

Craigshannoch Lodge

Oyne, Inch, Aberdeenshire, AB52 6RR



There are homes that impress, and there are places that stay with you long after you've left. Craigshannoch Lodge belongs firmly with the latter.

Set within in approximately 8 acres of beautiful land in Aberdeenshire, this remarkable contemporary Scottish estate offers a lifestyle that is becoming increasingly rare. Ancient woodland, open pasture, beautifully landscaped grounds and breathtaking uninterrupted views combine to create a sanctuary where peace, privacy and luxury exist in perfect harmony.

Designed for those who value space, freedom and complete seclusion, Craigshannoch Lodge is a home that feels wonderfully connected to nature while offering every modern comfort expected of a world-class country residence. Whether enjoying an early morning walk through your own private woodland trails with your dogs, riding your horses across your own land, swimming in the estate's freshwater swimming pond, casting a line into the stocked trout pond or simply relaxing on one of the many terraces with a glass of whisky as the sun sets across the estate, every day here offers an extraordinary sense of freedom.





FAMILY ROOM



The principal residence has been thoughtfully designed to combine contemporary architecture with effortless comfort, where every room has been positioned to embrace the surrounding landscape.





KITCHEN & DINING ROOM





“ ... beautifully proportioned living spaces
and expansive entertaining areas ... ”





