



Offers Over  
**£1,095,000**  
(Freehold)

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





Beautiful 5 bedroom detached house with separate 5 bed luxury self-catering holiday accommodation

Self – catering property offers spacious living areas and a swimming pool

Exceptional quality owners' accommodation with delightful living space and high quality finishings

Trading with a sound level of profitability

Option to purchase the self-catering property separately



## DESCRIPTION

This fantastic opportunity offers 2 detached buildings. The Tillows – a charming and extensive detached 5 bedroom self-catering villa which is presented to an extremely high standard. And the Vines – a delightful residential house, also with 5 spacious bedrooms, located next door to The Tillows.

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. It benefits from private grounds including a well-maintained garden lawn, a patio area and plenty of amenity space including 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 be purchased separately, without buying The Vine.







The Vine is a delightful residential house and is located next door to The Tillows and was built by the current owners. It is a glorious domestic house with a sense of scale and grandeur. It is also finished to an exceptional standard and consists of an open plan family living area with 2 seating areas, dining area and kitchen, 3 bedrooms and family bathroom on the ground floor. Upstairs are 2 ensuite bedrooms, with a further bedroom / activity room. The Vine also offers secluded and well-maintained external spaces.

### **REASON FOR SALE**

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

### **TRADE**

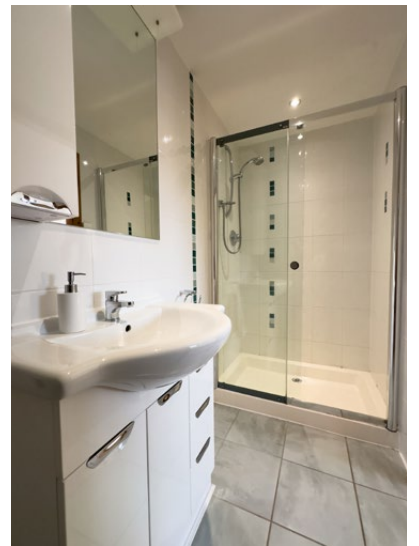
The Tillows has a unique trading identity with a highly attractive website ([www.selfcateringaberdeenshire.com](http://www.selfcateringaberdeenshire.com)) which is not included. This is supplemented by marketing on portal websites, such as Vrbo, Cottage World and VisitScotland. The business benefits 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 web site and portal website. 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 and The Vine 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 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.

### **THE VINE – OWNERS ACCOMMODATION**

The current owners built The Vine in 2016. This new expansive house offers excellent living and sleeping accommodation. One enters the property from car parking area which leads into a spacious and grand hall. The hall provides access to the airy open plan family living area / kitchen / diner on the left hand side, to the utility space and family shower room to the rear, 2 roomy double bedrooms on the right hand end of the hall and 1 double / twin bedroom on the north side of the hall. From the hall there is also access to the 1st floor. The property has a quality feel and level of finish, indicated by the choice of materials such as oak doors and oak and glass balustrading around the stair. All areas of the building are under floor heated.



The family area is an impressive double height area with the seating set around the newly installed log stove. The stunning double height window wall enjoys views over the fields and woods to the north. The galley kitchen sits to the south of the family area and has full height fitted cupboards, incorporating the kitchen appliances. Opposite this is the large preparation area with a sink and hob. At the end of the surface is a breakfast bar with capacity for 4 people. Behind the kitchen is the dining area and a further corner seating area. There is a set of patio doors providing direct access to the patio area just outside. The whole area is set as a 'U', wrapping around the stairs to the first floor, accessed from the hall.

In addition to the kitchen there is a large utility room with a WC set to one side. The utility space has clothing washing appliances, sink, fitted kitchen cupboards and a further large cupboard with sliding doors. Next to this is the family bathroom with shower, WC and his and hers handwash basins. The bedrooms all are equipped with fitted wardrobes. One of the bedrooms is currently used as a home office, this room has direct access from the car parking area via a set of patio doors.

On the first floor the master bedroom with ensuite is located to the west end of the building. This a large room which benefits from a separate dressing area. Currently there is also a hobby room which could be utilised as a further double bedroom. The plant area is also located on the landing and houses the indoor part of the air source heat pumps, 2 hot water cylinders and the associated pumps and controls. The owners currently also store the bed linen within this area which acts as a drying cupboard. On the east end of the upper floor is a further large ensuite bedroom with walk in cupboard.

All areas of the house are finished to an admirable standard.

## **OWNERS ACCOMMODATION GROUNDS**

The house sits on a triangular plot of around 0.4 acres. To the west of the house the plot is mostly laid to grass with a tarred drive to the north of the house. To the south there is a secluded patio area, with an elevated platform outside the dining area. Around this there is currently a small area of astro turf which has free standing seating. This whole area has been laid out in an attractive manner with the aim of minimising maintenance. Between the seating area and the adjacent self-catering accommodation there is a tall timber fence, acting as a privacy screen.

To the west of the house, there is a large garage with a single door and separate shed, both with direct access from the drive area.



The Tillows



The Tillows



The Vine

## SERVICES

The Tillows and The Vine both benefit from mains electricity, private drainage and private water. The properties have air source underfloor central heating which can be remotely controlled. The Vine also has a tall elegant log stove in the family living area. The pool in The Tillows is heated using air source heat pump. Both properties have roof mounted PV panels. The Tillows has an 8kW PV array, of which 4kW is eligible for FIT payments until 2036. The Vine has a 7kW PV array with 8kWh of battery storage and does not qualify for FIT payments. The properties have internet access and Wi-Fi throughout.

