



**STUNNING, RECENTLY RENOVATED VICTORIAN MANSION IN GENEROUS  
SECLUDED GROUNDS CLOSE TO NAIRN BEACH AND GOLF COURSE**

SEATON HOUSE, 57 SEABANK ROAD, NAIRN, MORAYSHIRE, IV12 4HA

**savills**





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## Summary

### Ground Floor

Open porch with Victorian tiling ♦ entrance vestibule with Victorian tiling ♦ cloakroom with WC and wash hand basin ♦ reception hallway ♦ library/study ♦ drawing room ♦ dining room ♦ sitting room ♦ dining kitchen ♦ utility room ♦ pantry

### Mezzanine Floor

Double bedroom with en suite bathroom ♦ bedroom

### First Floor

Master bedroom with en suite shower room ♦ three further double bedrooms ♦ family bathroom with separate shower enclosure

### Second Floor

Two bedrooms ♦ cloakroom with WC and wash hand basin ♦ office/bedroom ♦ attic room/bedroom

### Outside

Double and single garage ♦ generous and secluded garden grounds

EPC = D

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Inverness 16.5 miles

Inverness Airport 9.5 miles

Aberdeen 88.7 miles

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## Directions

From Academy Street/A96 in Nairn, turn into Seabank Road and continue along this road. Seaton House is on the right hand side before the junction with Altonburn Road.

## Location

Seaton House is situated in the popular Victorian Seaside Town of Nairn, which is often described as the “Riviera of Scotland” due to its sunny and temperate climate, miles of sandy beaches and beautiful views across the Moray Firth. The property is located in the exclusive West End of Nairn and just five minutes walk from the beach and Nairn Golf Club.

The town has a range of high quality shops and restaurants, fine hotels, elegant architecture and picturesque harbour, excellent primary and secondary schools, library, modern community centre, concert hall and museum which offers a fascinating insight into the life and times of the town. It also has a sports centre, indoor swimming pool and bowling green.

Nairn is a Golfer's paradise, able to boast not one but two championship golf courses, which hosted the 1999 Walker Cup and 2012 Curtis Cup. Many country pursuits are available locally – salmon fishing, sailing, horse riding plus walking in some of the best rolling countryside the Highlands and the North East has to offer – literally something for everyone.

The scenery is stunning and is set in an area of outstanding natural beauty, has safe bathing, is steeped in history and has the world famous Highland Games, classic seaside promenade and offers a rich variety of wildlife including the famous school of rare Moray Firth bottlenose dolphins. Moray is known as Malt Whiskey Country and is home to half of the country's distilleries located in the beautiful Spey Valley. Aviemore and the ski centres of Cairn Gorm Mountain, The Lecht and Glenshee all located in the Cairngorms National Park provide skiing and snowboarding in the winter and a multitude of outdoor activities in the summer, and all are within easy driving distance.

Inverness Airport which is only 9.5 miles away has regular daily flights to London, other UK destinations and various European cities. Inverness, the “City in the Highlands”, located just 16.5 miles from Nairn is a bustling vibrant hub with a thriving culture. Eden Court Theatre is one of the best equipped arts centres in the country boasting theatres, cinemas, dance and drama studios. At the Inverness Museum and Art Gallery one can explore the art, history and heritage of the Highlands.

## Description

Seaton House is a beautiful detached Victorian Mansion set in private grounds. The property dates back to 1895 and is probably one of the few remaining properties of its type still used as a family home. This elegant and handsome property has been extensively refurbished to an extremely high standard featuring a bespoke Victorian kitchen complete with new appliances. The decor is neutral walls and paintwork, self-coloured carpets and extensive pitch pine woodwork together with cornicing, picture rails and high level skirting boards.

Three of the public rooms, together with some bedrooms have fireplaces which reflect the age of the property. Most of the rooms enjoy an abundance of natural light and of particular note is the drawing room with triple aspect bay windows and views. The main bathroom and en suites are stylish with porcelain tiles; including oversize shower enclosures and free standing roll top baths.