FAMILY ROOM / GYM





SITTING ROOM



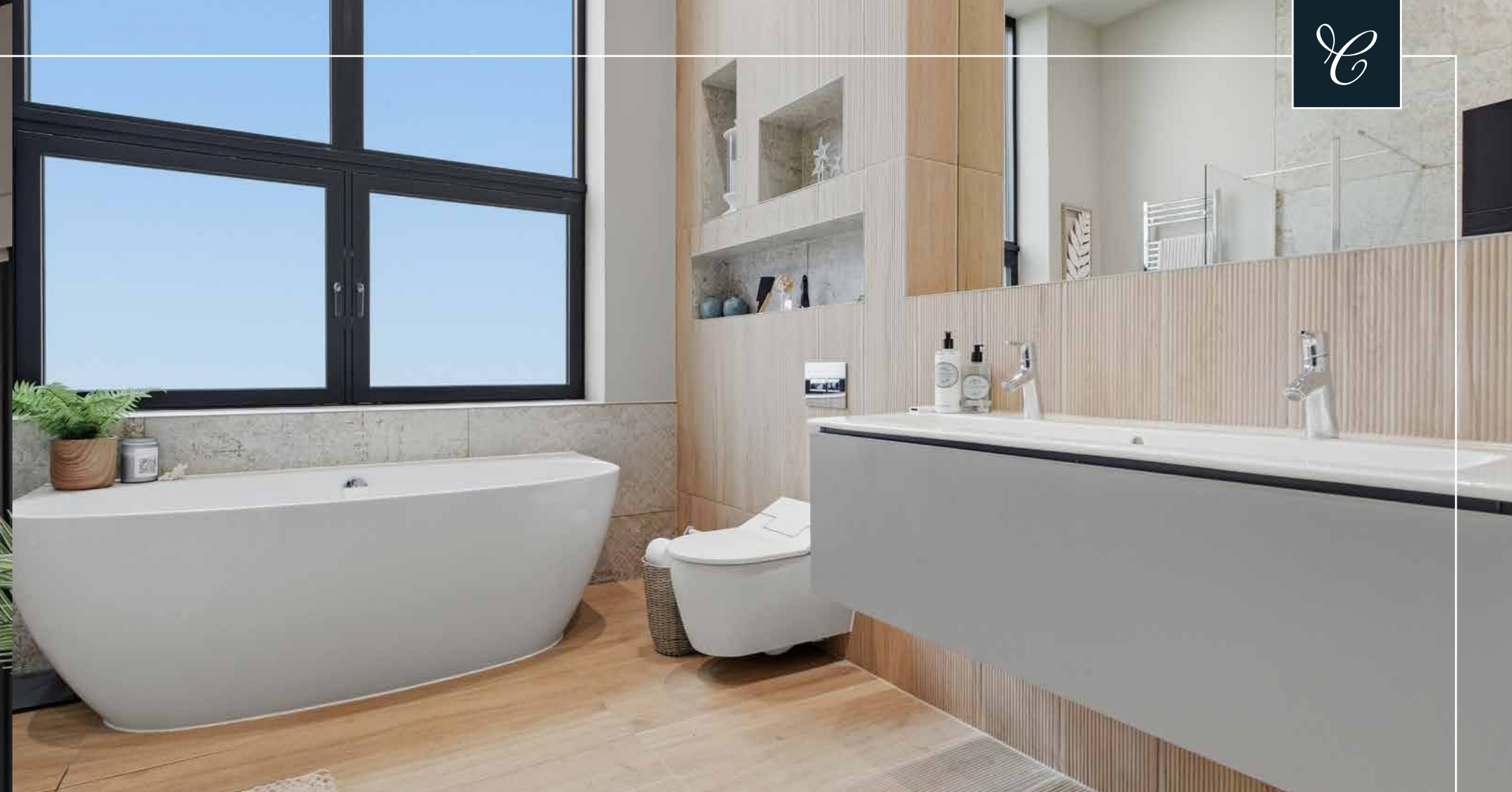


OFFICE & WC





PRINCIPAL SUITE



The principal suite is a private retreat of exceptional quality, occupying its own beautifully considered wing. Opening through expansive bi-folding doors onto a secluded balcony overlooking the estate, it enjoys uninterrupted views across the woodland, pasture and water beyond. Twin walk-in dressing rooms, an exquisite spa-inspired bathroom and elegant vanity dressing areas create a suite that feels more akin to an exclusive five-star private retreat than a country home, while the beautifully flowing circular layout allows each space to transition seamlessly into the next. Every additional bedroom has been finished to the same exacting standard, each with its own luxurious en-suite and dressing facilities, ensuring family and guests enjoy the same exceptional level of comfort and privacy.



