



**A STUNNING "B" LISTED GEORGIAN MANSION ON A 30 ACRE RIVERSIDE ESTATE, WITH SALMON FISHING RIGHTS, TENNIS AND EQUESTRIAN FACILITIES**

INVERY HOUSE, BANCHORY, KINCARDINESHIRE, AB31 6NJ

savills



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Entrance hall ♦ great hall ♦ drawing room ♦ dining room  
library ♦ family room ♦ study ♦ spacious family kitchen with  
triple aga ♦ boot room ♦ gymnasium ♦ billiard room  
wine cellar ♦ principal bedroom suite with dressing room  
9 further ensuite bedrooms

Staff wing with 2 ensuite bedrooms

Stables, paddocks, ménage and horsewalker

Tennis Court with pavilion

Double bank fishings (0.76 miles)

Coach House & Walled garden

Circa 30 acres

EPC = F

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Aberdeen: 19 miles

Inverness: 95 miles

Perth: 70 miles

Edinburgh: 115 miles

Glasgow: 133 miles

## Directions

To arrive at Invery from the south, follow either the A94 from Perth or the A929 from Dundee. Following the Forfar bypass continue on the A94 past Brechin and after about 5 miles turn left onto the B974 sign posted to Fettercairn and Banchory. Follow this road for about 20 miles and at the village of Strachan turn right towards Banchory. Invery is situated on the right hand side after about 2 miles. The drive leads down through the wooded polices to a gravel sweep in front of the house



### Situation

Inverly occupies a secluded setting on the outskirts of Banchory, yet is only approximately a 1 ¼ mile scenic walk from the amenities of the town. Banchory, the gateway to Royal Deeside, is a popular and expanding town which offers a wide range of specialist shopping, two supermarkets, banking, restaurants, garden centres, hotels, swimming pool, library, health centre and dentist. There are two primary schools, one recently opened, and secondary education is at the highly ranked Banchory Academy. Leisure activities available locally include fishing, shooting, ski-ing at Glenshee and the Lecht, equestrian activities and golf.

Inverly House will benefit from the new Aberdeen Bypass, improving access to Aberdeen Airport and to routes north and south.

### Historical note

The lands of Tilquhillie and Inverly came into the ownership of the Douglas family in the 16th century when David Douglas was granted former Church land in the aftermath of the Reformation. In 1576 his son John built Tilquhillie Castle, which still stands today. These lands swept round from the River Feugh to the River Dee, where there is an Inverly beat. In 1760, in more peaceful times the Douglasses decided to build a more comfortable residence at Inverly.

By 1800 Inverly belonged to James Skene. His son William, the eminent Celtic historian was born there in June 1806. James Skene was a close friend of Sir Walter Scott, who was a frequent visitor to Inverly and is said to have written parts of Marmion at Inverly. Scott's introduction to canto iv of Marmion is dedicated to James Skene.





In 1816 James Skene sold Inverly, moving to Edinburgh. Among many other notable achievements, Skene designed Princes Street Gardens.

The original house was a classic Georgian rectangular house facing the river, using an existing 16th century cottage as its service wing. In 1904, a new wing was added, in keeping with the Georgian original and the front entrance was repositioned between the old and new parts of the house.

In the 1920s, Inverly House and its policies were bought by members of the family behind the Paisley based Coats Paton thread manufacturers. It changed hands again in the 1970s before being bought by Stewart and Sheila Spence in 1986. The current owners bought it privately from the Spences in 1994, since which time it has been their family home.





### Description

This is a once in a generation opportunity to acquire a very fine country house, in a riverside setting in its own wooded grounds, including a variety of mature hard and soft woods, extending to some 30 acres. There are 0.76 miles of double bank Salmon and Sea Trout fishing on the River Feugh, and a tennis court and extensive equestrian facilities. Invery House has not been available on the open market for some 21 years.

Travelling along the meandering driveway bounded by low level white fencing one is immediately absorbed into a world of serene peace and tranquillity. The flows of the river bank curve and wind through the polices, making this a haven for outdoor pursuits within the seclusion and privacy of your own residence.

