



Roths & Aikenway Fishing, River Spey

PATON & CO
SALES | LETTINGS | RURAL



Kinermory House

Aberlour, Moray, AB38 9LX

Situated in the heart of Speyside, Kinermory House together with the renowned Rothes & Aikenway Fishing offers the opportunity to enjoy exceptional salmon fishing on the River Spey whilst staying in a comfortable and beautiful lodge.

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The River Spey

The River Spey is one of Scotland's largest and most celebrated rivers, widely regarded as its most famous and prized- often referred to as the "Queen of Rivers," far beyond fishing circles. Rising to the north of Loch Laggan in the central Highlands, the Spey flows northeast through Aviemore, Grantown-on-Spey and Aberlour, before reaching the North Sea approximately 10 miles east of Lossiemouth.

Roths & Aikenway Beat

The Roths & Aikenway Beat lies close to the village of Rothas and offers approximately 1.5 miles of double-bank fishing, together with a further half mile of single-bank water. It is flanked upstream by Arndilly and downstream by Delfur.

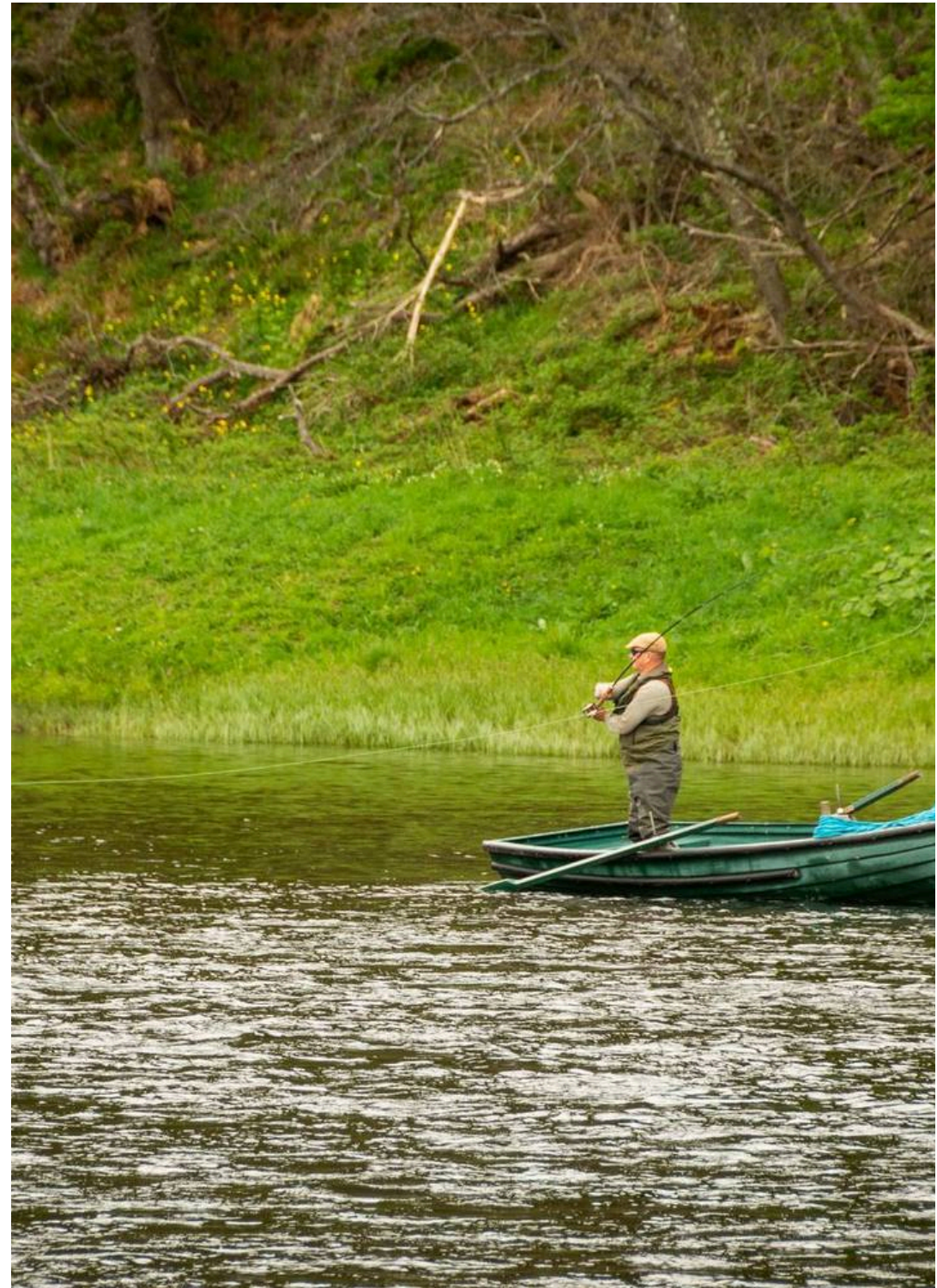
History

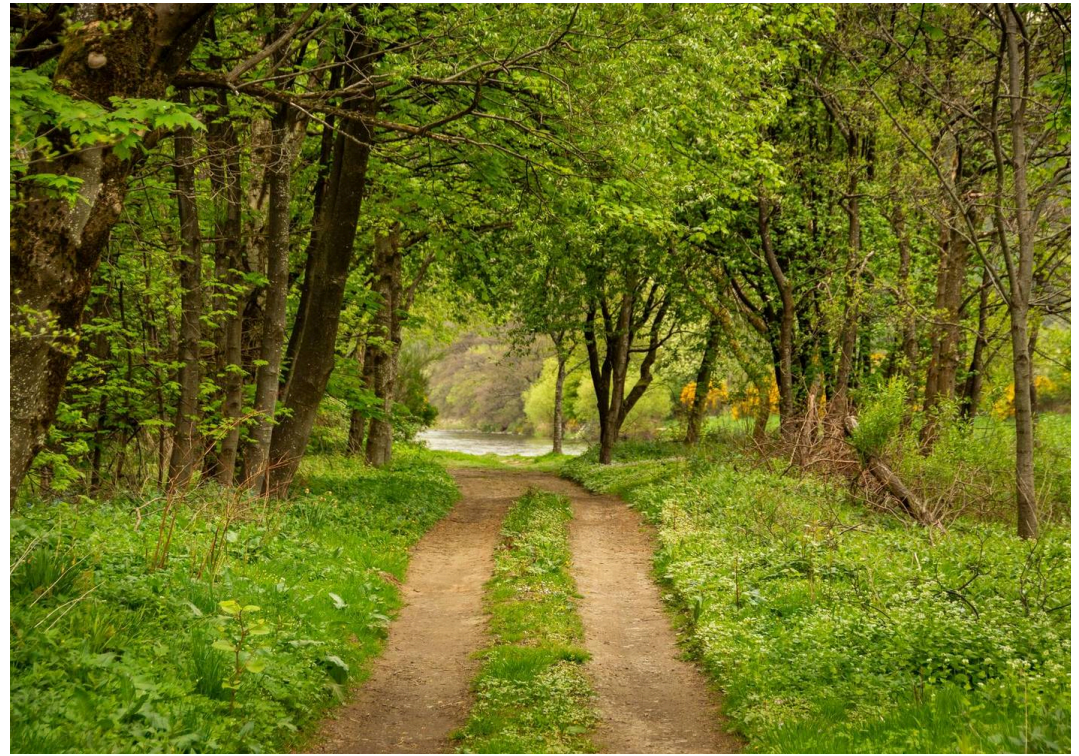
Previously owned by Eagle Star, the beat was purchased by the Bladon family in 2004. Since then, it has been carefully and sympathetically managed, retaining the character of a much-loved family-owned beat that offers a warm welcome to visiting fishermen.

Catch Records

At the end of the 2025 season, the beat recorded a 10-year average catch of 283.5 fish and a 5-year average of 256.4. The beat comprises 13 named pools, offering a varied and highly productive salmon fishery.

