



Spacious and inviting detached period property

Inver Lodge, Ballater, Aberdeenshire, AB35 5XN



**Spacious and inviting 11 bedroom detached period property, located within the beautiful surroundings of the Cairngorm National Park between the historic villages of Braemar and Ballater on Royal Deeside.**

**Ground floor:** entrance porch • reception hall • dining kitchen • utility room • boot room • sitting/dining room • 2 guest WCs • 1 disabled access WC • shower room • bar • store room • bedroom 11 with en suite wet room

**First floor:** bedrooms 1, 2 and 3 with en suite bathrooms • bedrooms 4 and 5 with en suite shower rooms • bedrooms 6-9 with en suite bathrooms

**First floor annexe:** bedroom 10 • sitting room • study • dressing room • bathroom

EPC rating: D

**Summary**

Originally built around 1760, Inver Lodge was formerly the local coaching inn. In more recent years it has been run as a popular family hotel, and more latterly has been a welcoming self catering holiday home. With spacious and versatile living accommodation, the property offers the opportunity to create a striking residence with suitability for multi generational living, or to establish boutique vacation/event accommodation along Royal Deeside and within the splendour of the Cairngorm National Park.

**Accommodation**

A bright entrance vestibule leads into the welcoming reception hall, which features a high pitched ceiling with ample wall display space. Painted in red and white to complement the tartan carpeting, a staircase leads to the first floor accommodation. Beneath the staircase, a cupboard houses the fuse boxes and shelving. The sitting/dining room is a generous and versatile space.

Extensively fitted with tartan carpeting and parquet style wood flooring, this room has previously hosted formal dinners, large parties and ceilidhs. Of neutral decoration, part of the sitting area has been used for music making. Within the formal sitting area there is a charming window seat, while the wood burning stove is situated on an elevated granite hearth with mantel.

Within the dining room area a series of windows allows for plentiful natural light, while a door leads out to the extensive driveway. A partially glazed door from the dining room area leads to the WC with disabled access, while the separate shower room has been extensively tiled, with plumbing and electrics in situ for a sauna.

Returning to the dining room, a bright hallway allows access to twin guest WCs, while within the sitting room a large, secure walk in store features extensive shelving.

The dining kitchen is of excellent proportions. A wide range of base and wall units



provide storage and display space, while there are also extensive laminate granite effect work surfaces which incorporate a 1.5 stainless steel sink with drainer and a further ceramic sink. Central to the kitchen is the blue AGA, while there are also two integrated Miele dishwashers and a freestanding oven with four ring electric hob.

To the rear of the dining kitchen a doorway leads out to the garden and driveway. The utility room is off the kitchen. A fitted work surface area incorporates a stainless steel sink with drainer, with storage beneath. The walk in boot room is situated opposite the utility room.

With its own separate entrance as well as internal access, the bar was completely refurbished during 2016, whilst the current owners have taken great care to retain the traditional charm of this room. Pine panelled to dado rail height, a deep silled window with inset seating overlooks the property frontage. With ample space for informal seating, the striking granite fireplace was constructed from Invercauld granite. Dating back to the 1760s, the fireplace now houses a wood burning stove. The traditional style bar is a unique feature.

From the bar, a small corridor leads into a large store room which is fitted with extensive shelving and strip lighting. With access to the rear of the property, this room may be suitable as a home gym.

Completing the ground floor is bedroom 11, which overlooks the property frontage. Fitted with a single wardrobe, a sliding panel door leads into the wet

room.

Ascending the carpeted staircase, to the right of the first floor landing is the annexe accommodation. Inclusive of a double bedroom, sitting room, study and dressing room, there is also a modern bathroom with shower facilities.

Returning to the landing, there are two good sized storage cupboards, one of which houses the hot water cylinders. A fire escape at the end of the landing leads down a set of concrete stairs which leads to the rear garden and which also allows standing for fishing rods.

Bedrooms one, two and three are all well proportioned rooms with the benefit of modern en suite bathrooms with shower appliances. Bedroom four also overlooks the property frontage and includes a modern en suite shower room and a large full length walk in cupboard which provides access to the attic. Bedroom five enjoys views over the rear garden and includes an en suite shower room. Bedrooms six, seven, eight and nine are all of a good size with the benefit of en suite bathrooms with shower facilities.

