



Loch View, Aboyne, Aberdeenshire

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# Loch View Aboyne Aberdeenshire

Substantial Highland Lodge, formerly a boutique golf and spa hotel  
7 principal bedrooms within the Lodge  
Two separate 2-bedroom annex apartments  
Stunning lochside setting with panoramic views  
Large veranda overlooking the loch  
Immaculate condition throughout  
Prime location for exploring Royal Deeside and the Cairngorms National Park  
Offers over £1,200,000

## Situation

Aboyne is a picturesque village on the edge of the Highlands in Aberdeenshire, offering a comprehensive range of local amenities including primary and secondary schools, a sports centre with swimming pool, an 18-hole golf course, medical and dental centres, and a selection of shops, hotels, restaurants, and eateries. The surrounding Royal Deeside area is renowned for its leisure opportunities, including golf, fishing, horse riding, mountain biking, water skiing and scenic walks. During winter, snow skiing at Glenshee and the Lecht is within an hour's drive. Aberdeen, approximately 29 miles away, provides excellent transport links, including national and international flights from Dyce Airport and direct rail connections to the rest of the UK.







## The Property

The Lodge on the Loch in Aboyne is a superbly maintained property, presented in immaculate condition with every room and area furnished and decorated to an exceptional standard, reflecting a clear attention to detail throughout. Entry is via the main car park into a welcoming reception area, which opens into a bright and spacious bar adjoining the main restaurant, both benefitting from extensive glazing that frames stunning views across the lawn and the loch. The front of the building offers multiple access points to a generous veranda, perfect for enjoying the tranquil scenery.



The ground floor now has planning permission for a large reception room, a substantial family room with dining area and kitchen, a solarium gym and spa, two en-suite bedrooms, and a utility area. The upper floor comprises five en-suite bedrooms, all with breathtaking loch views, as well as a games room, library, office, and a substantial drawing room with a private balcony. Additionally, the property features a self-contained two-bedroom annex with a living room and kitchen on the ground floor, and a further two-bedroom apartment on the first floor with an open-plan kitchen and living area.

The Lodge is set within expansive grounds that sweep down to the water's edge, offering a unique blend of privacy, luxury, and natural beauty. With its versatile layout and planning permissions in place, the property is ideally suited for reinstatement as a leisure and retreat resort, while also providing ample opportunity for private residence or bespoke hospitality use, all in an unrivalled setting overlooking the loch and surrounded by the rolling landscapes of Royal Deeside and the stunning Cairngorms National Park.

## Business Opportunity



The Lodge on the Loch functioned previously operated as a boutique golf and spa hotel, generating income from multiple streams, including accommodation, dining, events, and wellness services. Managed by the owners with support from part-time staff, the business offered a 60-cover restaurant—plus seating for over 100 on the veranda—though these facilities were primarily reserved for resident guests.

Guest accommodation was diverse, featuring 4\* AA accredited rooms and suites, each individually decorated and offering scenic views, catering to various guest preferences and needs. The business also capitalized on its unique setting by hosting weddings, private events, and holistic retreats, utilizing a spacious 85-seat function suite and distinctive outdoor features such as a stone circle and labyrinth.

The Lodge's flexible spaces, now including the two apartments, were well-suited to a variety of uses.

## External

Set within approximately 2.5 acres of land included in the sale, with more available by separate negotiation, the Lodge enjoys a spectacular setting amidst rolling countryside, with the loch and abundant wildlife forming the focal point. The extensive lawn sweeps down to the water's edge, and the grounds provide ample outdoor facilities suitable for private enjoyment or, if reinstated, guest and member use.

Additional land is available by separate negotiation. The Loch is not included in the sale.











