



# THE LADYWOOD LODGE

RHU-NA-HAVEN ROAD, ABOYNE, AB34 5JB



mackinnons  
solicitors









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A fine Edwardian home at a prestigious address in the desirable Deeside village of Aboyne. The breathtaking property is in a key location within the village, distinctive in its Tudor inspired design, pine pole verandas and canopied entrance walk. Ladywood Lodge was built in 1904 as the Dower house for Lady Jane Cunliffe Brooks, the mother of the Laird of nearby Glen Tanar Estate.

The architect George Bennet Mitchell was an Aberdonian renowned for introducing much Surrey half timbering to the area, of which Ladywood Lodge is a fine example. The house is featured in 'The Aboyne Heritage Walk', a walking tour through the history of Aboyne Village which was published by the Deeside Heritage Society in 2016.

The property, which is grade C listed, retains many fine original Arts and Crafts features including stained glass leaded panels on the upper panes of the windows and fine woodwork throughout, including pitch pine doors. There are ornate fireplaces in the Living Room and Dining Room, while most of the bedroom fireplaces are "Art Nouveau" inspired.

Rarely does the opportunity present itself to purchase a family home of this style, maintained to such a high standard.

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Ladywood Lodge is approached from Rhu-na-haven Road along the covered walkway. The part glazed entrance has the inscription JCB 1904 above and leads to the entrance porch with an original chequered tiled floor. The elegant hall with feature staircase and two corner windows leads to three well-proportioned, principal rooms, each with west facing bay windows with views over the impressive gardens.

Everyday access is gained at the back of the house where there is a gravel drive and substantial parking.

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The heart of the home, this generous dining kitchen features hand painted oak doors and fitted units with full stave oak worktops. A black electric Aga with a ceramic hob makes cooking a pleasure, and a generously proportioned and well planned island houses an integrated Miele dishwasher as well as seating along the full length, perfect for informal dining.

The kitchen connects to the main reception hall via a small hallway which also leads to the fully shelved pantry and the study or ground floor bedroom. This practical room has a private WC off and a view to the South facing garden and Rhu-na-haven Road.

Another door leads to the generously proportioned, bespoke fitted utility room which features the same high quality oak units and a Corian worktop. It incorporates a well proportioned sink, a Miele larder fridge and a washing machine. The external entrance to the utility room is via a door from the gravel drive and parking area.

A practical drying room/boot room is accessed from the utility room, with a ceiling mounted pulley. An additional external door leads from the drying room to the East side of the house.

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The living room, with its dual aspect, "Sit-ooterie" has direct access to the garden and features an ornate fireplace. The family room connects to the living room and dining room through original painted double doors. All three connecting rooms have bay windows looking westwards over the gardens. Opening both sets of doors creates a fantastic space for large family gatherings.

The dining room is an atmospheric room with dual aspect windows and ornate fireplace with multi fuel stove. It leads directly through to the kitchen and a door leads off to the games room which features a range of fitted bookcases and fireplace with multi fuel stove. This generously proportioned room could be used for a variety of purposes including a library or games room, with a shower room off and double doors leading out to the garden.

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The main staircase leads to the first floor and its distinctive galleried landing which has three generously proportioned wardrobes/cupboards with original pitch pine double doors. The master bedroom is very light and spacious and has a large dressing room with fitted wardrobes which is currently used as a sixth bedroom and a bay window overlooking the gardens.

The second bedroom is approached from the upper landing and has both South and West facing windows. Bedrooms three and four overlook the north of the property, and bedroom five has a dual aspect to the North and the East. All but one of the bedrooms feature "Art Nouveau" fireplaces.

A family bathroom with a separate WC, a generous bath and enclosed shower unit is accessed from the landing. There is an additional shower room on the East wing, which was fitted by Laings of Inverurie.

