



Offers Over  
**£625,000**  
(Freehold)

**The Tillows,**  
Rothienorman, Aberdeenshire, AB51 8UD







Stunning 5 bed luxury self-catering holiday accommodation

Offers spacious living areas and a swimming pool

Trading with a sound level of profitability

Located close to the A96 arterial route and tourist attractions

Option to purchase the owner's accommodation and self-catering property together





## DESCRIPTION

The Tillows is a fantastic opportunity to purchase a charming and extensive detached 5 bedroom self-catering villa which is presented to an extremely high standard.

This is an outstanding holiday letting business opportunity sleeping 10 + 2 as required, and benefits from an indoor heated swimming pool. The Tillows is an attractive one and a half storey property sitting within a quiet hamlet of houses and enjoying beautiful views over the surrounding farm land. The private grounds are extensive and including a well-maintained garden lawn, a patio area and plenty of amenity space including more than adequate off-road parking. The house has a 2 large open-plan lounges, a smaller seating area, an attractive modern kitchen / dining area, 5 bedrooms (2 of which are en-suite), a family bathroom and indoor heated pool.

The business is presented to an exceptionally high standard and the quality of the finish can only be fully appreciated by viewing. Like the previous owners, the current owners have continued to invest ensuring that the building is maintained to a high standard making The Tillows a modern and highly desirable building. This business can also be purchased with the adjacent owner's accommodation, The Vine. Full details are available from ASG Commercial Ltd

## REASON FOR SALE

It is the owners desire to retire from the hospitality industry that brings this exciting opportunity to the market.















## TRADE

The Tillows has a unique trading identity with a highly attractive website ([www.selfcateringaberdeenshire.com](http://www.selfcateringaberdeenshire.com)) which is not included. This is supplemented by marketing on portal websites, such as Vrbo, Cottage World and VisitScotland. The business benefits from being able to attract larger groups as it can accommodate up to 10 + 2 people plus 1 travel cot. It operates on a flexible basis offering a range of booking arrangements starting from 3-night breaks. Bookings are made via the owner's website and portal websites. The business trades all year round, there is some scope to increase this should new owners wish, due to the standard of the facilities provided, prices could be increased without detriment to occupancy.

The Tillows has an 4kW PV array which has been providing circa £1000/annum through the FIT scheme. This expires in 2036.

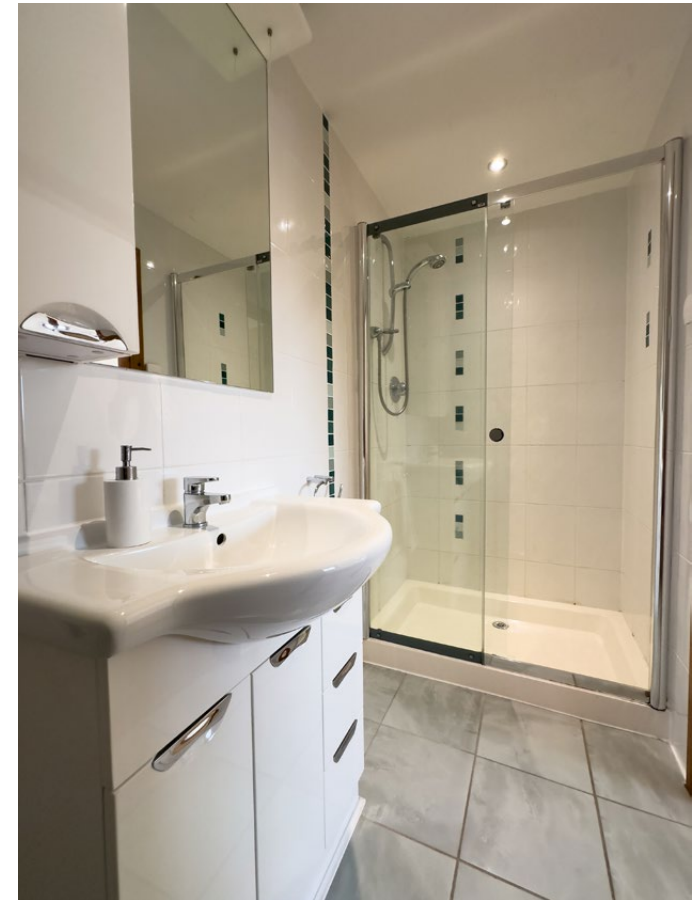
## LOCATION

The Tillows are located 2 minutes' drive south of the village of Rothienorman, which has a population of around 1,100 people. Rothienorman has a village store and is in the vicinity of a number of larger population centres such as Huntly (4,500) to the west, Inch (2,700) to the south, and Oldmeldrum (3,100) and Inverurie (15,000) to the east. Of these only Oldmeldrum does not have a main line railway station, making travel easy through the rail network. Not only is the village ideally located to these other communities, it is also located centrally in the beautiful Aberdeenshire rolling countryside. The Tillows is ideally located close to the main A96 road, 5 minutes' drive away, the A96 being the main truck route from Aberdeen to Inverness and the route most likely used by guests.