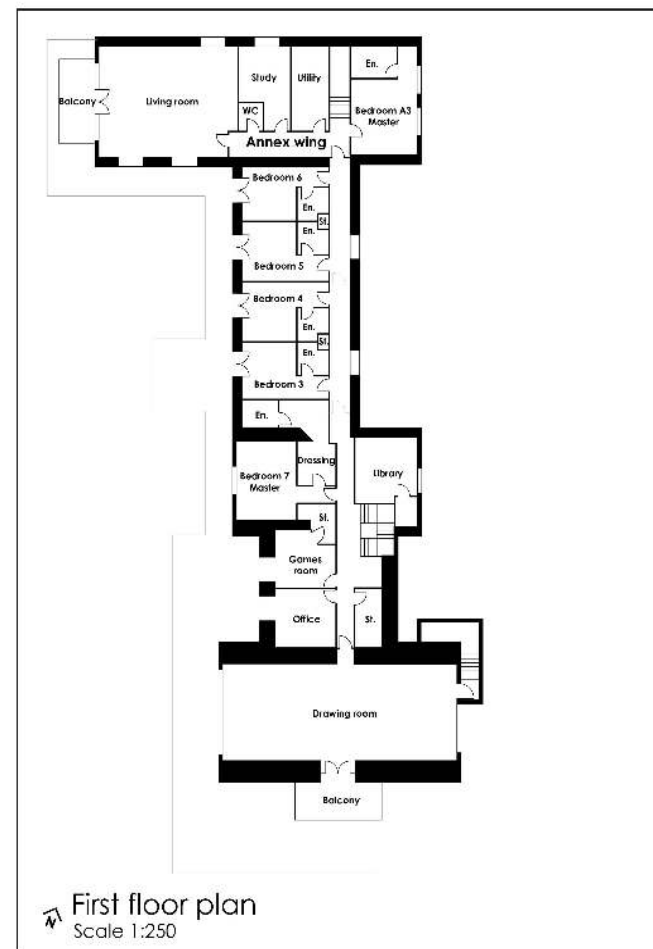
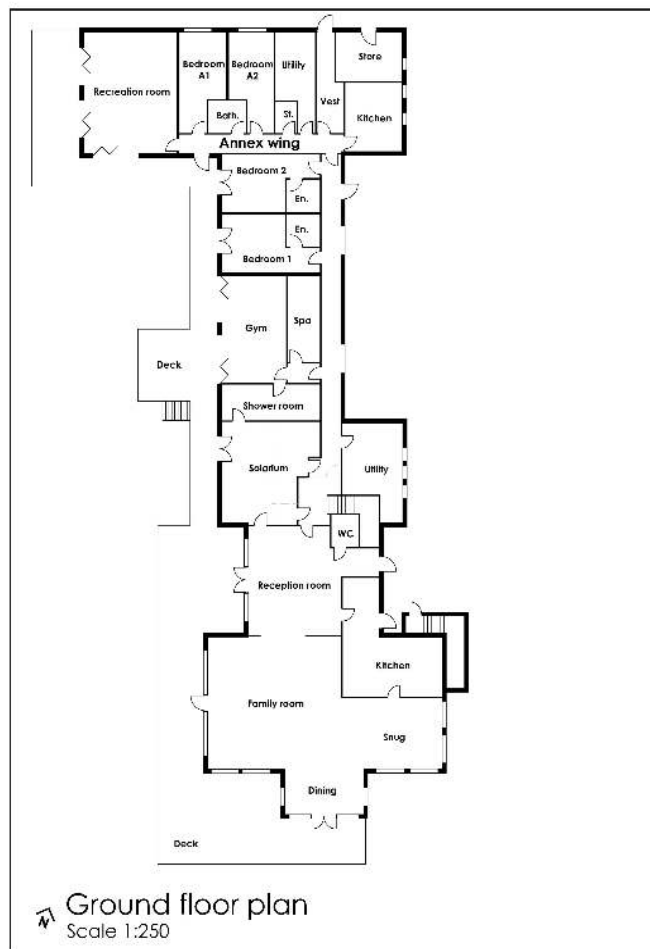




**Tenure**  
Freehold

### Services

The property has mains gas, water, drainage, and electricity



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

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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.