



Beautiful and historic country house, adjacent to the River Deveron
Muiresk House, By Turriff, Aberdeenshire, AB53 4HD

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Drawing Room

Beautiful and historic country house, adjacent to the River Deveron

Muiresk House, By Turriff, Aberdeenshire, AB53 4HD

Turriff: 1.5 miles

Aberdeen airport: 30 miles

Aberdeen: 35 miles

- entrance hall, drawing room, dining room, study, sitting room, billiards room, conservatory, cloakroom, kitchen, pantry, larder, utility room, office, boot room, 2WCs, gallery landing, master bedroom with dressing room and en suite bathroom, 5 further bedrooms, 2 bathrooms, WC, studio
- courtyard with car ports, boiler room and log store
- store
- gardens, wooded grounds, large lawn, arable field
- gate lodge with living room, kitchen, utility room, 3 bedrooms and bathroom

About 19.23 ac/7.78 ha

Salmon and sea trout fishing on the Deveron at Muiresk may be available to rent in addition



Solicitors

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Directions

From Aberdeen take the A947. On reaching Turriff turn left onto the B9024. The turning into Muireisk House will be seen on the right after 1.2 miles and is signed. Proceed through the wrought iron gates, past the Gate Lodge, and down the tarred and tree lined driveway, bearing left, and which leads to a gravelled sweep at the front of the house.

Situation

Muireisk House is situated just to the west of Turriff on the River Deveron, which has an excellent reputation for its quality of salmon and sea trout fishings. There is easy access to both Aberdeen and Aberdeen Airport, on the A947. The surrounding area comprises rolling farmland and this part of the North East

of Scotland is famed for its outdoor pursuits. As well as the River Deveron salmon fishing is also available on the Don, Dee and Spey. There are golf courses at Banff (Duff House Royal), Macduff (Royal Tarlair) and Turriff, together with famous links courses at Royal Aberdeen and Cruden Bay. The nearby coast offers sailing and sandy beaches.

Locally Turriff offers a wide range of shopping, business and leisure facilities, together with private and secondary schooling. There is private schooling in Aberdeen including Robert Gordon's College, the Hamilton School, St Margaret's and Albyn as well as the newly built International School of Aberdeen. There are two universities and several colleges of further education. Gordonstoun is also easily reached.

The nearby A947 provides ease of access to Aberdeen and its airport which provides excellent transport links by air to London and other UK and European cities. Work has started on the Aberdeen Western Peripheral Route, a new city bypass which will improve travel in and around Aberdeen, and provide a quicker and more direct route south. There are regular rail services from Aberdeen, including a sleeper. As the acknowledged capital of the North Sea Oil industry, Aberdeen provides all the services expected of a major city including business and leisure facilities, theatres, restaurants and a wide range of shopping.

Historical and Architectural Note

Charles McKean, in Banff & Buchan, an Illustrated Architectural Guide (RIAS, 1990) describes Muireisk House as "pre-1604 and subsequent, beautiful U plan, white harled Scots house with dressed stone margins. To the original has been added a west wing, 1700; a later, 18th century wing; and a Doric portico, 1840. The interior was remodelled in 1830".

Nigel Tranter, in the Queen's Scotland, The Eastern Counties (Hodder & Stoughton, 1990) tells how "the valley of the Deveron is attractive here, with a graceful, three arched bridge of 1826 near the town of Turriff. Muireisk is a small estate with a pleasing E shaped mansion of the 18th century, with an earlier nucleus and the Royal Arms of Scotland on a panel on the east front".

Muireisk House is listed Category B. The listing records how the interior was "entirely remodelled circa 1830/40 retaining only the late 18th century drawing room (now a bedroom) and the original stair to the attic. A new staircase in the south east wing and a new first floor gallery.... The date 1604 is frequently given for this house, that being the date when James V1 and I granted Muireisk and Kinnermit to Francis Earl of Errol. But the character makes it quite clear that there was already a house on the property at that date".