The area surrounding Rothienorman is renowned for not only its beautiful country side but also its fertile land and it is agriculturally very productive and steeped in farming tradition. The village provides a great base from which to access a wide range of cultural, educational, environmental, religious, social and sporting groups providing activities. A short drive to the west of the village lies the great river Spey with its famed string of whisky distilleries (The Whisky Trail) and beyond to Inverness and the West Coast. To the south stand the hills of Royal Deeside visible from high ground around the village. Northward stretch the beaches, fishing ports and villages of the Moray Firth, which can be access in about 30 minutes by car. The prosperous city of Aberdeen sits to the east and is the oil capital of Scotland, some 45 minutes' drive away.

The owner's website has a great section on the attractions in the area offers, this includes, golf, wildlife, distilleries, castles, eating out, horse riding and an outdoor activity centre to name but a few.





## THE TILLOWS

The original property was constructed in mid-1800s and is of stone construction under a pitched slate roof. Various sympathetic extensions have taken place since then including the pool building which was built 17 years ago and subsequently connected to the existing building. During the recent years, the entire renovation and re-development has been undertaken carefully, resulting in the fantastic facilities seen today. All areas of the 340m<sup>2</sup> building benefit from under-floor heating.

## Ground Floor

Access to the main entrance of the house is through a timber gate into a secure paved area which is set with garden furniture outside the kitchen / diner. The kitchen / diner is open and a great place for guests to chat while food is being prepared. Most of the guest areas benefit from oak flooring. To the left there

is a comfortable break out / family seating space where small groups can relax while still being close to the activity of the kitchen. The utility room, with a door in from the car park, and indoor heated swimming pool are accessed through this area. The pool wing includes the pool plant, changing, WC, shower, tea prep area, store and large lounge / games room with elevated views over the fields to the south. The pool is 8m x 4m and the surrounding area is finished with a nonslip surface and is complete with a number of chairs. There is a shower located close to the pool.

Above the pool there is a beautifully appointed lounge, this area has a fully glazed south facing wall resulting in a delightful bright and airy space. The lounge is set with lovely soft furnishings. Adjacent to the lounge is a tea / coffee preparation area with fridge, allowing guests the luxury of not having to run back and forth to the kitchen to prepare drinks.





The kitchen / dinner is spacious and the substantial kitchen complete with 'American' style fridge with ice maker and built in appliances; dishwasher, 5-ring ceramic hob, ovens, warming drawer and microwave. The island area has a breakfast bar which can sit 4 people. To the side is the dining table. This is great space, forming the heart of the property.

Through a door to the south is the bedroom wing, this area has 3 bedrooms and a family bathroom with jacuzzi tub and shower cubicle. The end bedroom is king sized and has a shower ensuite. The other two bedrooms are slightly smaller, one being set as a double bed and the other with twin beds.

Leaving the kitchen on the east is the garden entrance lobby, from which access is available to the main lounge, WC and to 1st floor where there are two further bedrooms, one a double ensuite and the other a twin. The main lounge is a large space set around a feature electric fire place, with a large screen TV on one wall with digital channels included, the room can very comfortably accommodate 8 people seating with the current furniture. The lounge has patio door which lead out into the rear garden area.









## SELF-CATERING GROUNDS

The private garden is an attractive feature of this business. The garden is mainly laid to lawn to the south of the property. There is a children's play area located close to the rear entrance. In addition to the play area there is a seating area, with trampoline, swing and slide. This area is enclosed on 3 sides by the high boundary fence, the bedroom wing and the 2 storey wing, making it very sheltered and private.

The guests also have access to an octagonal barbeque hut which is large enough to accommodate everyone. This is a great feature for the cooler months of the year.

There is more than ample parking for all the guests. There is also a large garage which also partly encloses the rear play / seated area. There is a designated space for bin storage.

## SERVICES

The Tillows benefits from mains electricity, private drainage and private water. The properties have air source underfloor central heating which can be remotely controlled. The pool in The Tillows is heated using air source heat pump. The Tillows has an 8kW PV array, of which 4kW is eligible for FIT payments until 2036. The property has internet access and Wi-Fi throughout.

## ACCOUNTS

Details of trading figures will be provided to serious interested parties post viewing.

## DEVELOPMENT OPPORTUNITY

This highly flexible property and ground which lend themselves to numerous opportunities.

## PRICE

Offers over £625,000 are invited for the heritable property complete with goodwill, intellectual property and trade contents (according to inventory), excluding personal items. The Tillows can be bought with the adjacent owner's house, The Vine, should that be preferred. The combined details are available separately on line through [www.asgcommercial.co.uk](http://www.asgcommercial.co.uk).











