



The Lodge on the Loch, Aboyne, Aberdeenshire

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# Aboyne Aberdeenshire AB34 5BR

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

## Summary

Accessed through a sweeping drive and nestled on the banks of the Loch of Aboyne is the truly stunning and purpose-built Lodge on the Loch which benefits greatly from its 15 bedrooms, 60 cover restaurant, bar and on-site spa facilities. Situated in the most beautiful setting overlooking the loch it also sits on the edge of its own exceptionally well maintained 9-hole golf course. The business is currently run to suit the needs of the present owners but the opportunity for any new proprietor is immense. Rarely does such a unique opportunity come to market and early viewing is highly recommended to fully appreciate the business opportunity the Lodge on the Loch presents.

## 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, 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 Business

Due to retirement, The Lodge on the Loch is not trading but is available as a going concern, with the business elements available by separate negotiation.

The Lodge on the Loch is a truly stunning boutique golf and spa hotel that has benefitted from multiple income streams. It was run by the owners, with assistance from some part-time staff. The Lodge had been purpose-built and represents a great opportunity for new owners to drastically increase revenues. There was a 60-cover restaurant on the ground floor, with additional seating for over 100 on the large veranda overlooking the loch. The restaurant and bar were only open to residents.

The Lodge offered a unique range of 4\* AA-accredited rooms and suites for guests, ranging from twins and doubles to spa and fitness suites. All rooms were individually furnished and decorated, each with a view, nestled on the banks of the Loch of Aboyne. The quality of the rooms, the view, and the service ensured that the Lodge benefited from excellent online reviews and much repeat business.

Historically, the Lodge has been a very successful and popular wedding and events venue, providing an intimate setting for many special occasions. There was a spacious 85-seat function suite on the first floor. Annually, the Lodge hosted the main organisers of the now-famous Dinnie Stones lifting competition and other stone-lifting challenges at Potarch, attracting some of the world's strongest men and women who came from around the globe to compete in these events, one of which was hosted at the Lodge in 2021.

Royal Deeside was famed for the aesthetic qualities of its golf courses, and the Lodge's own Loch of Aboyne Golf Course was no exception. Pine woodlands, a tranquil loch, and vistas of granite-topped mountains made for an enjoyable and challenging course, as many had commented. There was also an excellent driving range. The golf course had not been marketed to its full potential, and there was 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 the surrounding area was well known for its world-class salmon fishing beats, and there were 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.

## External

The Lodge on the Loch comes with 2.5 acres of land. 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.

Additional land is available by separate negotiation. The Loch does not form part of the sale.















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.