The season runs from 11 February to 30 September and is typically fished by five or six rods on a fly-only basis. There are five boats on the beat, used primarily for crossing the river, although several pools also fish well from the boat.







Fishing Details

The Fishing Hut

The well-appointed fishing hut is fully equipped with mains electricity, WiFi, oven, dishwasher, log-burning stove, WC and rod room, providing excellent comfort and facilities for guests.

Access

Vehicular access is available to almost all pools, with only short walks required (approximately 100 yards) to reach Town Road at the upper end and Geantree at the lower. A ford over the Rothes Burn is easily passable in a 4x4, although lower vehicles may find it more challenging.

Ghillies

The beat is staffed by two full-time ghillies, with additional ghillies available by prior arrangement.

Wading

Wading conditions are varied across the beat. Several pools are straightforward, while others feature larger stones but remain generally manageable. Geantree, on the left bank, has a bedrock base and can present more challenging wading, although it can also be effectively fished from the boat.

Available Dates

12th August - 31st August

6th September - 13th September





Kinermory House

Kinermory House is situated just outside the Speyside whisky town of Charlestown of Aberlour. Speyside is famous for both salmon fishing and malt whisky distilleries. The Macallan, Glenfiddich, Glenlivet, Glenfarclas, Balvenie, Aberlour and many more distilleries are all within a 20-minute drive of the house. There are also several excellent golf courses nearby.

