



Gateside Steading, Lumphanan, Banchory, Kincardineshire

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Gateside Steading Lumphanan Banchory

Highly profitable self catering business
Superb countryside views throughout
High specification interiors and exteriors
Wonderful balconies and terraces
Ideal multi-generational living space
Potential for three independent homes
Extensive parking and landscaped gardens
Wonderful balconies and terraces

Summary

Gateside Steading & Coach House represent an exceptional opportunity to acquire a unique and highly adaptable property in a stunning rural setting. Whether as a spacious family home, a multi-generational residence, or a thriving hospitality business, the flexibility and quality on offer are second to none. With outstanding countryside views, luxury finishes The Hideaway is perfectly positioned for those seeking a lifestyle change or a sound investment in one of Aberdeenshire's most picturesque locations.

Situation

Gateside Steading & Coach House are beautifully situated in the heart of rural Aberdeenshire, just outside the historic village of Lumphanan, Banchory. This tranquil setting enjoys outstanding countryside views, offering a perfect blend of seclusion and accessibility. The area is steeped in Scottish history, with the nearby Peel of Lumphanan and the ruins of Corse Castle providing a sense of heritage. The village itself boasts a primary school, pre-school, local shop, and a charming tearoom, while Aboyne and Banchory—both within easy reach—offer a wider range of amenities including supermarkets, schools, leisure facilities, and healthcare. For commuters, Aberdeen city centre and airport are approximately 45 minutes away, ensuring excellent connectivity without sacrificing the peace of rural living.





The Business

Gateside Steading has a proven track record as a successful commercial venture, operating as luxury vacation rentals under the name The Hideaway. The business has encompassed both the main house and the self-contained annexe, The Bothy, offering guests a unique and high-quality experience in the heart of Royal Deeside. The property's flexible configuration allows for the continued operation of a vacation rental business or multi-generational family living.

Importantly, The Coach House, while currently used as a principal residence, offers further commercial potential. Its contemporary design and independent facilities make it ideally suited for conversion into self-catering accommodation, either as part of an expanded holiday let operation or as a standalone rental. This versatility enables prospective owners to maximise the property's earning potential or adapt it to suit their own requirements, whether for business, extended family, or guests.



Property

Gateside Steading, together with its self-contained annexe known as The Bothy and the contemporary Coach House, forms a rare and highly versatile property complex comprising three distinct yet complementary homes on a single site. This unique arrangement is ideal for a variety of uses, from multi-generational living to luxury holiday letting or a blend of both. The main residence, Gateside Steading (also called The Hideaway), is a substantial U-shaped converted granite and slate steading, featuring exposed Douglas fir beams and vaulted ceilings. It is currently configured with three en suite bedrooms on the ground floor, as well as an additional bedroom and sitting area upstairs. The property boasts a spacious open-plan dining hall, kitchen, and sitting room equipped with premium appliances and a log-burning stove. An internal partition can be removed to integrate the self-contained annexe, or left in place to keep the spaces separate. Gateside Steading has previously operated as a successful luxury vacation rental, making it suitable for both commercial holiday letting and private family use.

The Bothy, the self-contained annexe, offers its own entrance and includes a hallway, shower room, dining area, and an open-plan kitchen/sitting room with a log-burning stove and countryside views. Upstairs, a galleried double bedroom with floor-to-ceiling windows provides a bright and airy retreat. The Bothy can function independently as a rental unit, guest accommodation, or private quarters for extended family, and can easily be reconnected with the main steading to create a single larger home if desired.



The Coach House is a strikingly contemporary new build, completed between 2016 and 2022, and finished in larch cladding with a slate roof. Inside, it features extensive imported white and black marble finishes, including oversized floor tiles and a dramatic staircase. The ground floor includes a principal bedroom suite with dressing room and luxurious en suite, an integral garage, utility, and wet room. Upstairs, there is an open-plan sitting, dining, and kitchen area, a home office, and a double bedroom with balcony access. High-end integrated Bosch appliances and luxury bathroom fittings add to the sense of quality throughout. The Coach House is suitable as a standalone family home, executive residence, or high-end holiday let.

The three properties can operate entirely independently, providing privacy and separate living spaces for multi-generational families or staff. Alternatively, the steading and annexe can be combined to create a larger single-family home, while the Coach House remains separate. The complex has a proven track record as a luxury vacation rental business, offering potential for continued commercial use or a hybrid of personal and rental arrangements. Extensive outdoor areas, including terraces, balconies, a courtyard, and a hot tub pagoda, further enhance the lifestyle appeal for residents or guests. While the properties share a private driveway and parking, each maintains distinct entrances and facilities, supporting flexible occupation or letting arrangements. This unique combination of three high-specification homes with adaptable layouts and separate access points makes Gateside Steading & Coach House exceptionally well-suited to multi-generational living, luxury holiday letting, or a combination of both, presenting a rare opportunity for versatile rural property use.

External

Externally, the property is equally impressive. The pink gravel driveway provides ample parking and turning space, while extensive paved footpaths and terraced areas offer superb opportunities for outdoor entertaining. A large deck leads to a handbuilt pagoda with a slate roof and hot tub, creating a luxurious retreat for relaxation. The gardens are designed for low maintenance, featuring lawns, mature rockeries, and a greenhouse. Additional amenities include an integral garage within the Coach House and a detached timber workshop and gym, both with power and light, catering to a range of hobbies and practical needs.









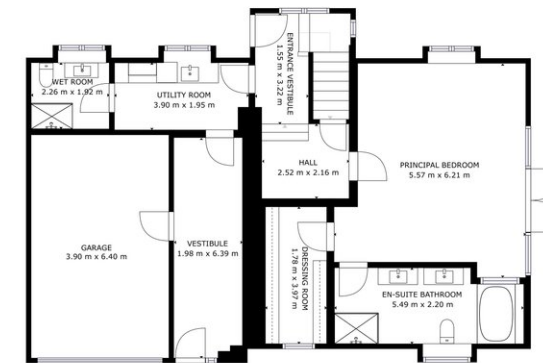
Tenure
Scottish equivalent of Freehold

Services
Gateside Steading: private water and drainage. Mains electricity. Biomass heating system. Broadband and satellite television. AJC double glazed windows.
The Coach House. Private water and drainage. Mains electricity. Biomass heating system. Broadband and satellite television. Nordan double glazed windows.

Trading Information
The business trades above the VAT threshold. Trading information will be released after formal viewing has taken place.



1ST FLOOR



GROUND FLOOR

GATESIDE STEADING | COACH HOUSE

GROSS INTERNAL AREA
GROUND FLOOR: 123 m², 1ST FLOOR: 110 m²
EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 8 m²
TOTAL: 233 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



All appointments to view this or any of our other properties must be made through the vendors sole agents.

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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.