



# Seven bedroom Scots baronial style lodge

**Tullich Lodge, Ballater, Aberdeenshire, AB35 5SB**

Freehold



Seven bedroom Scots baronial style Victorian lodge, set within elevated grounds of about 60 acres. Situated in the heart of Royal Deeside, this property enjoys exceptional views of the Cairngorm National Park

**Tullich Lodge** Ground floor: entrance vestibule, reception hall, WC cloakroom, bar, conservatory, dining room, dining kitchen, utility room, boiler room, coal/wood store, store room, linen room, bathroom • First floor: drawing room, sitting room, bedroom two & en suite bathroom, WC cloakroom, laundry room, twin dressing room with shower room, principal bedroom & en suite bathroom, study • Second floor: games room, two bedrooms with en suite bathrooms, two bedrooms with en suite shower rooms, hobby room • Third floor: bedroom seven, shower room • EPC Band F

**Tullich Cottage** Entrance porch, WC cloakroom, kitchen/sitting room, three bedrooms, shower room • EPC Band F

### Summary

Tullich Lodge is an impressive Category B Listed 19th century house built from granite in the Scots Baronial style, and its sale represents a rare opportunity to acquire one of the finest country homes on Royal Deeside. Designed in 1897 by architect A Marshall Mackenzie RSA, the property was originally a hunting lodge and thereafter a hotel. Now a grand private residence boasting great character, there are a number of well preserved Victorian features. An imposing crenellated tower and conservatory provide fantastic south facing views across open countryside towards The Coyles of Glen Muick and Lochnagar just beyond. Nestled within a forested hill with grounds of about 54 acres, Tullich Cottage provides secondary accommodation, with a range of garaging and outbuildings being easily accessible to both properties.

### Accommodation

#### Ground Floor

A striking curved solid oak door opens into the entrance vestibule, which in turn leads into the grand reception hall with handsome solid oak staircase. A panelled door leads into the cloakroom, which includes a wash hand basin and separate WC.

The inviting bar room has oak panelled walls, fireplace and window seat overlooking the landscaped gardens. The bar is fitted with a granite countertop, glass display shelves and undercounter sinks. With its spectacular south facing views, the beautifully appointed conservatory can be enjoyed during all seasons.

The L-shaped dining room is perfect for both formal dining and entertaining, and features exquisite Indian mahogany wall panelling. A curved bay window overlooks the ornamental pond.





Deep silled south facing windows allow for plenty of natural light, while there is also a striking coal burning fireplace.

A door from the inner hall leads into the spacious dining kitchen. A range of cream storage cabinets complement the solid wood and granite work surfaces. A recessed blue AGA includes four ovens, while the central island has undercounter storage and a double ceramic sink. There is a walk in larder and pantry along with a well equipped utility area, which allows entry to the boiler room, coal/wood store and a spacious store room. A large sliding door conceals a staircase to the first floor, and is also where the linen room and a downstairs bathroom are located.

### First Floor

Ascending the central staircase, the spacious first floor landing provides an open sitting area. Double doors lead into the elegant L-shaped drawing room, which boasts south and east facing views. Featuring extensive ornate plasterwork, the curved bay window area is framed by twin balustrades, while the ornamental fireplace displays a beautifully tiled inset. The sitting room includes oak panelled walls and a tiled fireplace. Bedroom two has an en suite bathroom.

A door from the main landing leads into the rear wing, where there is a WC cloakroom and laundry room, while a concealed staircase leads to the second floor. Further along there are twin dressing rooms,

at the centre of which lies a shower room. Within the principal bedroom suite is a window seat overlooking the gardens, in addition to an en suite bathroom and walk in wardrobe.

A door with stained glass panel leads onto a carpeted landing where the staircase leads down to the utility area. Accessible from this landing is the well proportioned study.

### Second floor

The bright second floor landing is used for informal seating. The games room enjoys dual aspect views, with partially panelled walls, feature fireplace and a concealed doorway to bedroom three which benefits from an en suite bathroom. A door from the landing leads into the rear wing, where there are three double bedrooms, all with en suite facilities. A hobby room includes a fitted desk.

### Third floor

Accessible via a carpeted staircase from the second floor, there is a varied range of fitted storage on the top floor. Located in the tower is bedroom seven, which features extensive oak panelled walls, feature fireplace and a keyhole window to the south. An oriel window overlooks the gardens, and there is a shower room adjacent.

### Tullich Cottage

The Cottage provides welcoming secondary accommodation and would be ideal for multi generational living, holiday lets or staff quarters. The entrance porch overlooks a paved terrace, with





a WC cloakroom located just off. The spacious sitting room features a wood burning stove, and lies on open plan to the galley kitchen. Three double bedrooms and a modern shower room complete the accommodation.