## Accommodation

### Ground Floor

An open porch with Victorian tiled flooring leads to a solid wooden door opening to:

### Entrance Vestibule

With Victorian tiled flooring, high skirting boards, cornicing, electric meter cupboard and door to:

### Cloakroom WC

With Victorian tiled flooring, WC and wash hand basin, fitted shelf, mirror and towel holder.

Returning to the entrance vestibule a partially glazed inner door with glazed side panels opens to:

### Reception Hall

A spacious well lit hallway with stripped pitch pine woodwork, glazed door to principal garden and further doors to:

### Library / Study

With double aspect corner window, TV point, gas fire with Caithness slate hearth and painted wooden mantel, partially panelled walls, cornicing, display cabinet and shelving below.

### Drawing Room

Triple aspect room with feature bay window, open fire with marble hearth and wooden over mantel, partially panelled walls and cornicing.

### Dining Room

With open fire, cast iron surround and mantel, cornicing and a service hatch to the kitchen with storage cupboard below.

Returning to the reception hall a partially glazed inner door leads to the rear hallway with porcelain tiled floor, storage cupboard and back stairs leading to the first floor landing, back door and with further doors off to:

### Sitting Room

With shelved press cupboard.

### Cloak Cupboard

With coat hooks and large under stair storage.

### Storage Cupboard

With fitted shelving and coat hooks.

## Utility Room

Double aspect room with new fitted wall and floor units, stainless steel sink, washing machine and tumble dryer, clothes pulley, porcelain tiled floor and Valiant condensing gas heater.

## Pantry

With small window, fitted shelving and porcelain tiled floor.

## Kitchen

The kitchen has double glazed French doors leading to the principal garden. The kitchen is a bespoke traditional Victorian design complemented with new high quality appliances, integral refrigerator and freezer, dishwasher and Lacanche gas and electric range cooker. There are numerous wall cabinets and floor units which are enhanced with black granite bevelled work surfaces. The kitchen incorporates a chandelier, spotlights, wall cabinet lights and porcelain floor tiles.

Returning to the reception hall an imposing pitch pine staircase leads to a half landing with French style double windows and doors to:

### Bedroom 1

With blocked up fireplace, vent and hatch to attic.

### Bedroom 2

Spacious double bedroom with views over the principal garden, press cupboard, open fireplace with cast iron surround, mantel and Caithness slate hearth and cupboard housing hot water tank with door to:

### En Suite Bathroom

With porcelain half tiled walls and floors, roll top bath, WC and wash hand basin, fitted shelf, mirror, towel holder and heated towel rail.

Returning to the half landing further stairs lead to the first floor with doors to:

### Bedroom 3

Double bedroom with fitted double wardrobes.

### Bedroom 4

Double bedroom with fitted double wardrobes, shelved recess with storage cupboards below and views over the principal garden.

### Master Bedroom 5

Triple aspect room with feature bay window and views over the principal garden. The bedroom is a bespoke design with fitted wardrobes, bedside cabinets and dressing table, door to:

### En Suite Shower room

With porcelain wall and floor tiles, over size walk-in shower unit, fitted shelf, mirror, towel holder, WC, wash hand basin and heated towel rail.

### Bedroom 6

Double bedroom with fitted double wardrobe.

### Family Bathroom

With porcelain wall and floor tiles, roll top bath, over size walk-in shower unit, wall mirror, WC, wash hand basin, two heated towel rails, central chandelier and chandelier wall lights.

Outside the family bathroom:

### Storage Cupboard

With fitted shelving.

Returning to the first floor landing, the staircase leads to the second floor with doors to:

### Office / Bedroom

With partially coombed ceilings, open fireplace with cast iron surround, mantel and Caithness slate hearth, wall lights.

### Bedroom 7

With partially coombed ceilings, velux skylight and gable window, fitted wardrobe, open fireplace with cast iron surround, mantel and Caithness slate hearth.