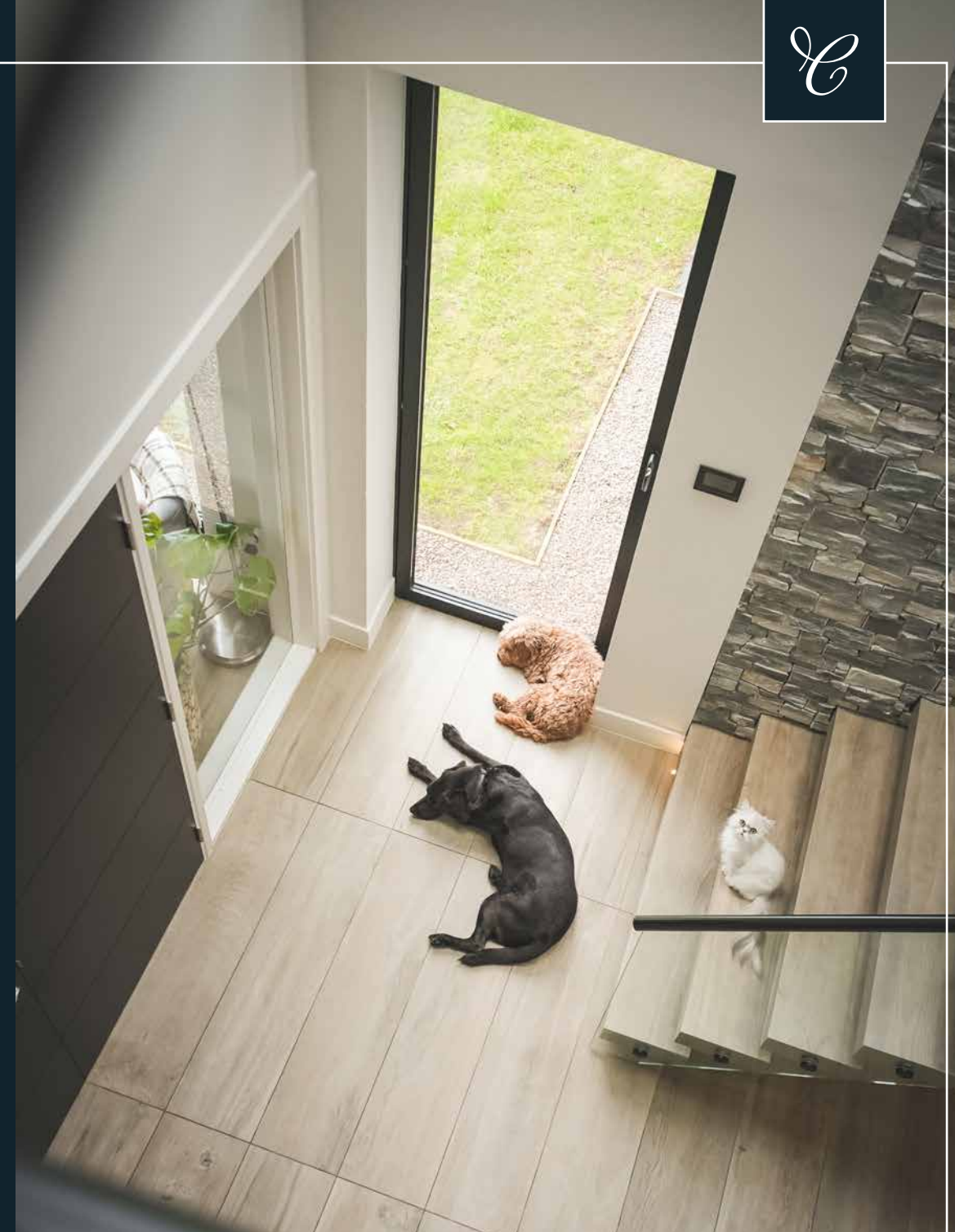
BEDROOMS



“
... each with its own
luxurious en-suite and
dressing facilities ...
”



HALLWAY





GUEST COTTAGE



Beyond the principal residence, the estate continues to reveal its many surprises. Beautiful private pathways meander through the woodland and grounds, offering complete privacy for peaceful walks, exercising your dogs and your horses, and simply enjoying the tranquillity.

Every aspect of Craigshannoch Lodge has been carefully considered, from the beautifully proportioned living spaces and expansive entertaining areas to the seamless connection between the interior and the spectacular landscape beyond. Floor-to-ceiling glazing allows natural light to flood the home while framing magnificent views from virtually every room. The property is south-facing and features a Sonos system throughout the house and into the BBQ area. It offers stunning views of the Bennachie mountain range and is conveniently located near the start of the whisky trail. Additionally, it is equipped with CCTV and an intelligent, remotely controlled lighting system.

The estate also benefits from an impressive renewable energy setup, with 24 solar panels cleverly positioned away from the property itself, complemented by three Tesla batteries for efficient energy storage.