Kinermory House is a secluded country house sitting on a bluff above the River Spey, surrounded by rolling Speyside countryside and woodland. It has commanding views of the River Spey to the north and Ben Rinnes to the south. The Speyside Way can easily be reached on foot from the house, and it is a pleasant 30-minute walk alongside the river into Aberlour.

The house is approached via a private gravel driveway which opens onto a sweeping lawn edged with rhododendrons, laburnum and copper beech trees. It is set within approximately six acres of beautiful gardens.

The gardens include a stunning walled garden, with a burn channelled through a central runnel, and glorious established planting of azaleas and rhododendrons, as well as a wonderful laburnum arch, best seen in May.

The house was built in 1908 and designed in the Scottish Restoration style. It has the character of a Highland estate mansion, with elegant gables that give it a distinctive late Victorian Speyside appearance.





The house provides spacious accommodation for a maximum of 19 guests. It has a large kitchen with an electric AGA, all modern amenities, a large dining table, and a comfortable seating area with TV. The drawing room has an open fire and a large window seat from which beautiful views of the River Spey can be enjoyed. There is also a formal dining room and an additional sitting room with TV.

The house has 10 bedrooms (9 twin and 1 single). The six twin bedrooms on the first floor all benefit from ensuite bathrooms (4 with baths and 2 with showers). There are two bedrooms (one twin and one single) on the top floor sharing a bathroom, with a separate WC. The lower ground floor has two twin bedrooms sharing a bathroom.

The lower ground floor also has a snooker room, a spacious drying room, and access to a laundry room after 12 noon.

We ask guests to bring their own cook, who must be responsible for keeping the kitchen clean and leaving it tidy.

Dogs are not permitted in the house. There is a dog kennel for visiting dogs, which are welcome in the garden; however, we do ask that guests pick up after their dogs on mown areas and in the walled garden.









