



Kinsteary House, Auldearn, Nairn

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# Kinsteary House Auldearn Nairn, IV12 5JZ

A unique, richly historical "B" listed home set in approximately 19 acres of magnificent private grounds around two miles east of Nairn.

Nairn station 3.7 miles, Inverness Airport 12.5 miles, Inverness 20.1 miles (mileages are approximate).

**GROUND FLOOR: NORTH WING:** Entrance hall  
Conservatory hallway | Drawing room | Library  
Morning room | DiningrRoom | Double cellar  
**EAST WING:** Kitchen | Rear vestibule | Plant  
room | Gallery

**WEST WING:** Billiard room | 3 Bedrooms  
Bathroom | Nursery with en-suite wet room

**FIRST FLOOR: WEST WING:** Bedroom Bathroom  
and Storage area

**NORTH WING:** Landing | 3 Bedrooms  
Bathroom | Dressing room and WC with wash  
hand basin

**EAST WING (THE FLAT):** Bedroom | Bathroom  
Lounge | Kitchen

**GARDENERS COTTAGE:** Lounge | Kitchen  
2 Bedrooms | Bathroom

**KINSTEARY BARN:** Kitchen | Sitting Room  
2 bedrooms | Bathroom

Main House EPC rating- E  
The Flat EPC rating - G  
Gardeners Cottage EPC rating - F  
Kinsteary Barn EPC rating - D

## The property

Kinsteary House is a striking, exceptionally beautiful "B" listed country residence, offering over 8,000 sq. ft of accommodation arranged in a U-shape surrounded by pristine formal gardens, lawn and woodland.

This magnificent home was originally thought to have been built in 1701 and features a wealth of features. The property is approached by a long tarred driveway and sweeps through the grounds to the entrance. On arrival, you get an immediate sense of privacy, peace and tranquillity, an almost otherworldly feel. Remote and private, but within close proximity of local amenities, schooling and the airport.

Access is via the entrance vestibule which leads to a central reception hallway and rear porch with turned stairway to the first floor, with two additional separate staircases rising to the east and west. A selection of sizeable and elegant living spaces with a wealth of original period features follow, including the 26. ft drawing room, a library, morning room and a formal dining room, all of which boast fine feature fireplaces. The east wing houses a traditional kitchen with wooden herringbone flooring, a variety of in-keeping cabinetry and a large cream AGA range, with utility and shower room alongside and a range of adaptable further rooms, all of which enjoy direct access to the garden and grounds. The west wing is home to a further utility, conservatory hallway and an impressive billiard room with tall arched window, as well as three bedrooms, the principal benefitting from a chic en suite bathroom.

The split first-floor accommodation comprises a versatile self-contained space above the east wing with a bedroom, bathroom, lounge and dual-aspect kitchen with picture window. Above the west wing there is a large skylit attic space with dressing room and family bathroom while above the central drawing room there are 3 bedrooms, an additional dressing room, a bathroom and a cloakroom.

In addition to the main accommodation there are another two properties within the grounds. Gardeners Cottage accommodation comprises entrance vestibule, lounge, 2 bedrooms, kitchen and bathroom. Kinsteary Barn is a converted steading and has hallway, kitchen, sitting room, 2 bedrooms and bathroom.













## Outside

Kinsteary House sits in established, tranquil private grounds of approximately 19 acres with a plethora of mature, specimen and colourful blossom trees throughout. The formally arranged courtyard garden is enclosed with wrought iron fencing and feature neat and vibrant planting and flowerbeds, topiary, decorative stone pathways and a paved south-facing sun terrace. Further is the expansive and historic "B" listed walled garden with lawn and fruit trees. A large sweeping gravelled in and out driveway flows around the estate, whilst the charming and well-presented two-bedroom stone-built cottage sits beside the substantial lochan, paddock and large triple sheds/stables.

## Location

The historic village of Auldearn with its popular primary school and public house sits around 3 miles to the east of the vibrant seafront town of Nairn. With its picturesque sandy beaches, it offers an excellent selection of amenities, including shops, supermarkets, eateries, an arts centre, hospital, harbour and two championship golf courses. Leisure facilities include tennis and squash courts and a fitness centre, whilst the mainline station links to Inverness in just 16 minutes. The Highland capital offers even more extensive recreational and cultural amenities and an airport offering a range of domestic and European flights, with convenient road links accessible via the A96.









Floorplans  
Main House internal area 8,393 sq ft (780 sq m)  
Sheds internal area 944 sq ft (88sq m)  
Cottage internal area 896 sq ft (83 sq m)  
Quoted Area Excludes 'External C/B'  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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## Directions

From Inverness/Inverness Airport:  
Head south-east on the A96 to Nairn. Continue through Nairn, passing Boath House on the left hand side. Take the next turning on the right signposted Auldearn onto the B9101 and continue through the village, passing a war memorial on the left hand side. At the "give way to oncoming vehicles" sign and adjacent to a grass triangle surrounded by white bollards, turn left, passing a gatehouse on the left hand side. Follow the tarred driveway through the woodland where you will see the property on the right hand side.

## General

**Local Authority:** Highland Council, Glenurquhart Road, Inverness, IV3 5NX. Tel: 01349 886606

**Services:** Mains water and electricity, combined Biomass and wood pellet central heating system and private drainage to septic tank (SEPA registered).

**Council Tax:** Main house - Band G

**Fixtures and Fittings:** Fitted floor coverings and integrated kitchen appliances will be included in the sale.

**Tenure:** Freehold

**Asking Price:** Offers Over £1,500,000

## Inverness

Castle House, Inverness, IV2 6AA

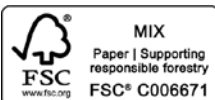
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