



Aboyne | Aberdeenshire | AB34 5BR

www.cclproperty.com

Aboyne, Aberdeenshire, AB34 5BR

- Purpose built Hotel & Spa
- 15 letting rooms
- Stunning location with loch views
- Large veranda overlooking the Loch
- Prime tourist destination
- Immaculate condition throughout
- Restaurant & Function Suite

Summary

Nestled on the shores of Loch of Aboyne, the magnificent Lodge on the Loch is accessed via a picturesque drive. This purpose-built establishment boasts 15 bedrooms, a 60-cover restaurant, a bar, and luxurious on-site spa facilities. Set in a breath-taking location with stunning views overlooking the loch, it offers a truly exceptional experience.

Situation

Aboyne, a picturesque village on the edge of the Highlands in Aberdeenshire, offers a wealth of local amenities including schools, a sports center with a pool, an 18-hole golf course, medical and dental facilities, as well as various shops, hotels, restaurants, and eateries. The surrounding area of Royal Deeside is renowned for its leisure activities such as golfing, fishing, horseback riding, mountain biking, and scenic walks/hill climbing. In winter, skiing at Glenishee and the Lecht is just an hour's drive away. The city of Aberdeen, approximately 29 miles distant, provides convenient local transport links and extensive bus, rail services, along with national and international flights from Dyce Airport. Aberdeen's East Coast Rail network connects to the central belt and the rest of the UK.

The Lodge on the Loch is perfectly situated for guests to explore Royal Deeside and the Cairngorms National Park, with nearby attractions including the Royal Family Retreat at Balmoral, historic castles, breathtaking landscapes, and the renowned Malt Whisky trail.





The Business

The Lodge on the Loch in Aboyne is a remarkable Spa Hotel with diverse revenue streams, currently managed by the owners with part-time staff. Despite its current success, the business has untapped potential for significant growth under new ownership. Featuring a 60-cover restaurant and a large veranda overlooking the Loch, the Lodge offers 4* AA accredited rooms and suites, each uniquely furnished with stunning views of the Loch of Aboyne and iconic Scottish Munros.

Renowned for its exceptional service and picturesque setting, the Lodge garners outstanding online reviews and enjoys repeat business. Additionally, the hotel hosts international tours with an annual contract for residential stays. With a rich history as a sought-after wedding and events venue, the Lodge boasts an 85-seat function suite and has evolved into a Holistic Retreat with unique features like a Stone Circle and Labyrinth. It also attracts renowned events like the Dinnie Stones lifting competition and offers access to world-class salmon fishing on the River Dee and mountain biking trails in the surrounding area.



Property

The Lodge on the Loch is meticulously maintained, offering immaculately furnished rooms and public areas with meticulous attention to detail. The property features a spacious reception area leading to the bar and main restaurant, all designed to maximize the stunning views of the lawn and Loch. With multiple access points to the veranda, the property seamlessly blends indoor and outdoor spaces.



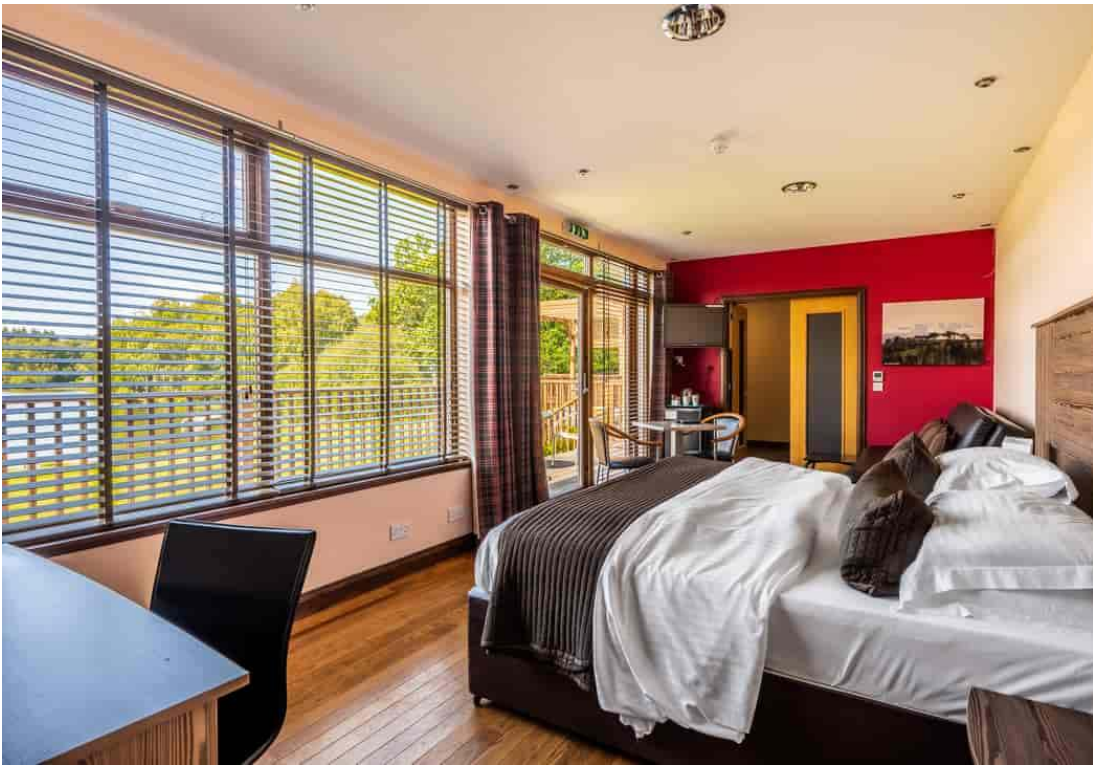
On the ground floor, there are 7 bedrooms, including suites and a spa suite, with five rooms providing private access to the veranda and hot tubs overlooking the loch. These rooms are well-equipped with luxurious amenities like steam showers, jacuzzi baths, and king-sized beds. The first floor houses 8 ensuite bedrooms, with 7 offering loch views and four benefiting from a Juliet Balcony. Additionally, there is an 85-seat function suite on this floor.