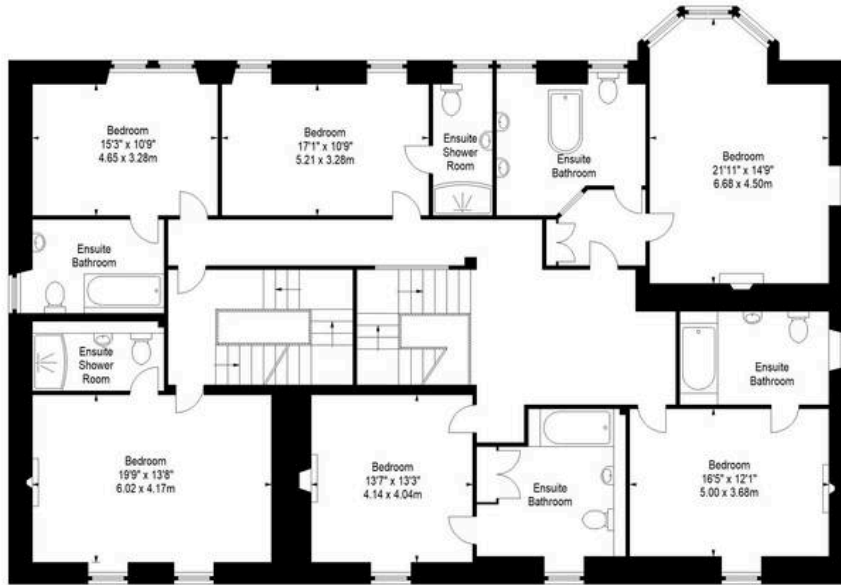




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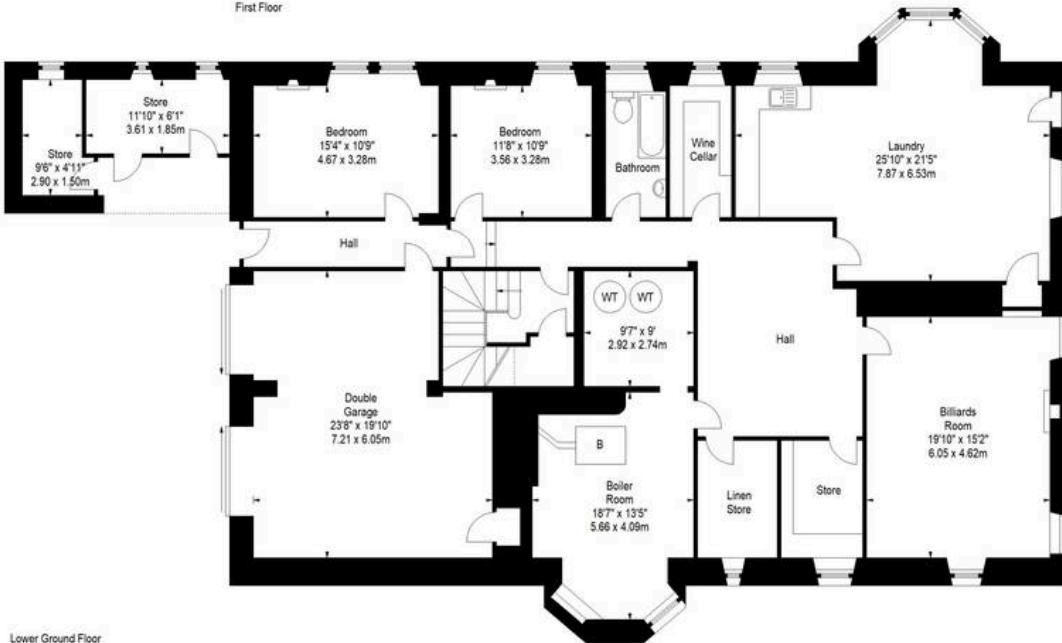
Approx. Gross Internal Area
8903 Sq Ft - 827.09 Sq M
Garage & Stores
Approx. Gross Internal Area
554 Sq Ft - 51.47 Sq M
For identification only. Not to scale.
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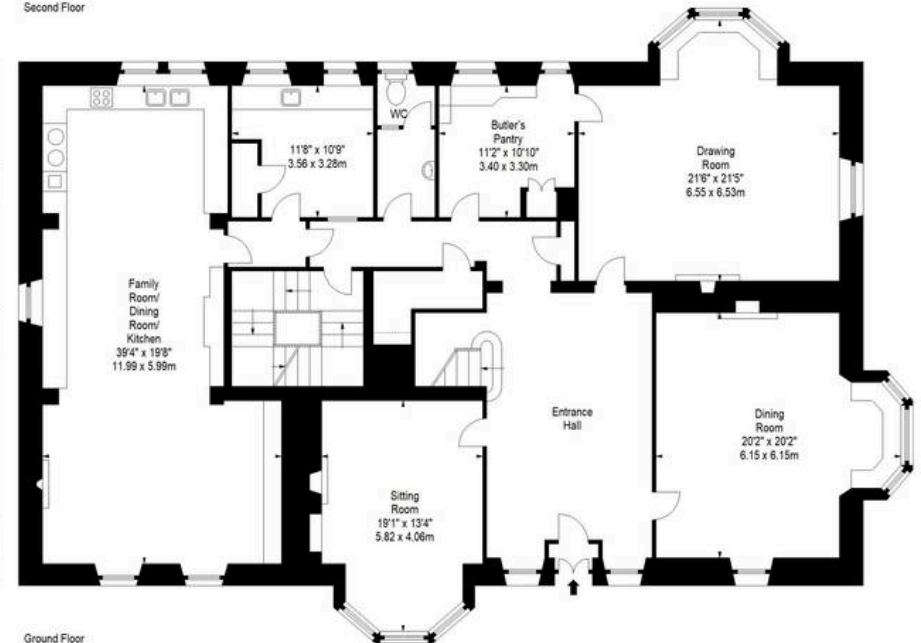
First Floor



Second Floor



Lower Ground Floor



Ground Floor





Explore The Area

Aberlour is a well-known and highly regarded Speyside town, famed as the home of Walkers Shortbread. It offers a charming blend of local amenities, access to world-renowned whisky distilleries, and the tranquillity of countryside living.

Kinermory House enjoys a superb location near Aberlour, within easy reach of several of Scotland's celebrated golf courses and just a short drive from the Moray coast with its beautiful, unspoilt beaches.