## DIRECTIONS

The properties are located south of Rothienorman (see Map Insert).  
What3words location [///crown.footballers.hobby](https://www.what3words.com/crown.footballers.hobby)

## WEBSITE

The Tillows has its own web site, <https://www.selfcateringaberdeenshire.com>, which is not included in the sale. In addition, they have a Facebook page, <https://www.facebook.com/thetillows>. The Tillows is also advertised on a number of portal sites, such as VisitScotland and Vrbo with an exceptional 5/5 rating

## EPC RATING

The Tillows has an EPC rating of 'B 90'.

## TITLE NUMBER

The Tillows has a title number of ABN143364.

## BUSINESS RATES / COUNCIL TAX

The rateable value of The Tillows is £6,300 (effective from 01 Apr 2023) reference VR95349. The business benefits from the Small Business Bonus Scheme with a 100% discount with a payment liability of zero for eligible applicants.

## FINANCE & LEGAL SERVICES

ASG Commercial is in touch with several lenders who provide specialist finance to the hospitality trade. We will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have access to a large team of legal experts who can act in all legal matters arising.

## VIEWING

All appointments to view must be made through the vendors selling agents:

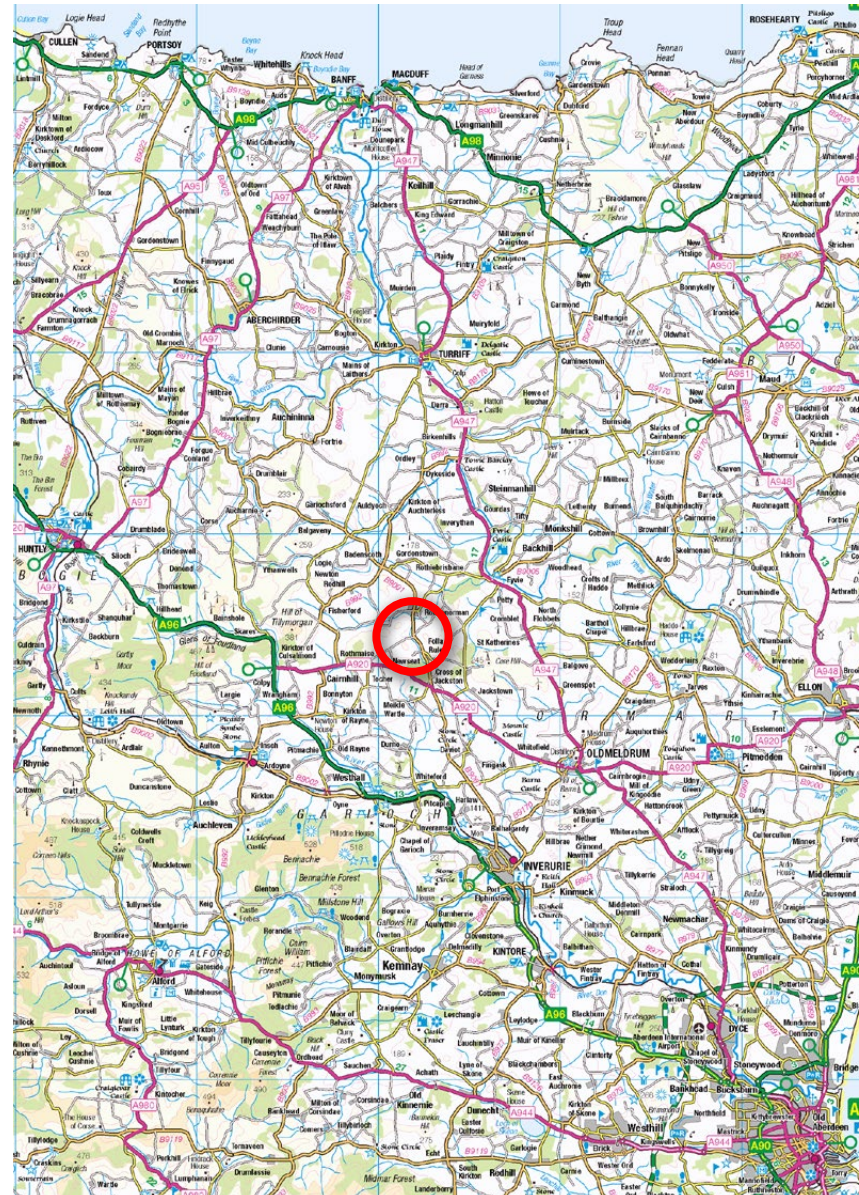
ASG Commercial Ltd, 17 Kenneth Street, Inverness, IV3 5NR

E: [info@asgcommercial.co.uk](mailto:info@asgcommercial.co.uk)

Web: [www.asgcommercial.co.uk](http://www.asgcommercial.co.uk)

## OFFERS

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date if one is set.



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