



Aboyne | Aberdeenshire | AB34 5BR

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# Aboyne, Aberdeenshire, AB34 5BR

- Purpose built Hotel & Spa
- 9-hole golf course
- 15 letting rooms
- Stunning location with loch views
- Large veranda overlooking the Loch
- Prime tourist destination
- Immaculate condition throughout
- Offers over £2,500,000
- Restaurant & Function Suite

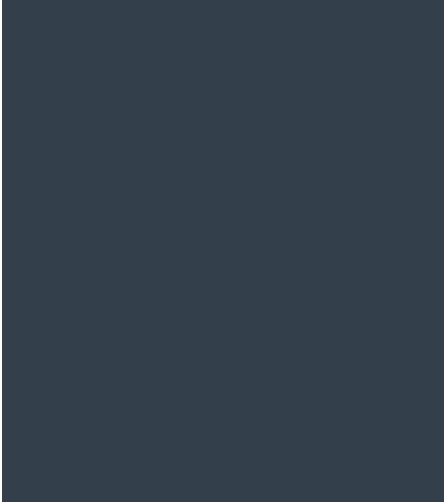
## Situation

Aboyne is a beautiful village on the edge of the Highlands in Aberdeenshire with a great range of local amenities including a primary and secondary school, sports centre with a swimming pool, an 18-hole golf course, medical and dental centres, and a selection of shops, hotels, restaurants and eateries. The local area of Royal Deeside is renowned for its leisure facilities such as golf, fishing, horse riding, mountain bike pursuits and excellent walks/hill climbing. During the winter months, skiing at Glenshee and the Lecht is within a 1 hour drive. The city of Aberdeen, approx. 29 miles away, is well served by regular local transport and the city offers further excellent bus and rail services with national and international flights being provided from Dyce Airport. The main East Coast Rail network operates from Aberdeen providing a link to the central belt and the remainder of the UK.

The Lodge on the Loch is ideally suited for guests to explore Royal Deeside and the Cairngorms National Park with the nearby Royal Family Retreat at Balmoral and a multitude of historic castles, stunning scenery, and the celebrated Malt Whisky trail.







## The Business

The Lodge on the Loch is a truly stunning Boutique Golf and Spa Hotel which benefits from multiple income streams. Currently run by the owners, with the assistance of some part time members of staff, the true potential of the business is not being realised. The Lodge has been purpose built and represents a great opportunity for new owners to drastically increase revenues. There is a 60-cover restaurant on the ground floor with additional seating for over 100 on the large veranda that overlooks the Loch. The restaurant and bar are currently only open to residents.

The Lodge has a unique range of 4\* AA accredited rooms and suites available for guests. These range from twins and doubles to Spa and Fitness suites. All rooms are individually furnished and decorated and come with a view, nestling on the banks of the Loch of Aboyne, overlooking two of Scotland's most iconic Munros, Mount Keen and Lochnagar. The quality of the rooms, the view and the service make sure that the Lodge benefits from excellent online reviews and much repeat business. In addition the hotel benefits from an annual contract to host up to 40 2 day residential stays from International tours.

Historically the Lodge has been a very successful and popular wedding and events venue; providing an intimate setting for many special occasions. There is a spacious 85 seat function suite on the first floor. The Lodge has also been developed as a Holistic Retreat, with own rebirthed Stone Circle, a Labyrinth on the front lawn and the Formaston Graveyard to the East with connections to Knights Templars. The graveyard was also the original finding spot of the Class II Pictish Formaston Stone now housed in the Aboyne Victory Hall and there is a ruined Pictish Fort on the top of nearby Mortlich Hill.

Annually the Lodge hosts the main organisers of the now famous Dinnie Stones lifting competition and other stone lifting challenges at Potarch, with some of the worlds strongest men and women, who come from around the world to compete in these events. One of which was hosted at the Lodge in 2021.

Royal Deeside is famed for the aesthetic qualities of its golf courses and the Lodges' own Loch of Aboyne Golf Course is no exception. Pine woodlands, a tranquil loch, a vista of granite topped mountains. Many have commented on what an enjoyable and challenging course it is. There is also an excellent driving range in place. The golf course has not been marketed to its full potential and there is a great opportunity to expand the business into a golf academy to promote residential golf breaks to the Scandinavian and European developing golf markets as well as expanding local membership.

The River Dee at Aboyne and vicinity is well known for its word class salmon fishing beats and there are also world class mountain biking trails at nearby Tarland and Pitfichie.

## Property

The property is offered in true walk-in condition with all rooms and public areas immaculately furnished and decorated with great care and attention to detail. Entrance is from the main carpark into the reception area that opens into the bar which in turn adjoins to the main restaurant. Bright and spacious this area has ample glazing to take full advantage of the views across the lawn and Loch. The front of the property has multiple access points to the spacious veranda.

On the ground floor there are 7 bedrooms; these include 2 suites and a spa suite. Five bedrooms overlook the loch and have private access to the veranda and their own hot tubs. All rooms are ensuite and very well equipped with the likes of steam showers, jacuzzi baths and luxurious king-sized beds.

