



The Auld Kirk, 31 Braemar Road, Ballater, Aberdeenshire

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31 Braemar Road Ballater Aberdeenshire AB35 5RQ

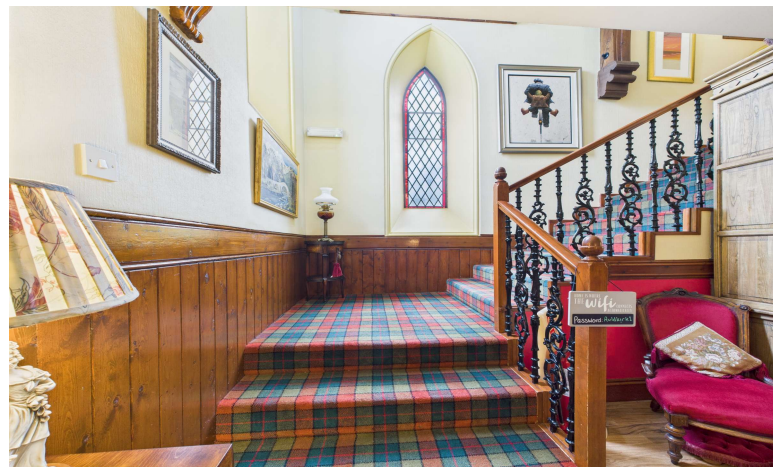
- Award-winning guest house
- Seven en-suite rooms
- Historic church conversion
- Prime Ballater location
- High occupancy rates
- Potential for expansion
- Guest-only stylish bar
- Private owners' accommodation

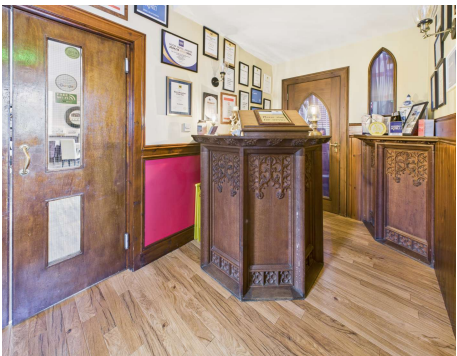
Summary

The Auld Kirk, located at 31 Braemar Road in Ballater, is a distinguished early Victorian church building skilfully converted into a multi-award winning guest house. This AA 4 Star Gold and VisitScotland 4 Star B&B blends historic charm with contemporary comfort, offering seven stylish en-suite guest rooms, including a mix of king-sized, double, twin, and family options. Currently operating with an enviable occupancy rate of over 90% in peak season, the Auld Kirk presents an exceptional business opportunity with significant repeat clientele and excellent on-site amenities.

Situation

Situated in the heart of picturesque Ballater, the Auld Kirk B&B occupies a prime spot on Braemar Road within the acclaimed Cairngorms National Park, making it ideal for exploring Royal Deeside. Residents enjoy excellent access to local amenities, with cafés, restaurants, boutiques, and Ballater Golf Club all within a gentle stroll. The property is also close to the Ballater Primary and secondary schooling options, offering a supportive environment for families. Frequent public transport links connect Ballater with Aberdeen and Braemar, while road access to Aberdeen is straightforward for commuters and visitors alike. Tourism thrives year-round, with sought-after attractions such as Balmoral Castle, renowned walking and cycling trails, and scenic viewpoints nearby, ensuring strong demand and unique lifestyle appeal for both guests and owners.

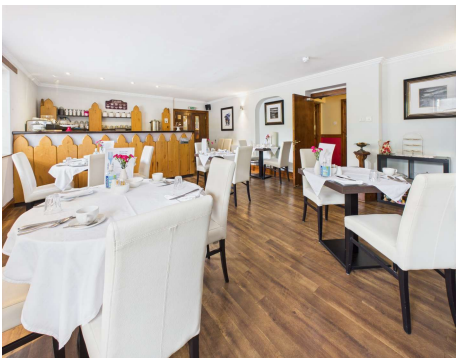




The Business

The Auld Kirk is a highly acclaimed, traditional boutique bed and breakfast located in Ballater, Aberdeenshire, renowned for its unique setting in a beautifully converted former church. Awarded the prestigious AA 4 Star Gold rating and the AA Bed & Breakfast of the Year 2024 for Scotland, The Auld Kirk caters to discerning, up-market travellers seeking an exclusive experience. The business offers seven inviting en-suite guest bedrooms on the first floor, featuring a choice of king-size, double, twin, and family configurations, thoughtfully equipped with modern amenities and contemporary shower rooms—one with a bath—to ensure superior comfort in an atmosphere rich with historic character. Room rates range from £160 to £190 per night, reflecting the property's commitment to quality.

Operated hands-on by the owners, with support from dedicated part-time housekeeping staff, the bed and breakfast is fully licensed and features a stylish bar reserved for guests. The property enjoys ample outdoor seating and an excellent local reputation, bolstered by its previous success as a bistro and coffee shop—offering significant opportunities for revenue growth by reopening these services and welcoming non-residents. The Auld Kirk's impressive occupancy rates, diverse clientele, and further development potential position it as an exceptional, turnkey investment in Scotland's thriving hospitality sector.



Property

Constructed from robust local granite, The Auld Kirk is a striking example of early Victorian Scottish Free Church architecture, tastefully converted and meticulously maintained to meet modern hospitality standards. Original period details, such as stained glass windows and a prominent stone façade, lend the property a unique atmosphere and commanding curb appeal. Internally, the structure has been expertly adapted for guest accommodation, with seven well-appointed bedrooms on the first floor, each boasting contemporary en-suite facilities including sleek shower rooms and, in one room, a bath. Communal spaces feature comfortable lounge areas, a welcoming breakfast room, and well-considered service areas. Recent upgrades ensure reliable utilities, guest Wi-Fi, and efficient heating. The ground floor showcases the grandeur of the former kirk, with soaring ceilings and period detailing accentuated by sympathetic design choices. Storage and support areas are sensibly positioned for operational ease. The property's flexible layout may allow for further reconfiguration or expansion, subject to consents, while the integrity and character of the original building remain impressively preserved.

The owners' accommodation, which also has a private entrance, consists of a double bedroom with an en-suite bathroom, a kitchen, and a spacious lounge.

Planning permission has previously been granted for potential conversion of the attic into further owners' accommodation, and for dividing the building into eight apartments.



External

Occupying a generous plot of approximately 0.2 acres, the Auld Kirk in Ballater boasts an attractive external aspect that skilfully blends character with practicality. The immediate grounds are mainly laid to gravel, featuring beautifully maintained shrubs, mature trees, and a variety of established plants, creating a welcoming atmosphere. Along the Braemar Road frontage, several picnic benches provide a perfect spot to entice passing visitors, enhancing the property's commercial appeal. The south-facing paved courtyard offers direct access to the guest lounge and kitchen, furnished with bistro-style tables and chairs—an ideal setting for both resident and non-resident clientele. To the rear, there is private car parking reserved for owners, as well as an enclosed, private garden, affording additional seclusion and versatility for personal or business use.









Tenure

Scottish Equivalent of Freehold

Trading Information

Trading information will be released after a formal viewing has taken place



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.