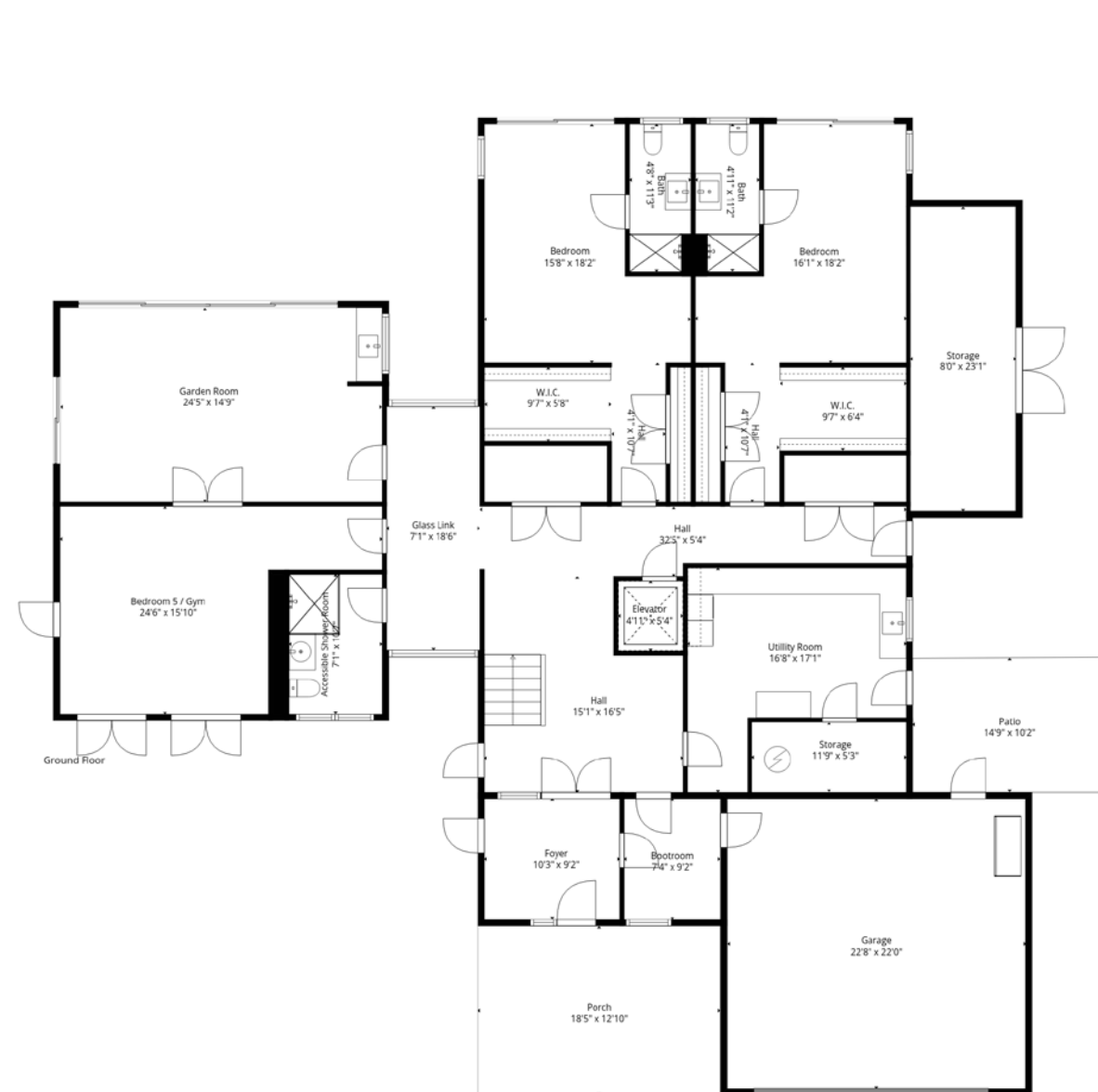


Accessibility is equally impressive. Aberdeen Airport provides excellent national and international connections, while a nearby private airstrip offers exceptional convenience for private aviation, making the estate as practical as it is private for both UK and international buyers.

Yet perhaps what makes Craigshannoch Lodge truly exceptional is something that cannot be measured by acreage, architecture or specification alone. It is the overwhelming feeling of calm that arrives the moment the gates close behind you. A place where the outside world simply fades away, replaced by complete privacy, breathtaking natural beauty and an effortless sense of wellbeing.







Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 496m² | EPC Rating: B

Some properties are measured by their square footage or acreage.

