# Durn House poised to return to private residence after hotel closure



Durn House, a historic hotel nestled on the outskirts of the picturesque coastal village of Portsoy, is set to undergo a transformative change following its unexpected closure earlier this year. With plans submitted to Aberdeenshire Council, owner Sandra Anne Scrudis intends to convert the B-listed property back into a private residence, marking a notable shift in the building's purpose after years of operation as a popular hotel and restaurant.

Originally erected in the 1700s, Durn House has a rich history, deeply intertwined with significant events and figures in Scottish history. Its connections to the Battle of Culloden and the Scottish Crown Jewels, alongside ties to Queen Victoria, add to its allure. The building retains many of its original features, including a striking spiral staircase and a grand entrance hall complete with an open fireplace, which reflect its architectural heritage.

The property’s recent operational history is equally compelling. Previously functioning as an eight-bedroom guesthouse, Durn House was well-regarded for its charm and character. However, it ceased trading in mid-2024, creating a pause in its storied legacy. Following the closure, it was put on the market for offers starting at £685,000, with sales agent Knight Frank branding it as a "charming 18th-century Georgian guesthouse offering a business or private home."

While the planning documents indicate no internal changes will be made to the layout, the proposed residential shift presents an opportunity for a new chapter. Sandra Scrudis, who has a residence in East Peckham, Kent, has expressed her intentions clearly in the planning papers. The decision to convert Durn House from a commercial space back into a family home appears to reflect a broader trend in the region, where historical properties are increasingly sought after for private ownership and preservation.

The historical context of Durn House supports its potential as an enduring residential estate. In addition to the planned changes for Durn House itself, the area has witnessed various renovations, such as the restoration of Portsoy's Old Merchant House by the same owners, further showcasing their commitment to preserving local heritage while navigating the nuances of property development.

As the plans unfold, local community members and prospective buyers will observe the evolution of this cherished historic site. Public interest is likely to remain high, given the building's storied past and its potential to contribute to the region's cultural tapestry. As plans progress, the future of Durn House could become a beacon for heritage conservation amidst the backdrop of changing uses and ownership.

In the wider context, Durn House’s transition highlights the delicate balance of preserving historical properties while adapting to modern needs, a challenge faced by many such structures across Scotland. With the right vision and care, it seems that Durn House may continue to stand as a significant part of Portsoy’s heritage, whether as a home or a revived guesthouse in the future.

### Reference Map

1. [[1]](https://www.pressandjournal.co.uk/fp/news/aberdeen-aberdeenshire/6758517/durn-house-plans-revealed/)
2. [[2]](https://www.buildingsatrisk.org.uk/details/916384)
3. [[3]](https://www.pressandjournal.co.uk/fp/lifestyle/home-gardens/7410/portsoy-smugglers-former-house-sale/)
4. [[4]](https://www.rightmove.co.uk/properties/134973557)
5. [[5]](https://www.durnhouse.com/history)
6. [[6]](https://www.grampianonline.co.uk/banff/georgian-gem-opens-the-doors-127476/)
7. [[7]](https://www.zoopla.co.uk/for-sale/details/67784077/)

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://www.pressandjournal.co.uk/fp/news/aberdeen-aberdeenshire/6758517/durn-house-plans-revealed/> - Please view link - unable to able to access data
2. <https://www.buildingsatrisk.org.uk/details/916384> - This entry on the Buildings at Risk Register provides detailed information about Durn House Stables in Portsoy, Aberdeenshire. It includes historical data, architectural features, and the building's current condition. The report notes that while the building is in fair condition, it is not at risk. The entry also outlines the development history, including planning permissions for conversion into a dwelling, and provides contact information for the planning authority.
3. <https://www.pressandjournal.co.uk/fp/lifestyle/home-gardens/7410/portsoy-smugglers-former-house-sale/> - This article discusses the sale of the Old Merchant House in Portsoy, a property with historical significance. The owners, Sandra and John Scrudis, restored the house over five years and are now selling it to focus on Durn House. The article provides insights into the property's features, potential uses, and the owners' plans for the future.
4. <https://www.rightmove.co.uk/properties/134973557> - This Rightmove listing details Durn House, an 8-bedroom detached Georgian guesthouse in Portsoy, Aberdeenshire. The property has been tastefully restored and offers luxury accommodation over four storeys. The listing includes comprehensive information about the property's features, layout, and surrounding area, highlighting its potential as a private country house or continued guesthouse operation.
5. <https://www.durnhouse.com/history> - The official website of Durn House provides an in-depth history of the estate, dating back to the 16th century. It details the ownership lineage, notable events, and architectural developments over the centuries. The page also highlights the property's connections to significant historical figures and events, offering a comprehensive understanding of its heritage.
6. <https://www.grampianonline.co.uk/banff/georgian-gem-opens-the-doors-127476/> - This article reports on the opening of Durn House to the public as part of Aberdeenshire’s Doors Open Day. It discusses the restoration efforts by owners John and Sandra Scrudis and the house's historical significance. The piece provides insights into the property's features and the owners' dedication to preserving its heritage.
7. <https://www.zoopla.co.uk/for-sale/details/67784077/> - This Zoopla listing features a fully refurbished and extended 4-bedroom cottage near Portsoy, Aberdeenshire. The property is in pristine, walk-in condition and offers total privacy with mature private gardens. The listing provides detailed information about the property's features, layout, and surrounding area, highlighting its appeal as a family home.