Description

Muireisk House is a stunning country house, perhaps one of the finest of its type. Internally it is beautifully presented. It is a most comfortable and manageable house, which dates from the 17th century, was extended in the 18th century and remodelled internally in the 1830s. It is a gracious house, with views out over its own grounds, and situated close to the River Deveron. There are well proportioned and elegant reception rooms, which are perfect for entertaining. The drawing room and dining room are at the front of the house and together with the study are accessed off the front hall. The comfortable sitting room and



kitchen, are behind, with access from the rear hall. An outside door from the courtyard, and a low door from the sitting room leads to the billiards room which opens onto the conservatory to the side.

Upstairs a magnificent gallery landing gives access to the principal bedrooms with stairs leading up to the second floor. Currently there are six bedrooms but a studio or store room could be used as a further bedroom if required. The house is well maintained. Secondary glazing was installed in the mid 1990s whilst the outside was repainted in 2008. The roof was insulated in 2012 and the driveway was resurfaced.

Externally Muireisk House is a very fine example of a Scottish country house, which is harled with a slate roof. It is surrounded by its own gardens and grounds, with fine trees, rhododendrons and an expansive lawn. Beyond this is a field. At the back of the house is a courtyard, partially covered with car port and storage.

From the gates and the Gate Lodge the drive leads down through wooded grounds to an attractive gravelled sweep at the front door. Access can also be taken to the courtyard to the rear. At the front of the house there is a Doric portico with wooden storm doors and inner partially glazed doors which open to:

Hall L shaped hall with fine panelled ceiling, picture rail, panelled doors, staircase to first floor. Doors to:

Drawing Room imposing double aspect room with cornice, large open fireplace with stone mantel and fire curtains and book shelves.

Study with picture rail, partially glazed door to garden, shelved cupboard and door with steps down to **wine cellar** with stone wine bins.

Cloakroom with picture rail, WC, pedestal washbasin and coat hooks.

Dining Room double aspect room with cornice, picture rail, hatch to pantry and door to shelved cupboard.

Rear Hall with bookshelves, door to rear entrance vestibule, door to walk in shelved **store** and further doors to:

Pantry with fitted wooden wall and floor units with double stainless steel sink, electric cooker point, NEFF four ring electric hob, Indesit double oven/grill, dishwasher and storage shelves.



Larder with fitted shelves.

Kitchen fully fitted Drumoak kitchen with wooden wall and floor units, tiled splashbacks and incorporating sink, Indesit dishwasher, four ring AEG electric hob, two fitted eye level Bosch ovens, fish tank and door to:

Boot Room with coat hooks, shelves, doors to shelved cupboards and to **walk in linen cupboard** with hot water tank.

Further doors from rear hall to:

WC with washbasin.

Inner Hallway with back stairs, doors to under stair cupboard and to:



Office with fitted shelves.

Utility Room plumbed for washing machine and dryer and with fitted shelves and washbasin.

Sitting Room with open fireplace with decorative mantel and fire curtains and low level door to:

Billiards Room with fitted shelves, door to rear courtyard and glazed doors to:

Conservatory an Amdega conservatory with climbing geraniums, stone flag floor, planters and doors to garden.

Staircase with cornice and centre rose leads to a most imposing first floor **gallery landing** with panelled ceiling, cornicing, picture rail, shelved display alcoves. Door to stairs to second floor and further doors to:

Master Bedroom Suite former double aspect reception room with ornate cornicing and centre rose, picture rail, high level skirting, door to walk in wardrobe and further door to **dressing room** with picture rail, doors to wardrobe and to **en suite bathroom** with cornice, downlighters, bath, large shower, WC, washbasin with vanity unit, electric shaver point and wall mounted towel rail.

Further doors from landings to:

Bedroom 2 with cornice, washbasin, light and shaver point and door to hanging cupboard.

WC with washbasin.