## ACCOUNTS

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

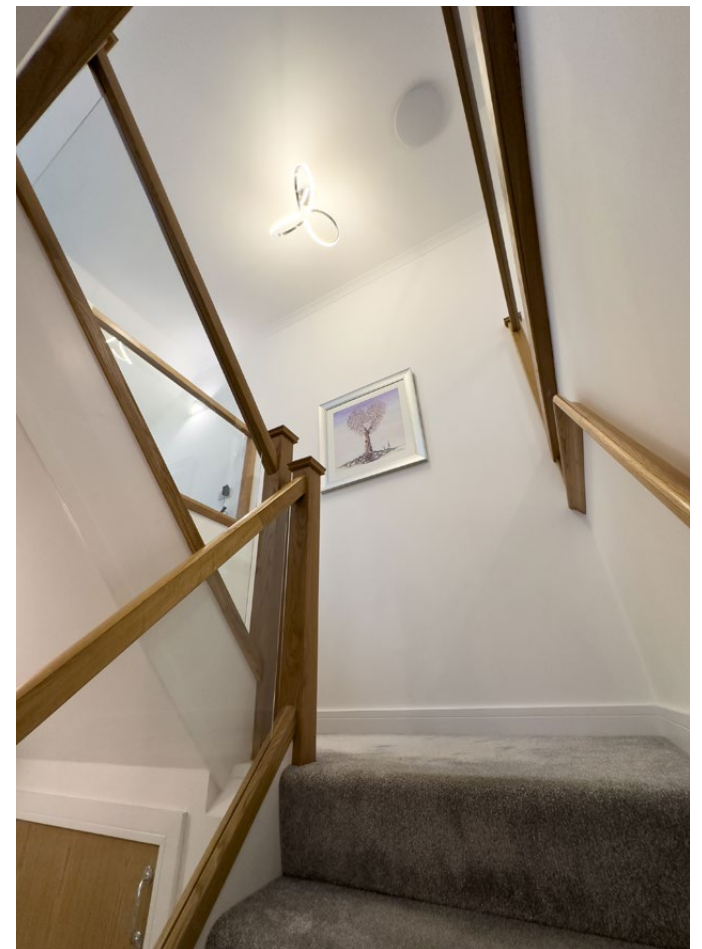
## DEVELOPMENT OPPORTUNITY

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

















## PRICE

Offers over £1,095,000 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 separately, should that be preferred. The 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). What3 words location [///crown.footballers.hobby](http://www.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

Both properties have excellent ECP ratings. The Tillows has an EPC rating of 'B 90' and The Vine has an EPC rating of 'A 97'.

## TITLE NUMBER

The Tillows has a title number of ABN143364 and The Vine has a title number of ABN84692.

## 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. The Vine has a council band rating of "G".

## 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:

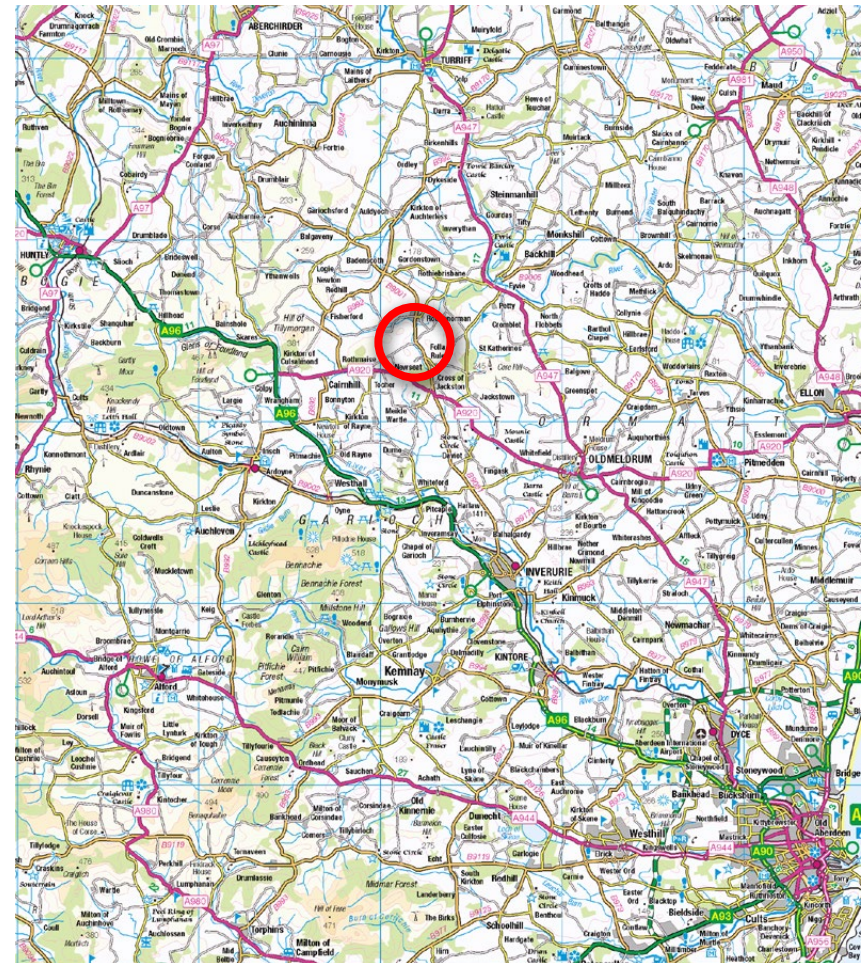
ASG Commercial Ltd, 17 Kenneth Street, Inverness, IV3 5NR

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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