### **Garden Grounds**

Occupying an elevated position, Tullich Lodge is approached by a private tree lined drive which leads into an extensively gravelled courtyard. Both the Lodge and Cottage are situated within well established garden grounds extending to about 4 acres. Laid to lawn with mature wooded slopes which descend to the Pass of Ballater, the immediate garden grounds feature a variety of mature plants, shrubs, trees and an ornamental pond, with ample opportunities for outdoor dining from a number of paved terraces. A gate provides access to 56 acres of mature woodland.

### **Outbuildings**

Beneath Tullich Cottage are three garages, with access to a wet room and two store rooms. A granite outbuilding comprises a large wood store and workshop.

### **Situation**

The attractive Victorian village of Ballater is located in the heart of picturesque Royal Deeside and within the stunning Cairngorm National Park. Ballater includes a wide range of local 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. The Scottish residence to the Royal Family, Balmoral Castle, lies a mere 10 miles away and attracts local and global visitors alike. Such is Balmoral's association with the village, many of the local shops bear the Royal Warrant of the Queen or Prince of Wales, the latter of whom is associated with the renowned Rothesay Rooms restaurant and Highgrove Shop.

Ballater is well known for its proximity to a wide range of leisure pursuits, including golf, horseriding, hunting and fishing along the River Dee, while the Old Deeside Railway track provides an excellent cycling or walking route towards Aberdeen. With winter sports available within the Cairngorm National Park at both Glenshee and Aviemore, the local area is also renowned for its splendid countryside and breathtaking scenery, most notably Lochnagar Mountain and the Loch Muick Reserve.

The local bus service provides transportation to Aboyne, Banchory and Aberdeen City, where the nearest railway station is located. Primary education is available within Ballater, while secondary education is provided at Aboyne Academy.

Braemar 17.5 miles, Aboyne 9.5 miles, Aberdeen City 39.1 miles, Aberdeen International Airport 36.9 miles (Please note that all distances are approximate).





**Directions**

Follow the A93 North Deeside Road from Aberdeen, passing through Aboyne and Dinnet. On approaching the junction at the Pass of Ballater, turn right just before the Pass onto a private driveway which leads up to Tullich Lodge.

**General Remarks****Viewings**

Strictly by appointment with Savills - 01224 971 110

**Solicitor**

Fraser & Mulligan, 1 Carden Place, Aberdeen, AB10 1UT

**Local Authority & tax band**

Aberdeenshire Council Tax Band H

**Services**

Tullich Lodge: Mains electricity, private water and drainage, zoned oil heating. Solar panels to augment heating.

Tullich Cottage: Electric heating, shared private water and drainage.

**Conservation Area and Listing**

Tullich Lodge lies within the Cairngorm National Park and is Category B Listed.

**Miscellaneous**

Tullich Lodge has a security entry system.

**Fixtures & Fittings**

Standard fixtures and fittings are included in the sale.

**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**

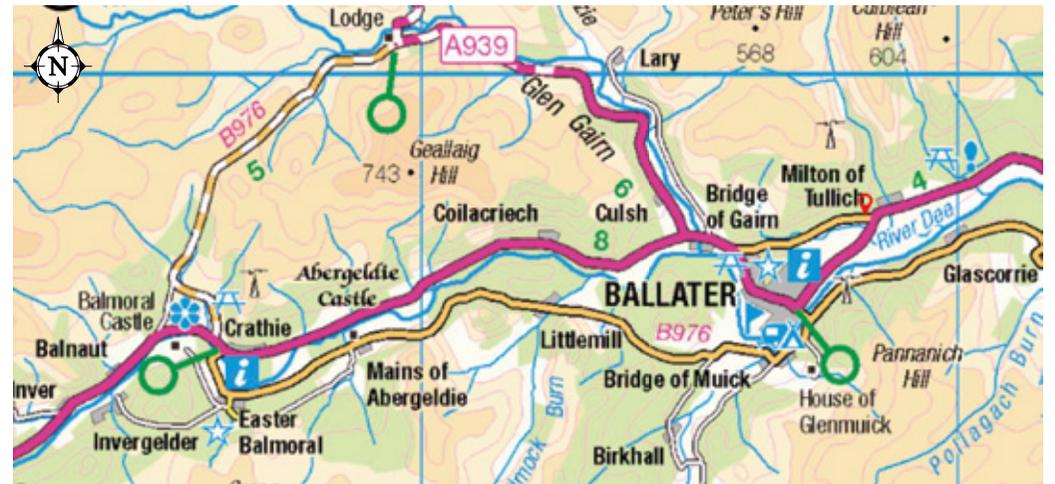
Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with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