Dining Room



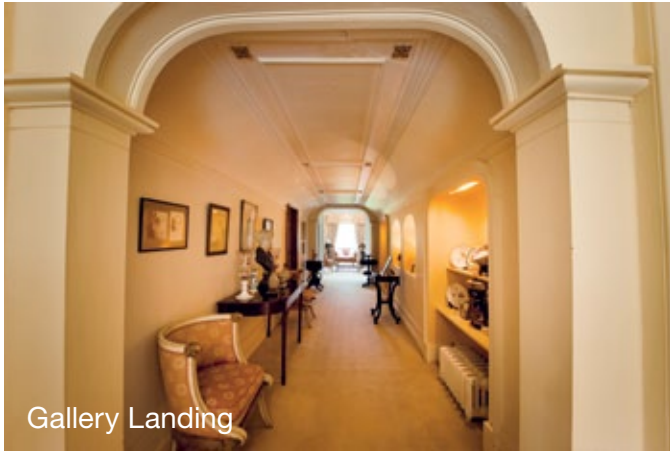
Kitchen



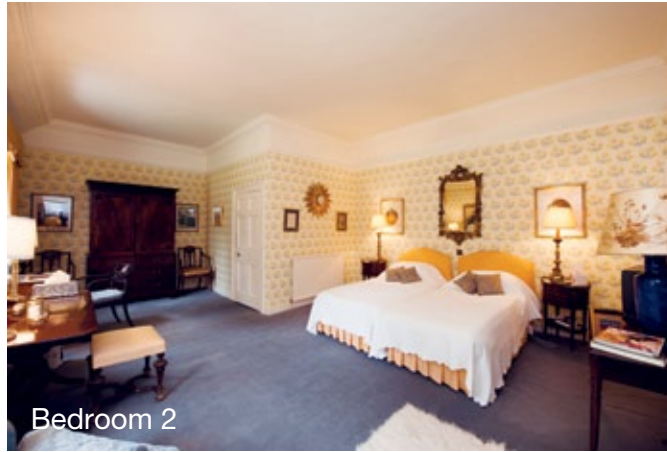
Sitting Room



Billiard Room



Gallery Landing



Bedroom 2



Bathroom 1



Master Bedroom

Pantry with porcelain sink, shelves, doors to shelved cupboard and back stairs.

Bedroom 3 with cornice, picture rail, alcove and door to:

Bathroom 2 with bath, washbasin, WC, heated towel rail and door to landing.

Bedroom 4 with door to:

Bathroom 3 with bath, pedestal washbasin, WC, electric shaver point, heated towel rail and door to landing.

Bedroom 5 with cornice, picture rail, fireplace with wooden mantel, raised grate and ornate cast iron surround. Doors to two hanging and shelved cupboards.

Staircase to **second floor** with doors to shelved **linen cupboard** and to:

Bedroom 6 with coombed ceiling, fireplace with wooden mantel, cast iron surround and tiled insets.

Studio with cast iron fireplace with stone surround and tiled insets. Three shelved and hanging storage cupboards and steps up to door to **floored attic**.

**Muiresk House Turiff,
Aberdeenshire, AB53 4HD**

Gross internal area (approx)

779.43 sq.m (8390 sq.ft)

(Including Carport, Boiler Room, Bin Store & Log Store)



Shed

Gross internal area (approx)

20.07 sq.m (216 sq.ft)

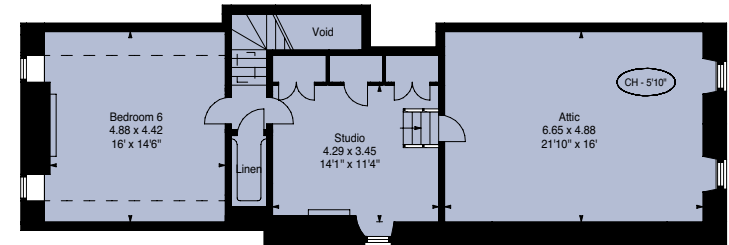
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Key :

CH - Ceiling Height



Ground Floor



Second Floor



First Floor

Outside

At the back of the house is a partially covered **courtyard** with two **car ports**, **boiler house** housing an Ideal de Dietrich boiler and two fuel tanks, **covered log store**. Beyond is a former stable with four stalls, now used as a garden **store**.

The **gardens** surround the house. On the south side of the house these are centred around a sundial, and include lawns, beech hedging, flower and shrub borders, rhododendrons and some fine trees including beech. There is a **greenhouse**. Beyond are areas of mature woodlands, which have been supplemented by more recent plantings, including ornamental trees.

Beyond the lawn is an arable **field** extending to about 4.3 acres. This has been seasonally let in the past to a local farmer.