Inver Lodge is situated within generously proportioned grounds which are mostly laid to lawn with an extensively gravelled driveway to the rear. With ample scope for outdoor dining, a timber summerhouse is the ideal spot to enjoy an evening glass of wine.

#### **Situation**

Deeside is one of the most scenic and renowned parts of Scotland, with heather clad hills creating an impressive backdrop to the River Dee and



its surrounding communities. Rising in the Cairngorm Mountains, the river runs east to Braemar, Crathie and Ballater and then past Aboyne and Banchory to its mouth at Aberdeen. The area has a wonderful range of outdoor activities. First class salmon fishing can be taken on the Dee, trout fishing is available on nearby lochs, and both high and low ground shooting can be taken on local estates. With ample opportunity for mountaineering and hill walking at Lochnagar Mountain and the Loch Muick reserve, there is also skiing in the winter at Glenshee and Aviemore. Braemar Golf Club is the highest altitude 18 hole golf course in Scotland, while there are further golf courses at Ballater, Aboyne and Banchory, which are all located along the A93 North Deeside road which passes through Glenshee and into Braemar.

On the route from Braemar to Ballater, Balmoral Castle, the Scottish residence to the Royal Family, is located within Crathie, and continues to attract local and global visitors alike.

Inver Lodge lies approximately 6.3 miles from the thriving village of Braemar, renowned for hosting the Braemar Gathering every September. Amenities include a selection of independent shops, post office and two large hotels. The local bus service runs to Aboyne, Banchory and Aberdeen City. Primary education is available within Braemar, while secondary education is provided at Aboyne Academy. There are a number of historic landmarks nearby, including the 17th century Braemar Castle and the ruins of Kindrochit Castle.

The attractive Victorian village of Ballater includes a wide range of coffee shops, restaurants, specialist and everyday shopping, while the B Listed Ballater Railway Station with historical connections to Queen Victoria and the Royal Family has now been restored to its former glory. Such is Balmoral Castle's association with the village of Ballater, many of the local shops bear the Royal Warrant of the Queen or Prince of Wales, the latter being associated with the renowned Rothesay Rooms restaurant and Highgrove Shop. The Old Deeside Railway track provides an excellent cycling or walking route towards Aberdeen.

Aberdeen International Airport provides excellent transport links by air to London and other UK and European cities. The Aberdeen Western Peripheral Route has greatly improved travel in and around Aberdeen, with a quicker and more direct route south. There are regular rail services from Aberdeen, including a sleeper service. Aberdeen provides all the services expected of a major city, including business and leisure facilities, theatres, restaurants and a wide range of shopping. There is private schooling in Aberdeen including Robert Gordon's College, St Margaret's and Albyn, as well as the International School at Pitfodels. There are two universities and several colleges of further education.

#### Directions

From Aberdeen, follow the A93 North Deeside Road through Aboyne and Ballater. Continue on the road towards Braemar and Inver Lodge is located on



the right hand side. If using SAT NAV, please search for "Inver Lodge" rather than using the post code.

Braemar 6.3 miles  
Ballater 10.3 miles  
Aberdeen City 52.3 miles

\*Please note that all distances are approximate

### General Remarks

#### Viewings

Strictly by appointment with Savills - 01224 971 110

#### Solicitor

Masson Cairns Ltd, Strathspey House, 36 High Street, Granttown on Spey, PH26 3EQ

#### Local Authority & tax band

Council Tax Banding to be re-assessed.

#### Services

Oil heating, mains electricity, private water and drainage.

#### Conservation Area and Listing

The property lies within the Cairngorm National Park.

#### Miscellaneous

The owners propose to split the site, with a proposal to build a house for their own use on the eastern portion of the site. Inver Lodge is predominately double glazed, with some timber single glazed windows. Within Inver Lodge there is access to an external boiler room and cellar.

#### Fixtures & Fittings

All carpeting and integral appliances will remain. The wall mounted mirrors and stag heads will be removed, while the antler chandelier will remain if required. Curtains, pictures, furniture, the fridge and ice machine in the bar and other freestanding white appliances

may be available by separate negotiation.

#### Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

#### Possession

Vacant possession and entry will be given on completion.

#### Offers

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

#### Deposit

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.



**Inver Lodge, Ballater, Aberdeenshire, AB35 5XN**  
**Gross internal area (approx)** 638.59 sq.m / 6874 sq.ft  
**Total** 638.59 sq.m / 6874 sq.ft  
**(Including Store)**



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