



Deveron Lodge | Bridgend Terrace | Turriff | Aberdeenshire | AB53 4ES

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Deveron Lodge, Bridgend Terrace, Turriff, Aberdeenshire, AB53 4ES

- 4 En suite letting rooms
- Strong trading figures and excellent margins
- Walk in condition
- Exceptionally presented and maintained
- Amazing lifestyle business opportunity
- Large private car park
- Prime trading position
- STLL : AS00006F

Summary

Architect designed purpose built house offering perfect blend between Guest House and Family Home.

Situation

Deveron Lodge Guest House occupies a prime position on the southern fringe of Turriff, nestled in a semi-rural setting along Bridgend Terrace. This charming property boasts picturesque views overlooking the Burn of Turriff and the town itself, whilst being conveniently situated within easy walking distance of the town centre. Turriff, a vibrant agricultural hub in the heart of Aberdeenshire, offers a diverse array of amenities including shopping facilities, business services, and leisure attractions. The town is home to both primary and secondary schools, as well as a mix of national retailers and specialist shops, complemented by a library, sports centre, and swimming pool. Positioned approximately 45 minutes north of Aberdeen and 15 minutes south of Macduff, Turriff serves as an ideal base for exploring the captivating north-east of Scotland. The surrounding area is rich in attractions, from castle and coastal trails to world-renowned whisky distilleries and prestigious links golf courses. The property's namesake, the River Deveron, is a stone's throw away and is famed for its excellent salmon fishing, drawing anglers from across the globe. With its proximity to these amenities and natural wonders, Deveron Lodge offers a unique opportunity to experience the best of rural Scottish living whilst maintaining easy access to modern conveniences.





The Business

Deveron Lodge is a purpose-built guesthouse that has been in operation since 2006. The current owners, who are the third proprietors, have been running the establishment since July 2016. The guesthouse is managed by one person full-time and remains open throughout the year, maintaining an impressive average room occupancy rate of 65%, with monthly variations ranging from 50% to 85%, depending on factors such as holiday closures.

The majority of bookings, approximately 65%, are generated through Online Travel Agencies (OTAs), with Booking.com being the primary source, followed by Expedia. The remaining 35% of reservations come directly through the guesthouse's website or via telephone and email enquiries. The most recent price adjustment was implemented in January 2024.

Each room at Deveron Lodge is equipped with modern amenities, including an ensuite shower, smart TV with Freesat, safe, hairdryer, kettle, hospitality tray, alarm clock radio, USB charging sockets, and a mirrored wardrobe. Notably, Room 1 features a wheelchair-accessible bathroom. The guesthouse provides towels and bedding, along with daily housekeeping services.

Breakfast is included in the room rate and is served in a dedicated breakfast room. This space also offers guests access to a microwave, fridge, and crockery/cutlery for evening use, enhancing the convenience of their stay.

Deveron Lodge caters to a diverse clientele, including business travellers such as sales representatives, inspectors, and professionals working on local infrastructure projects. Some guests stay for extended periods while working at nearby establishments like the health centre, veterinary practices, schools, and various local businesses. The guesthouse also welcomes people visiting family, attendees of weddings at the nearby Netherdale House venue, and those attending funerals. Leisure travellers, including golfers, fishing enthusiasts, and those exploring local distilleries, form another significant portion of the guest base. Additionally, the lodge's location on the Route 1 national cycle path makes it a popular choice for cyclists.

The guesthouse's consistent performance, coupled with its prime location and diverse guest base, positions it as a thriving accommodation business with potential for further growth under new ownership.

Property

Deveron Lodge is an architecturally designed, purpose-built property constructed in 2005, offering a spacious, bright, and well-thought-out layout. The attention to detail and personal touches throughout the establishment have ensured that it remains in superb condition. The property features a clever design with all guest accommodations situated on the ground floor, while the first floor houses the owner's private quarters, complete with a separate side entrance for added privacy.

Upon entering through the main door, guests are greeted by a spacious entrance hall featuring an eye-catching tiled mosaic. This area provides access to the four guest bedrooms and a large 12-cover dining room that offers picturesque views over the town. A central hallway leads to the well-equipped kitchen, boasting a range of modern appliances and ample workspace. Adjacent to the kitchen are a utility/laundry room and a private cloakroom, thoughtfully separated from the guest facilities.