The Gate Lodge

Known as the West Lodge this is an attractive harled single storey lodge with a slate roof, which was extended in the late 1980s. More recently the central heating has been renewed and double glazing installed. As such it is a most comfortable cottage. The accommodation comprises:

Steps up to a paved patio with double opening front doors to:

Hallway with two wall lights, door to shelved linen cupboard housing hot water tank and further doors to:

Sitting Room with cornice, fireplace with wooden mantel and housing wood burning stove, shelved alcove with desk, French doors to garden and arched doorway to:

Kitchen fully fitted kitchen with wooden floor units, tiled splashbacks and housing stainless steel sink, plumbed for dishwasher, electric cooker point, fitted shelves, spotlights and door to:

Rear Lobby with back door and door to:

Utility Room with wall and floor units, plumbed for washing machine, housing Boulter Camray Quartet oil fired boiler, hatch to roof space.

Further doors from hallway to:

Bathroom timber lined and with bath with shower, washbasin, WC, light and shaver point.

Bedroom 1 with two shelved alcoves and dressing table.

Dining Room/Bedroom 2

Bedroom 3 with fitted wardrobe and door to original lobby with two cupboards.

Outside

There is an attached **store**, together with a separate **garage** behind which there is a wood **shed** and adjacent is a wooden garden **store** with **dog kennel**. The **garden** is mainly down to grass.

River Deveron

The seller has the Muireisk Fishings on the River Deveron. A couple of prime weeks may be available to rent on an annual basis in addition. The renowned fishings are mostly double bank with nine named pools and fishes well from the end of May to the season end. The seller would retain access over the drive, between points A, B and C to the fishings and two fishing cottages.



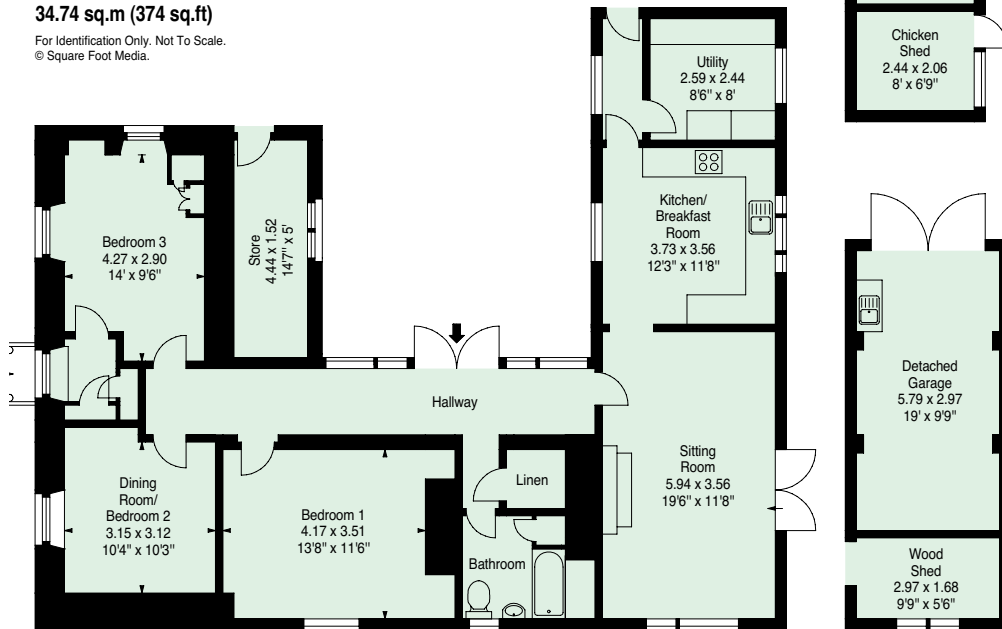
**Muiresk Gate Lodge,
Aberdeenshire, AB53 4HD**

Gross internal area (approx)
124.11 sq.m (1336 sq.ft)
(Including Store)