Maintained at the highest standards, The Lodge on the Loch has the potential to be transformed back into a fully operational golf and spa resort with treatment rooms under new ownership. The property also includes a 2-bedroom owner's apartment with an open-plan kitchen and living area that opens onto a balcony overlooking the Loch. Overall, the property spans an impressive 1380 square meters.

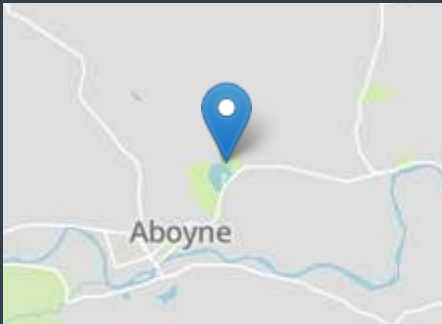


External

Set amidst picturesque rolling countryside, the property boasts a truly spectacular setting with the Loch and natural wildlife as its centerpiece. The front lawn gracefully descends to the Loch, offering a serene vista. This property, tailored to accommodate guests, club members, and daily business operations, provides ample outdoor facilities befitting its size and stature.







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

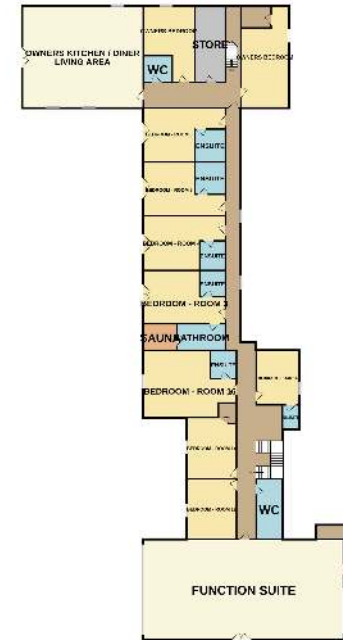
The Lodge on the Loch comes with 32 acres of land, the majority of which is home to the beautiful Loch of Aboyne Golf Course. It is a truly spectacular setting with the rolling countryside surrounding the property, with the main focal point being the Loch and natural wildlife.

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.

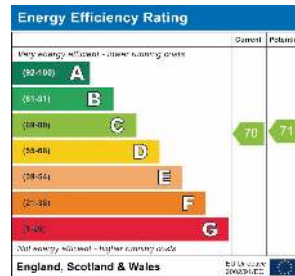
GROUND FLOOR
8337 sq.ft. (588.7 sq.m.) approx.



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



LODGE ON THE LOCH, ABOYNE, AB54 5BR
TOTAL FLOOR AREA: 14039 sq.ft. (1296.4 sq.m.) approx.
These plans have been prepared as a general guide only and are not intended to be used for any purpose other than to provide a general impression of the property. The plans are for guidance only and should not be used to rely on for any purpose. The measurements and floor areas are for guidance only and should not be used to rely on for any purpose. The measurements and floor areas are for guidance only and should not be used to rely on for any purpose.



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

CCL Property

62 High Street, Elgin, Moray, IV30 1BU

T: 01343 610520

www.cclproperty.com

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.