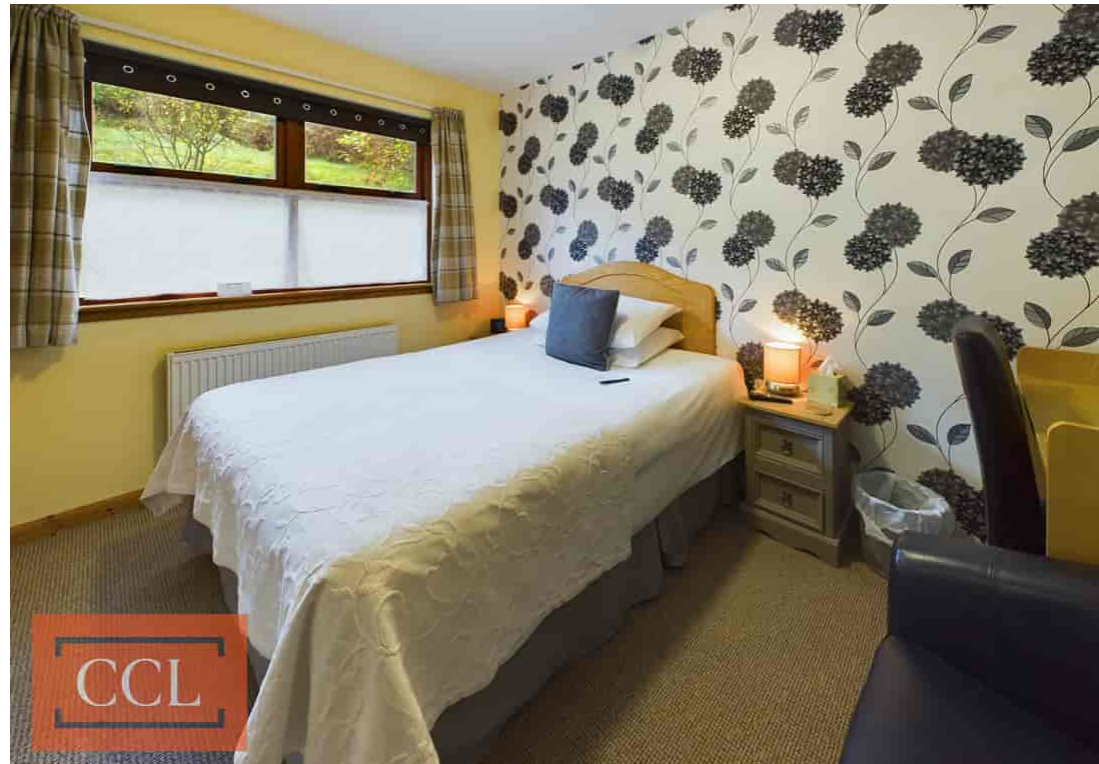
The guest accommodations comprise four en-suite rooms, including one twin, one double, and two singles. Each room is immaculately presented and maintained, furnished in a modern contemporary style. The en-suite facilities feature walk-in showers, adding to the comfort and convenience of the guests' stay.

The owner's accommodation, located on the first floor, is accessed internally from the utility area via a central staircase. This private space includes a large, open sitting room with a log-burning effect gas stove as an attractive focal point. The first floor also houses three double bedrooms, one of which is currently utilized as an office, and a family bathroom. Ample storage is available throughout, and the rooms offer superb views of both the front and rear of the property, as well as panoramic vistas of the town of Turriff.

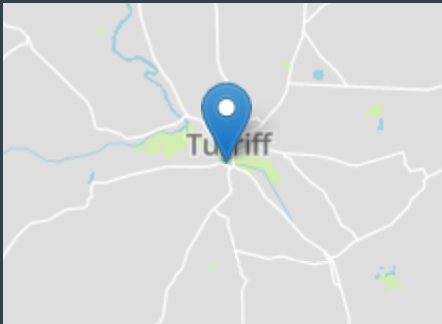
Overall, Deveron Lodge presents a well-designed and maintained property that seamlessly combines guest comfort with private owner's quarters, making it an ideal setup for a thriving guest house business.

External

Deveron Lodge occupies a substantial plot in an elevated position, offering a prime location close to town and benefiting from passing trade. The property boasts a large car park with ample space for at least six vehicles, ensuring convenient parking for guests. The sloping garden features a raised lawn, adding character to the outdoor space. A notable advantage is the previous planning permission for a 1½ storey house, presenting potential for expansion. The grounds are complemented by three wooden outbuildings or sheds, all equipped with power, and an additional shelter. The upper lawn showcases mature shrubs and trees, creating a semi-rural atmosphere. This well-maintained exterior not only enhances the property's curb appeal but also provides guests with a serene environment, combining the convenience of proximity to town with the tranquillity of a more secluded setting.







Services

The property has mains electricity, drainage and Gas Central Heating. The property also benefits from a state of the art Fire Alarm System.

Tenure

The property is held on the Scottish equivalent of a freehold.

Trading Figures

This is a very steady and profitable business. Full trading information will be provided only after formal viewings have taken place.

Price

Offers subject to the asking price.

Summary

The sale of Deveron Lodge is a unique opportunity to purchase a thriving business that offers a solid base and trading figures from which a prospective purchaser can add their own impetus.

Floor 0

Floor 1

Approximate total area¹⁾
240.77 m²

Reduced headroom
18.57 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

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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.