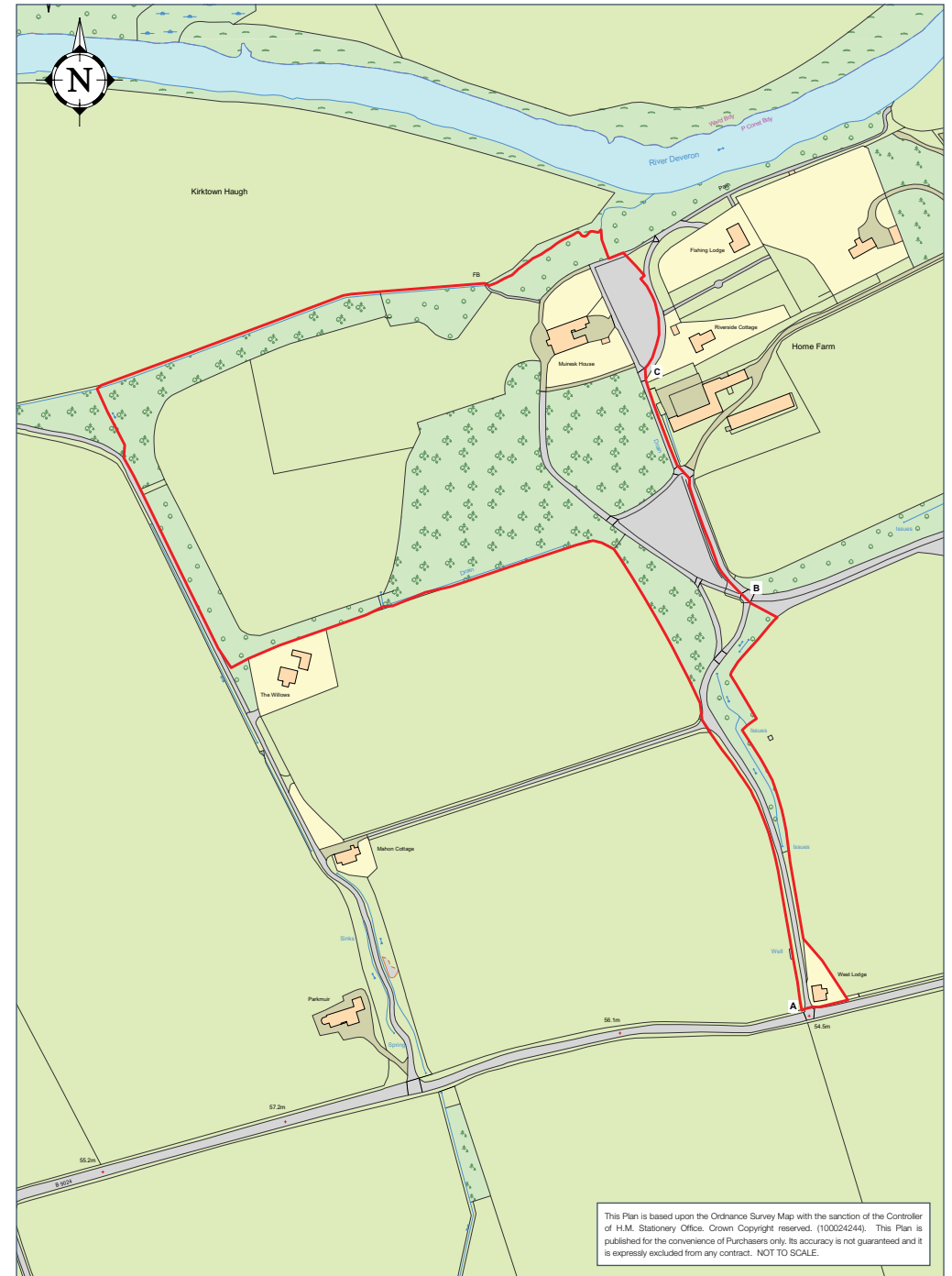
Out Buildings

Gross internal area (approx)
34.74 sq.m (374 sq.ft)

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Ground Floor



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General Remarks

Outgoings

Aberdeenshire Council tax band:

Muiresk House Band G

The East Lodge Band E

Services

Mains water and electricity, private drainage, oil fired central heating in both Muiresk House and the Gate Lodge.

Energy Performance Certificate

EPC rating = E

Fixtures and Fittings

Fitted carpets and curtains are included. The picture lights and sconces are excluded. The billiard table is available in addition.

Access

The adjoining farmer and a neighbouring proprietor have rights of access over the drive, but not up past the house.

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 Form 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.

Purchase Price

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the seller or his agents.



Important Notice

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