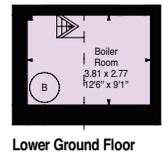
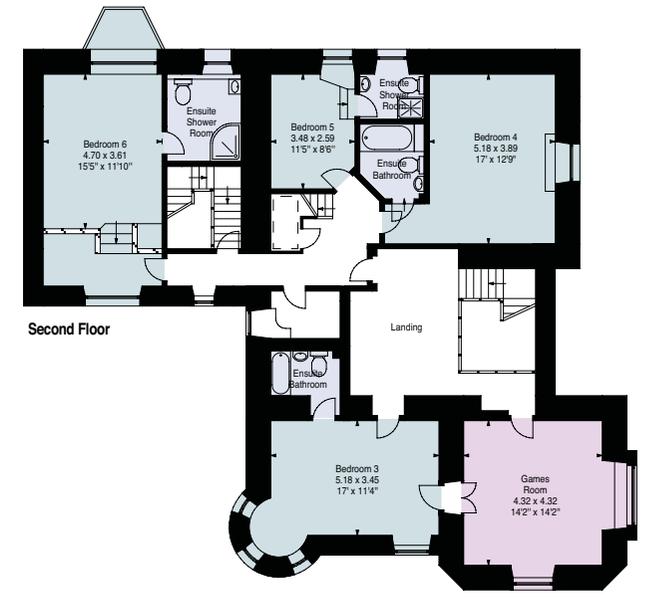
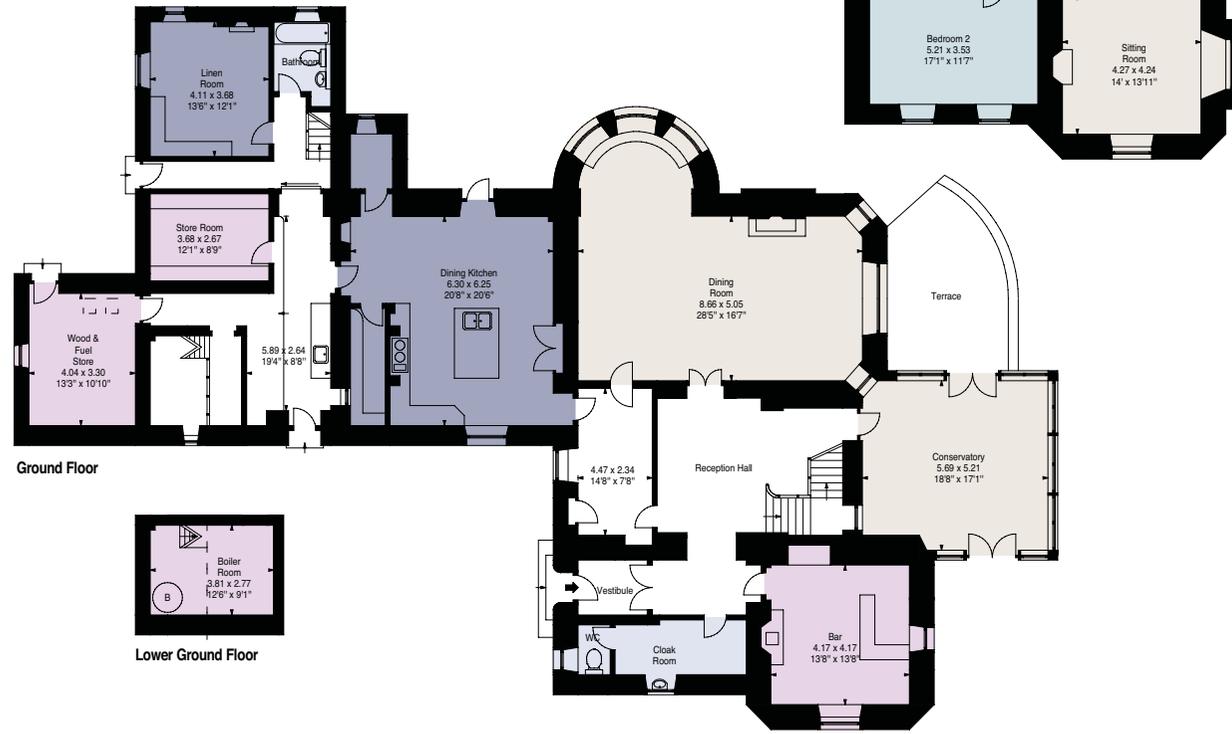
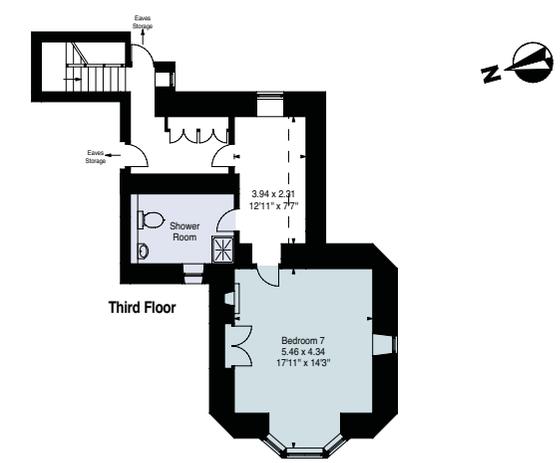
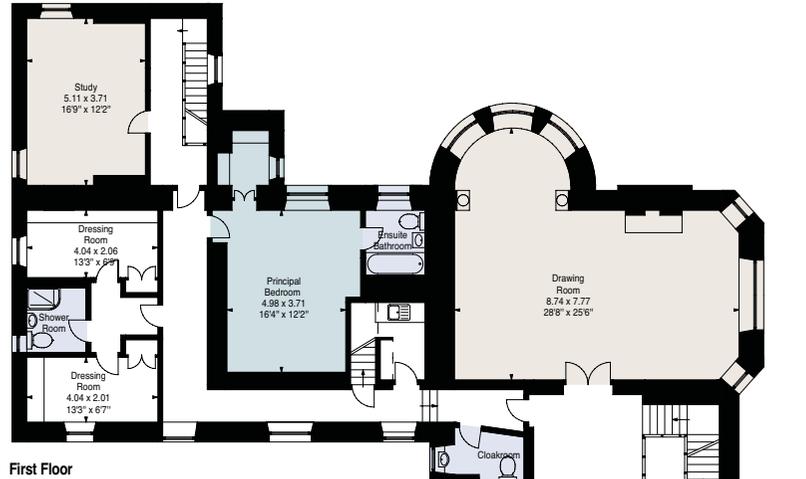