### Bedroom 8

With partially coombed ceilings, open fireplace with cast iron surround, mantel and Caithness slate hearth, wall lights.

### Cloakroom / WC

With porcelain tiled floors, WC and wash hand basin, fitted shelf, mirror and towel holder, vanity unit and velux skylight.

### Attic / Bedroom

With partially coombed ceilings, open fireplace with cast iron surround, mantel and Caithness slate hearth, and velux skylight.

Second floor landing incorporates a velux skylight and roof access hatch.

### Garden Grounds

Seaton House incorporates a near complete walled garden which extends to approximately 0.84 acres. The western boundary has mature trees including larch, beech, sycamore, and a variety of coniferous trees. The principal garden is laid to lawn with numerous flower beds and shrubs, rhododendron, cotoneaster and lupin which provide a beautiful variety and display of colour. On the northern edge of the garden there are damson, plum and apple trees. The principal garden and second garden are separated by a beech hedge. The second garden has a vegetable plot and an area devoted to soft fruits including raspberry and gooseberry and has a walled grass and compost unit.

### Outbuildings

Seaton House has a number of outbuildings including a double garage, single garage and timber garden shed. Both garages have concrete floors and power connections.



### Services

Mains, drainage, electricity, gas and water. Gas fired central heating.

### Fixtures and fittings

All carpets, fitted appliances and most chandeliers are included in the sale price.

### Local Authority

Highland Council Tax Band H.

### Home Report & Energy Performance

A copy of the full Home Report and Energy Performance Certificate is available on request.

### 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

To be by mutual agreement.

### Offers

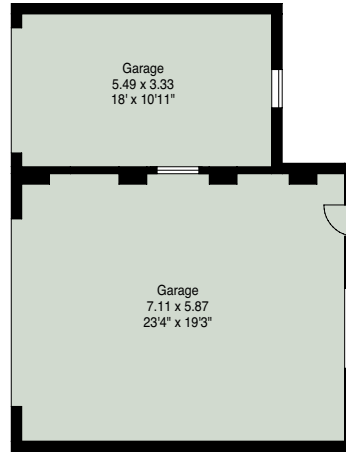
Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

### Viewing

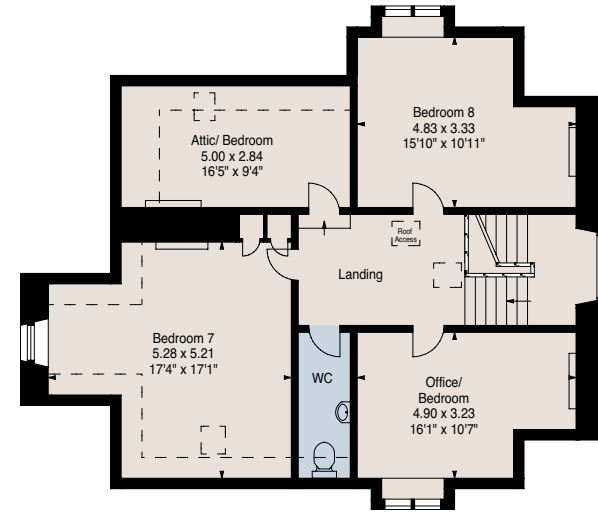
Strictly by appointment with Savills – 01224 971110