On the first floor there are 8 bedrooms, all ensuite with 7 having loch views. Four rooms benefit from a Juliet Balcony. There is also a spacious and fully equipped 85 seat function suite on the first floor.

The Lodge on the Loch has been maintained to the highest of standards. It could be reinstated quite easily to a full operational golf and spa resort with treatment rooms if desired by new owners.

There is a 2-bedroom owners apartment that has an open plan kitchen and living area with patio doors that open on to a balcony overlooking the Loch.

The total property extends to 1380 sq mtrs.

## External

The Lodge on the Loch comes with 32 acres of land, the majority of which is home to the beautiful Loch of Aboyne Golf Course. It is a truly spectacular setting with the rolling countryside surrounding the property, with the main focal point being the Loch and natural wildlife.

The lawn at the front of the property sweeps down to the Loch. As you would expect with a property and business of the size there are ample outdoor facilities to cater for guests, club members and the ongoing daily program of the business.



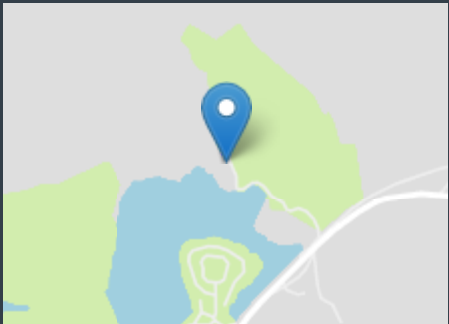












#### Inventory

An inventory will be compiled to detail all items of a personal nature excluded from the same. This will be available to all parties wishing to offer.

#### Services

The property has mains water and electricity with drainage to a private septic tank. Cooking is by LPG. Central heating and hot water are provided by a modern energy efficient and cost effective woodchip boiler.

#### Trading Figures

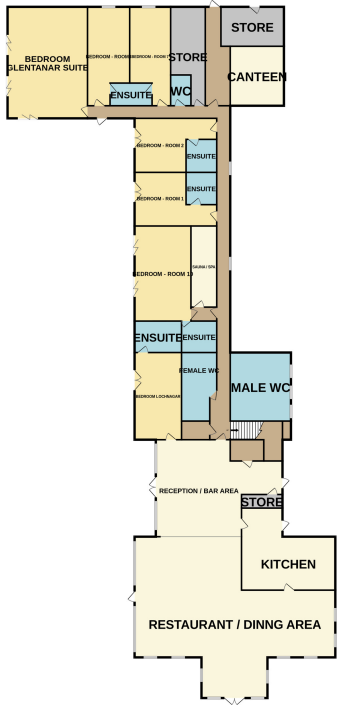
The Lodge on the Loch is being run to suit the needs of the owners and does not reflect the potential that the business has to offer. However, it is a highly profitable business; even though it trades in a reduced capacity. Full trading information will be released after formal viewing has taken place.

#### Summary

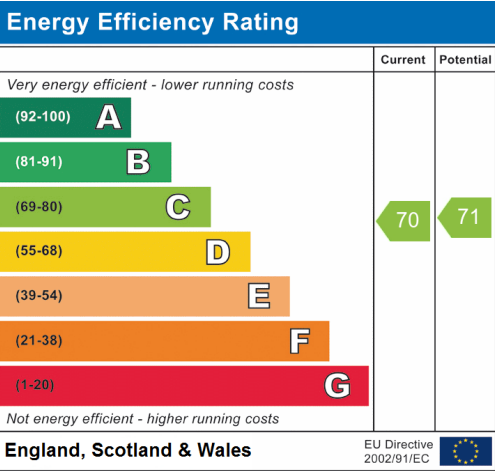
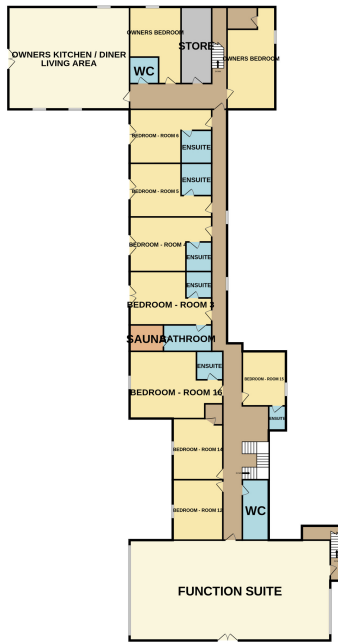
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GROUND FLOOR  
6337 sq.ft. (588.7 sq.m.) approx.



1ST FLOOR  
5701 sq.ft. (529.7 sq.m.) approx.



LODGE ON THE LOCH, ABOYNE, AB34 5BR

TOTAL FLOOR AREA: 12038 sq.ft. (1118.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Measure 10/2021

All appointments to view this or any of our other properties must be made through the vendors sole agents:

CCL Property

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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.