



Aboyne | Aberdeenshire | AB34 5BR

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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 Glenshee 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.

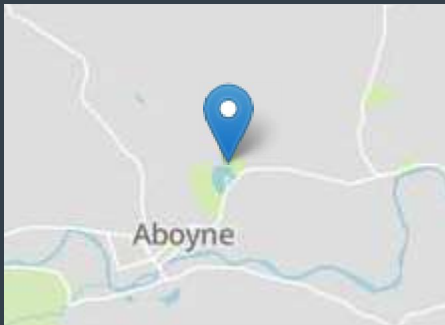


External

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

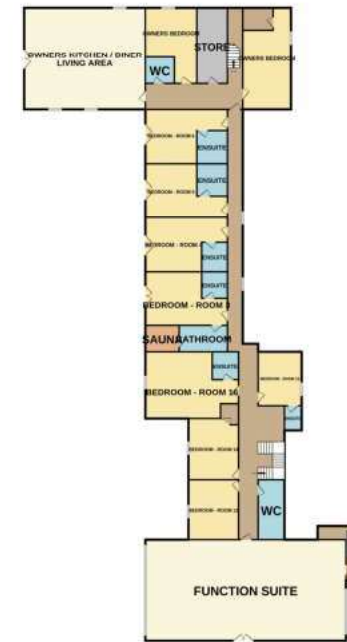
The Lodge on the Loch comes with 32 acres of land, the majority of which is home to the beautiful Loch of Aboyne Golf Course. It is a truly spectacular setting with the rolling countryside surrounding the property, with the main focal point being the Loch and natural wildlife.

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.

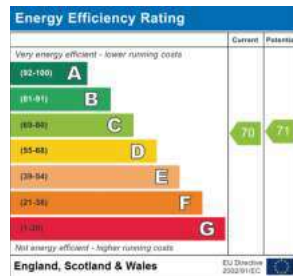
GROUND FLOOR
6337 sq.ft. (588.7 sq.m.) approx.



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



LODGE ON THE LOCH, ABOYNE, AB34 9BR
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 herein, measurements of areas, cubicles, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statements. This plan is for illustrative purposes only and should not 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.
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