FLOORPLANS

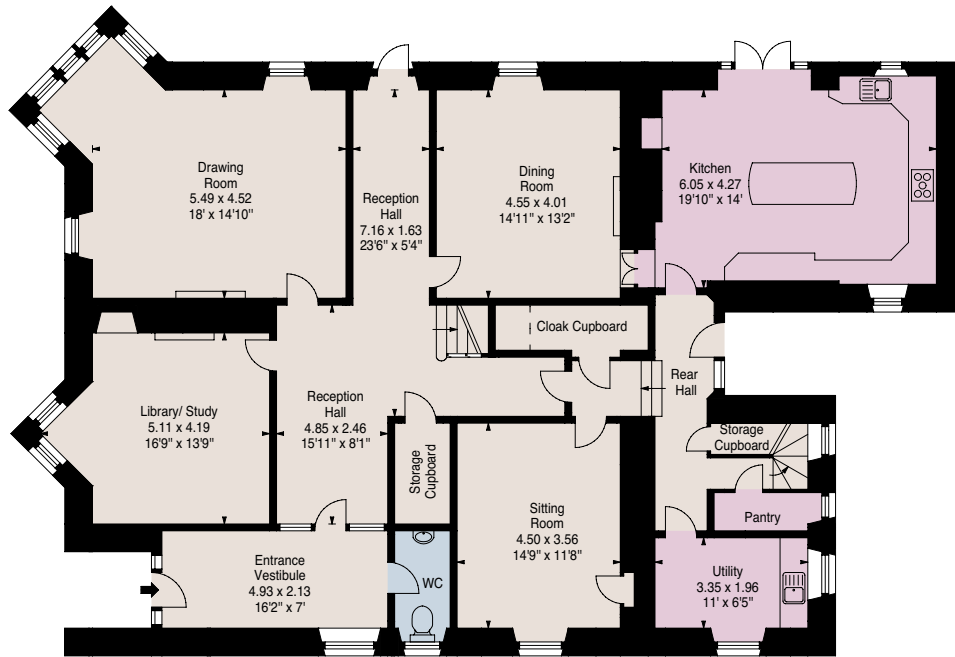
Gross internal area (approx):  
 House: 488.38 sq.m (5257 sq.ft)  
 Garage: 60.85 sq.m (655 sq.ft)



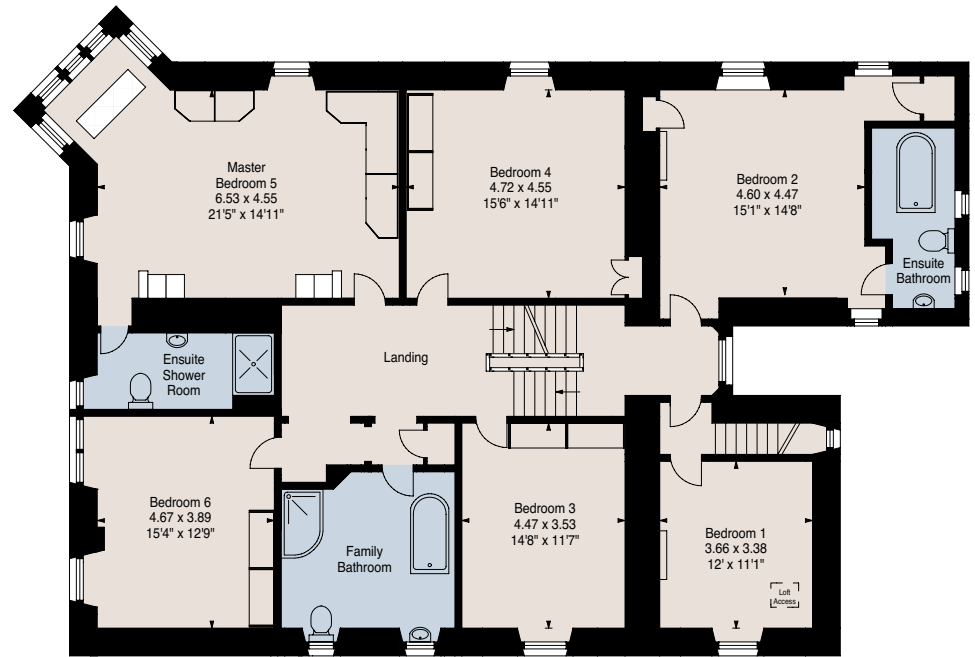
Ground Floor



Second Floor



Ground Floor



First Floor







