet, and a garden room which is currently set up as a bedroom, there are connections in place to add further utilities if required. This area has the potential for assisted living use with patio doors which are purpose made and designed for wheelchair access and open directly into the garden.

The whole of Fournet House is fitted with a fully integral fire alarm system and the control box is located in the inner hall opposite the main staircase. The house is divided into zones and it is a very effective system. The kitchen has been fitted with the latest rules and regulations and the disabled toilet was built when the property was upgraded to become a guesthouse. Full permissions have been obtained for all work completed in the property while the garden has planning permission in place to be a therapy garden and work has already started on this project.



THE GARDEN ROOM



THE GARDEN ROOM

KEY FEATURES;

- High Street Location with two large shop fronts with its own entrance.
- Six guest bedrooms with a separate owner's bedroom with feature Cathedral ceiling.
- Fully equipped commercial kitchen with prep room and dry food store.
- Numerous feature fireplaces
- Original period features including intricate cornices and craftsmanship.
- Original mahogany staircase to all three floors
- Ground floor garden bedroom suitable for assisted living.
- Separate Bothy which would be ideal as a luxury holiday let subject to conversion.
- Private off-street parking.
- Large private walled garden.

A truly superb property that offers a lifestyle change opportunity in a famous Moray town that is well-known for its welcoming community, set in the heart of the Whisky capital. Only by viewing can one fully appreciate the potential this magnification property has to offer. Viewings are strictly by appointment only.

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THE GUEST HOUSE is part of number 18 and is on the first and second floors. The guesthouse is accessed from the front entrance through the inner hallway which leads to the original staircase. There is a beautiful arched glazed window in the recess halfway up the stairs. These turn again up to a small landing and the large door on the right opens into the original drawing room with its feature fireplace, hand crafted joinery and wonderful cornice. The middle door gives access to a front bedroom, currently being used as the owner's office.

The third bedroom on the first floor is on the left and used to be the old formal dining room of the house with its magnificent feature fireplace which is currently in use as a guest bedroom. A small separate door gives discreet access to the shower room which also has access from the landing and which can also lead you on to the old Tailors workshop. This atmospheric room with its Cathedral ceiling includes kitchen units, worktops and utilities and is the present owners' bedroom. This room

also benefits from a whirlpool bath and matching washbasin. From the first landing, the feature staircase continues turning up to the 2nd landing and accesses three more bedrooms. The door on the right leads into the yellow bedroom with its own feature fireplace and door which leads through to its own private bathroom with a whirlpool bath. The middle door leads into a smaller double bedroom which has superb views to the heather hills surrounding Dufftown. The door on the left leads into a generous double bedroom with its original feature brick fireplace. This also has a doorway through to its own private bathroom forming a Jack and Jill which can also serve the middle bedroom. This luxury bathroom is most unusual as it has its own brick fireplace which is paired with the one in the bedroom.

The old linen room, now the present boiler room completes the main property. The property benefits from excellent storage on all levels.

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SECOND FLOOR BEDROOM



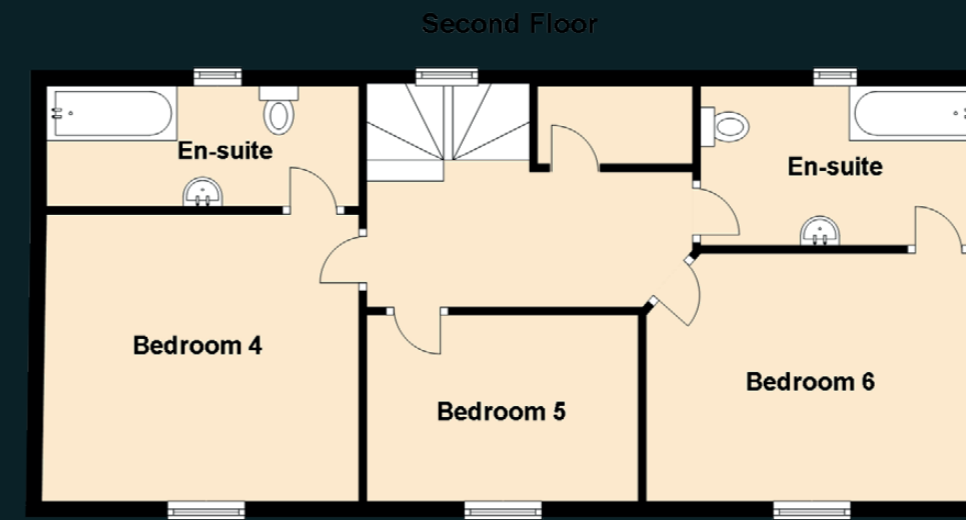
SECOND FLOOR BEDROOM



WALLED GARDEN; The large private walled garden which was formed and planned by the current owner to be a Therapy Garden has many pleasing features including a patio area, raised flower and vegetable beds and a professional Koi pond which has safety fencing. The garden is ideal for outside activities and outdoor entertaining and provides a secure and safe

environment for pets and children.
BOTHY; The bothy is traditionally built 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 would make 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): TBCm² | EPC Rating: TBC