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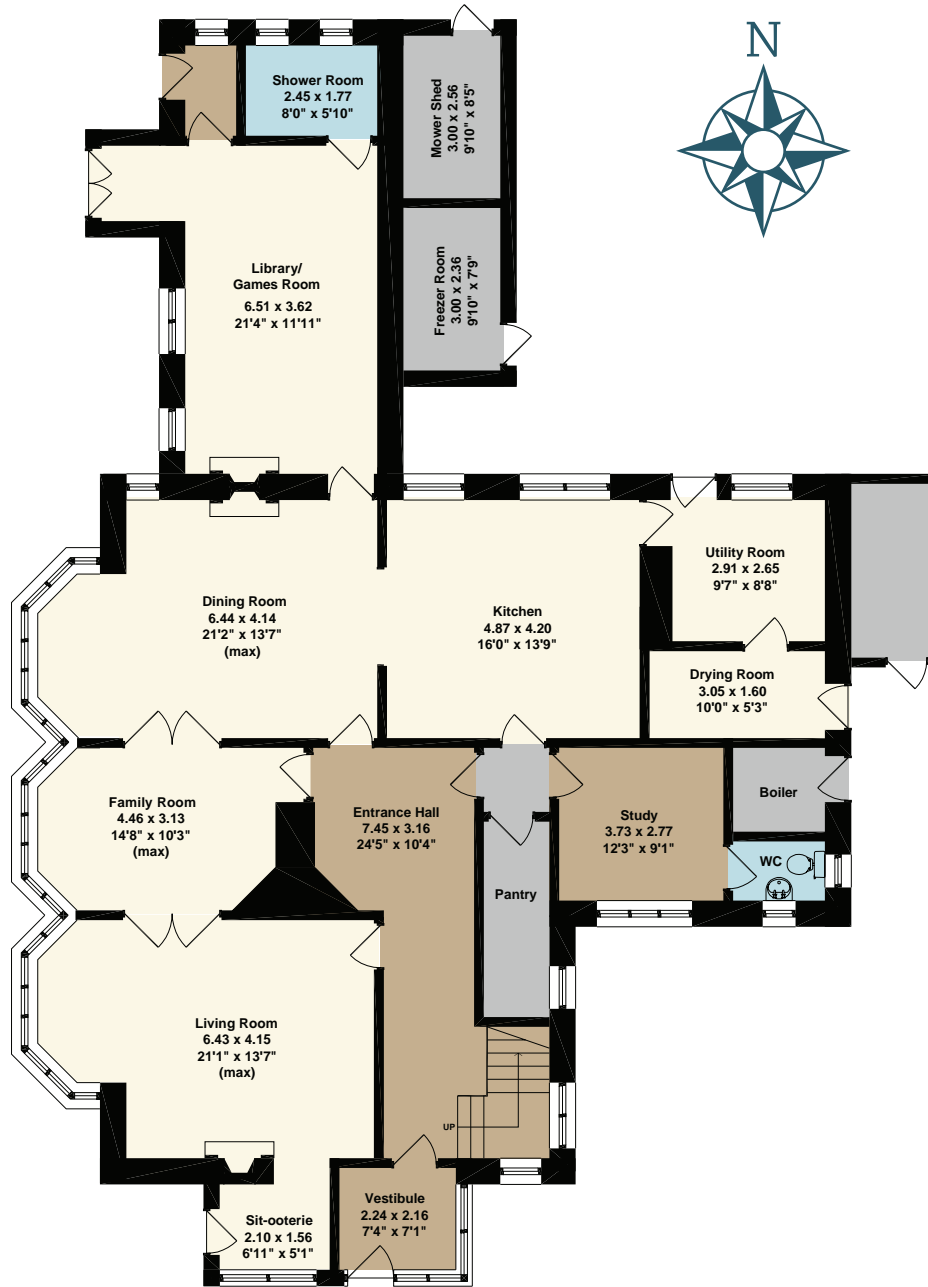