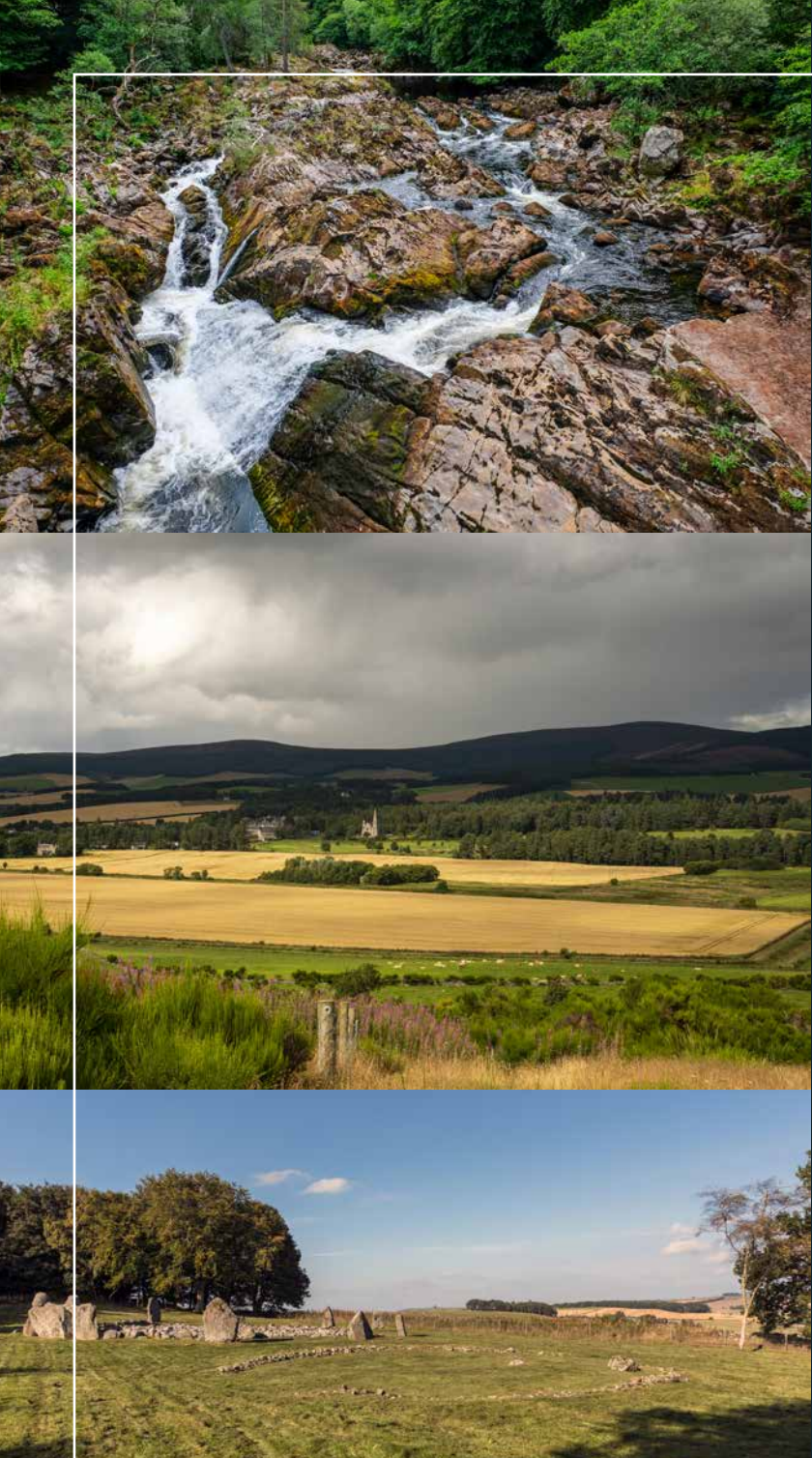
Craigshannoch Lodge is measured by how it makes you feel the moment you arrive.

Set amidst the gently rolling countryside of Aberdeenshire, this exceptional country estate occupies a highly desirable position close to the picturesque village of Oyne, approximately 23 miles north-west of Aberdeen. Combining complete rural tranquillity with outstanding accessibility, the property offers an enviable lifestyle in one of the North East of Scotland's most sought-after locations.

Oyne is a charming and thriving village with a strong sense of community, offering a well-regarded primary school, a popular dog-friendly coffee shop and an equestrian centre. Nearby Inch, just 3 miles away, provides a comprehensive range of everyday amenities including local shops, a post office, health centre, library, hotels and a railway station on the Aberdeen–Inverness line. The market town of Inverurie, approximately 7 miles distant, offers an excellent selection of independent boutiques, supermarkets, restaurants, cafés, leisure facilities and secondary schooling.

The estate is exceptionally well connected. The nearby A96 provides swift access to Aberdeen, Aberdeen International Airport and the wider road network via the Aberdeen Western Peripheral Route. Rail services from Inch offer regular connections to Aberdeen and Inverness, with onward services including the Caledonian Sleeper to London, making the property equally suited as a principal residence or distinguished country retreat.