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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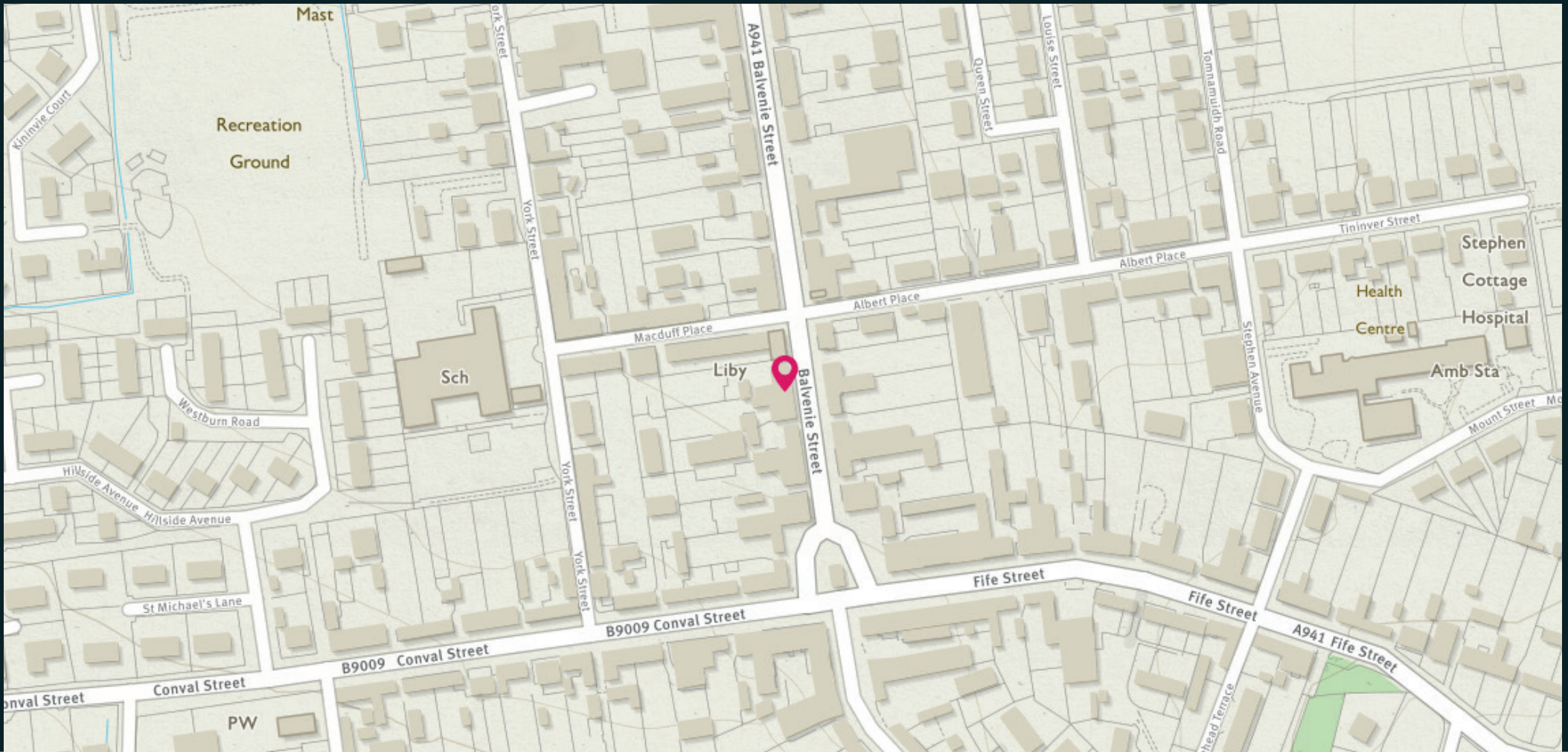


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