A feature of the house is that all the living areas are bathed in an abundance of natural light flowing through the large Georgian windows. The flagstoned entrance hall leads into the great hall around which the drawing room, dining room, library and family room are situated. Invery was built with serious entertaining in mind and the great hall is large enough to host a band and ceilidh dancing. Upstairs on the first floor is a principal bedroom suite and dressing room and 3 further ensuite bedrooms. On the second floor there are a further 6 ensuite bedrooms. There is also a staff wing with self contained independent access with a living room and two ensuite bedrooms. The heart and hub of this family home is the particularly large dining kitchen with hand made cabinets, island bar and triple Aga. In addition there is a study, boot room, laundry room and larder and in the basement is a billiard room, gymnasium and wine cellar.





Fireplaces feature quite heavily throughout and most are original. Polished wooden floor areas are enhanced by the extensive plaster cornice work and ornate ceiling roses.

#### **Outbuildings**

##### **The Stables**

Split door to open area (31'6" x15). With slate roof this is used as a cycle store, storage for horse feed, logs and a tack room. Stairs leading to extensive first floor storage. For equestrian use is a Ménage and horse walker.

##### **The Coach House**

First floor flat. Sitting room/kitchen with open fireplace. One bedroom and shower room. Ground floor garage for estate tractors.

##### **Boiler House**

Containing 2 Clyde Buderus oil fired central heating boilers with control panels and a hot water tank.

##### **Plant Room**

Housing all electrical trip switches, fuse boxes and meters. Central heating plump. Large cold water storage tank.

##### **Game Larder**

##### **Coal and Log Store**

##### **Wendy House**

##### **Tennis Pavilion**

From the rear of the house there is a steel built fire escape leading to the first floor



### **Policies**

Invery House, which is built of painted harled stonework with a slated roof is surrounded by beautiful gardens and grounds leading down to the riverbank. There is a gravel sweep immediately in front of the house bordered by extensive lawns. There are a variety of shrubs and herbaceous plants in a number of borders and beds. To the west of the house there is a walled garden which is mainly laid to grass with colourful borders. Behind that there is an extensive vegetable area growing bush and cane fruit as well as a variety of vegetables. A stonebuilt potting shed adjoins the walled garden. Surrounding the garden there are a variety of large mature trees including in particular beech and lime, but also sycamore, ash and a variety of softwoods. Beyond the lawns immediately surrounding the house there are a variety of maturing trees and shrubs including birch, hawthornes and budleas providing a walkway down to the River Feugh. There is a path running along the northern bank of the river among the mature beech and limes. Within the wooded policies close to the house there is a small manmade pond from the burn which runs through the policies under the drive and down to the Feugh.

### **Fishing**

The Invery Fishings, extending to about 1,228m (0.76 miles) of double bank fishing form the eastern border of the property. This attractive stretch, comprises a good balance of holding pools, glides and streamy water.

The Water of Feugh is one of the largest and most important tributaries of the River Dee. Salmon and grilse run the Feugh and spawn in the headwaters but the river is perhaps best known for its sea trout. This delightful beat, with its wooded banks, is wonderfully secluded and is only 200 metres from the house. The fishings lie about a quarter of a mile above the Falls of Feugh, just upstream of the rivers confluence with the Dee.

Historical records show that in the mid 80's and early 90's over 40 fish were caught in some years. The current owner is not a fisherman and as a consequence of this, the water has been fished only by friends during his period of ownership since 1994. There are 8 named pools; the water tends to be fished by 2 rods with the chance of catching a fish being greater after a spate.

The sea trout fishing from dusk until midnight during the months of May, June and July can be both exciting and challenging given a good run of sea trout.

### **Services**

Mains water, electricity and private drainage, oil fired central heating.

### **Fixtures and Fittings**

Included in the sale are the Aga and kitchen central island, all fitted carpets, curtains, all light fittings, chandeliers and bathroom fittings.

### **Local Authority**

Aberdeenshire Council band H.

### **Historic Buildings**

Invery House is Listed Category B by Historic Scotland.

### **Entry**

By arrangement

### **Viewing**

Strictly by appointment with Savills Aberdeen office - 01224 971110.

### **Servitude rights, burdens and wayleaves**

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.

### **Possession**

Vacant possession and entry will be given on completion.

### **Offers**

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.



FLOORPLANS

Gross internal area (approx):  
Invery House  
1309.18 sq.m (14092 sq.ft)

Basement Stores & Plant Room  
142.75 sq.m (1537 sq.ft)

For Identification Only. Not To Scale.



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