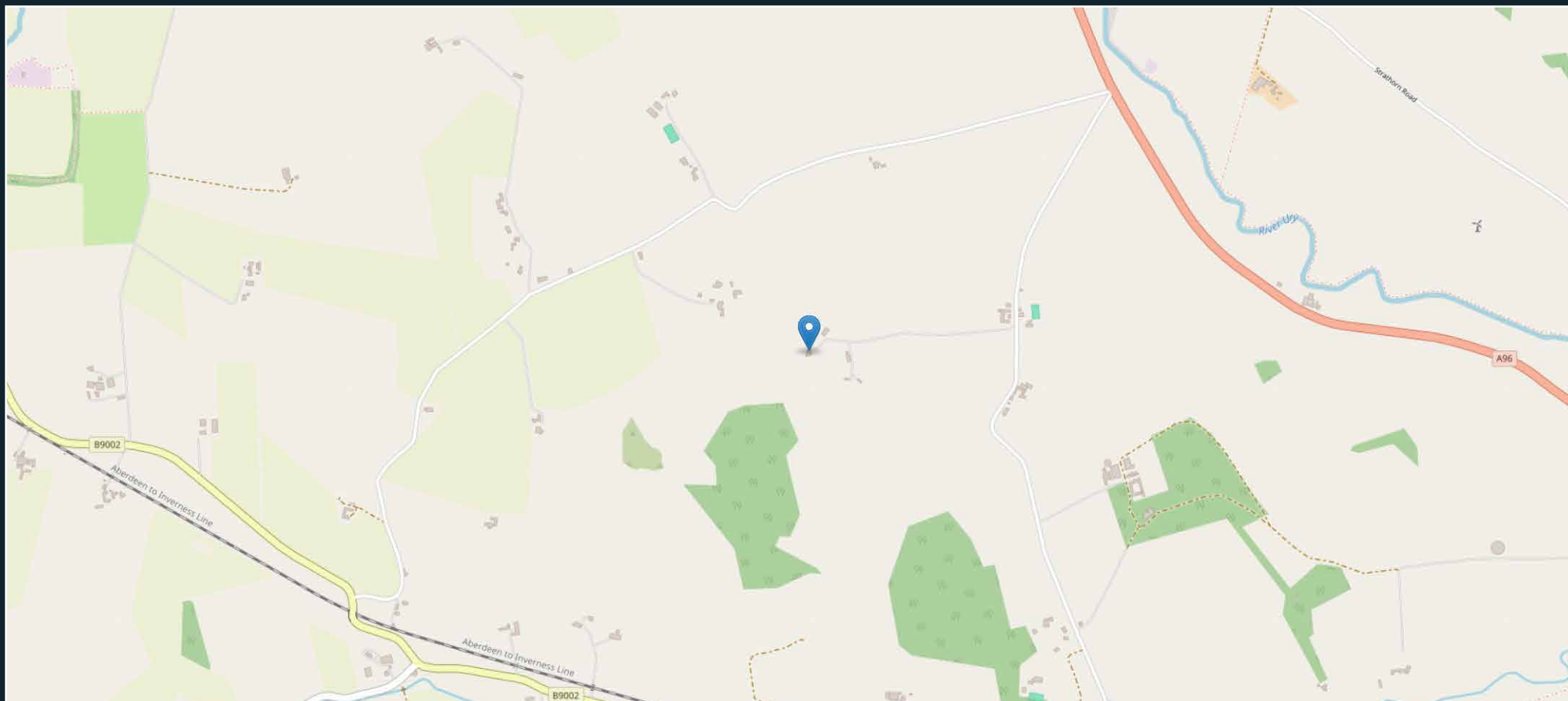


Aberdeenshire is renowned for its outstanding natural beauty and exceptional sporting heritage. The surrounding area offers some of Scotland's finest salmon fishing on the Rivers Don, Deveron and Spey, while an outstanding collection of championship golf courses lies within easy reach, including Royal Aberdeen, Cruden Bay, Trump International Golf Links, Inverurie, Huntly, Alford and Insch. The spectacular Cairngorms National Park, Royal Deeside and the Moray coast are all readily accessible, providing limitless opportunities for walking, riding, field sports and outdoor pursuits.

Educational provision is first class, with highly regarded state schooling locally and an excellent choice of independent schools in Aberdeen, including Robert Gordon's College, Albyn School, St Margaret's School for Girls, Hamilton School and the International School of Aberdeen. Gordonstoun is also within comfortable reach. Aberdeen itself offers all the cultural, commercial and recreational amenities expected of a vibrant university city, including acclaimed restaurants, theatres, galleries, private healthcare and extensive retail facilities.

Occupying approximately 8 acres in an unspoilt rural setting, the estate enjoys an exceptional balance of privacy, accessibility and lifestyle, making it one of the finest residential opportunities in the region.





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