**Tullich Lodge**  
**Gross internal area (approx)**  
**Total 809.62 sq m / 8715 sq ft**

**Energy Efficiency Rating**

Very energy efficient - lower running costs		Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E		
(21-38)	F	34	
(1-20)	G		
Not energy efficient - higher running costs			



**Gross internal area (approx)**

**Cottage** 117.33 sq m / 1,263 sq ft

**Garages/ Outbuildings** 131.83 sq m / 1419 sq ft



savills

savills.co.uk

**Fiona Gormley**

Savills Aberdeen

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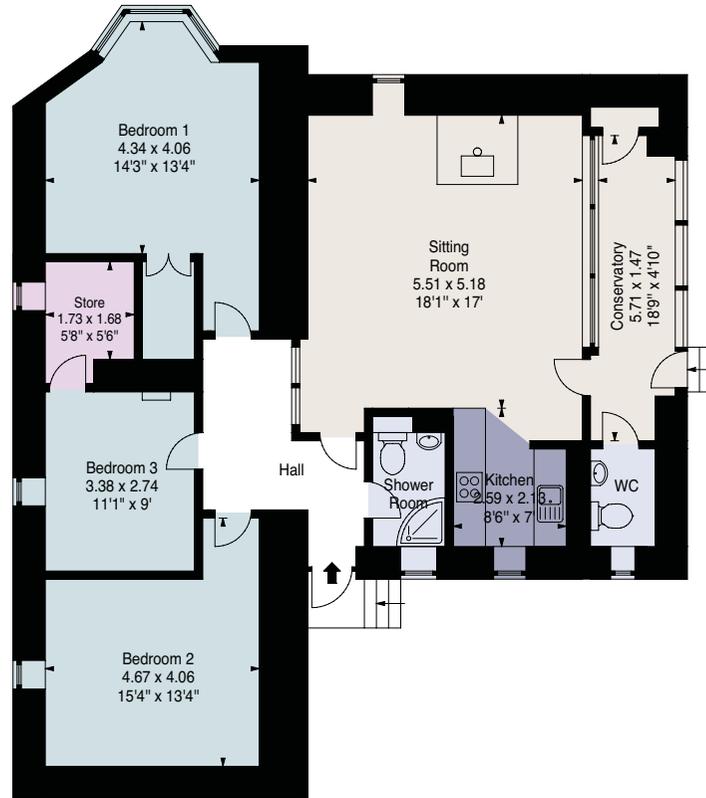
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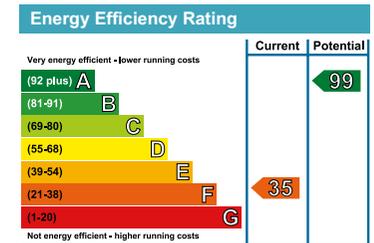
laura.totten@savills.com



**Upper Ground Floor**



**Lower Ground Floor**



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