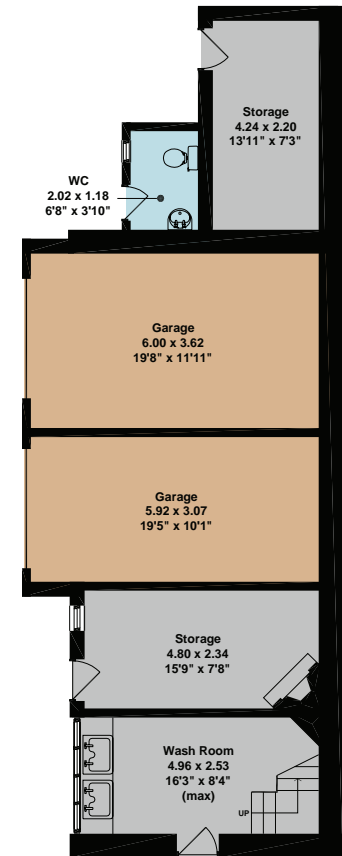




LADYWOOD LODGE FLOOR PLAN



GROUND FLOOR OF HOUSE  
GARAGE, STUDIO & BOTHY









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## THE GROUNDS

The grounds extending to 1.25 acres are extremely private with a bank of mature rhododendrons on the south side of the feu screening the property from the road. There is a stone wall along the westerly boundary and mature conifer hedging and a wall to the north ensuring privacy. The garden has a large area laid to lawn with extensive well stocked mixed borders. A dividing wall separates the main lawn from the 'sunken garden' which is laid to lawn with mixed borders, a double greenhouse at one end and fruit trees at the far end.

## DOUBLE GARAGE, STUDIO & BOTHY

The charming former stable and bothy building in the north east corner of the grounds is divided in to a pine lined bothy, two pine lined garages with up and over electric doors, one of which is currently used as a gym. In addition, there is a WC, kitchen and old laundry room. There is a hobby room/studio in the loft above which has an abundance of light from velux and dormer windows on three aspects.

Attached to the main house are the boiler house, wood shed, mower shed and freezer room. A timber outbuilding measuring 6.5m x 2.2m is divided into 3 parts, oil store, coal shed and workshop, with a lean to log store.

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## DIRECTIONS

From Aberdeen take the A93 west to Aboyne. Pass the village green in Aboyne and bear left onto Huntly Road, at the crossroads turn right and the entrance to Ladywood Lodge is on the left.

Viewers should park on Rhu-na-haven Road where a gateway provides access to Ladywood Lodge, clearly indicated by the Mackinnons for sale sign.

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## ABOYNE

The picturesque Deeside village of Aboyne holds an enviable location in the beautiful Dee Valley and has a wide range of shops, restaurants, a bank, hotels, excellent schools and leisure facilities including an active theatre community, swimming pool, squash court and gym. The area is popular with outdoor enthusiasts, boasting great walks, bird life and wildlife plus a varied range of sporting activities on your doorstep. The ski centres at Glenshee and the Lecht are within a short travelling distance, making winter sports easily accessible. Fishing and field sports are popular and widely available. There is an 18 hole and 9 hole golf course in Aboyne, water sports and a nearby gliding club. The area is renowned for its clean air and quality of life with fragrant pinewoods, open moorland, traditional farming and good old fashioned Highland hospitality.

The city of Aberdeen is easily commutable being 30 miles away and provides all the accompanying leisure, recreational, shopping, entertainment and cultural facilities expected of the energy capital of Europe. The airport, situated to the north of the city, has an extensive range of domestic and international flights is around 40 minutes drive from Aboyne. There are also regular inter-city services from the city's railway station. Aberdeen provides a considerable choice of educational facilities with a number of private schools including The International School at Pitfodels, Robert Gordon's, St. Margaret's and the Albyn School. The city also boasts two universities and several colleges for further education.

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## TERMS

### Council Tax

Band H

### EPC

Band E

### Entry

By Arrangement

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### Viewing

Mrs Hendry  
07786121595