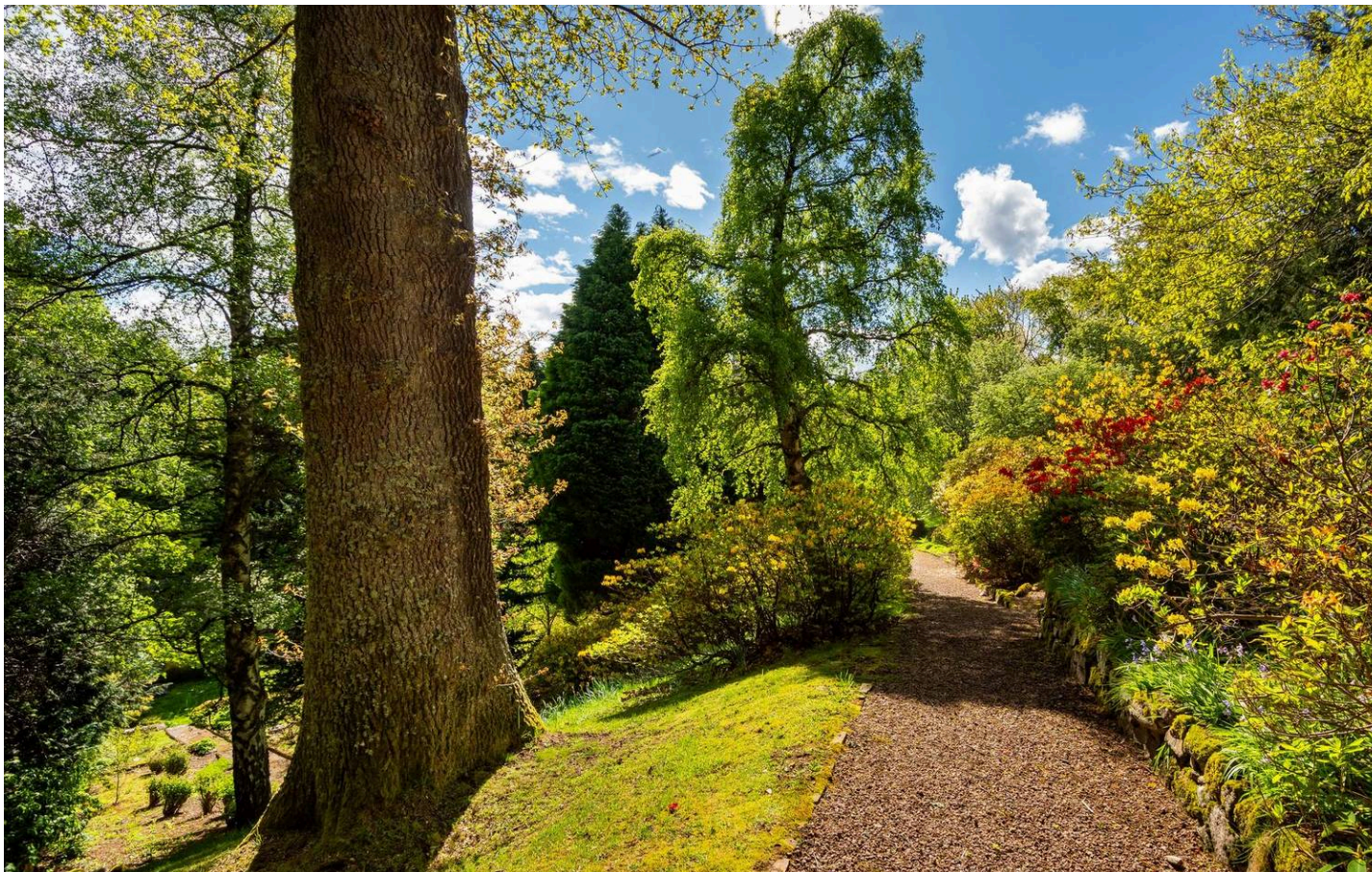
The Cairngorms National Park lies on the doorstep, offering endless opportunities to explore dramatic landscapes, walking trails, wildlife and outdoor pursuits.

The surrounding area is rich in heritage and natural beauty, with an abundance of scenic countryside, historic landmarks and iconic attractions. Visitors can explore some of Scotland's most famous castles, including Ballindalloch Castle, which features beautiful gardens and an adventure playground for children.

Families may also enjoy a visit to Landmark Forest Adventure Park, one of Scotland's most popular family attractions, offering a range of outdoor activities and adventures.

Guests can discover the region's rich heritage at Knockando Woolmill, one of Scotland's oldest working woollen mills, or enjoy the beautifully restored The Walled Garden at Gordon Castle.

The area is also synonymous with whisky, and visitors can enjoy tours and tastings at renowned Speyside distilleries, including The Macallan Estate.



Useful Links

Walkers Shortbread- <https://www.walkersshortbread.com/?msclkid=8b1b332156371d5b0bff5934955dd180>

The Macallan Distillery- <https://www.themacallan.com/en/experience-the-macallan/distillery>

Johnstons of Elgin- <https://johnstonsofelgin.com/>

Cairngorms National Park- <https://cairngorms.co.uk/>

Ballindalloch Castle & Gardens- <https://www.ballindallochcastle.co.uk/>

Knockando Woolmill- <https://www.kwc.co.uk/>

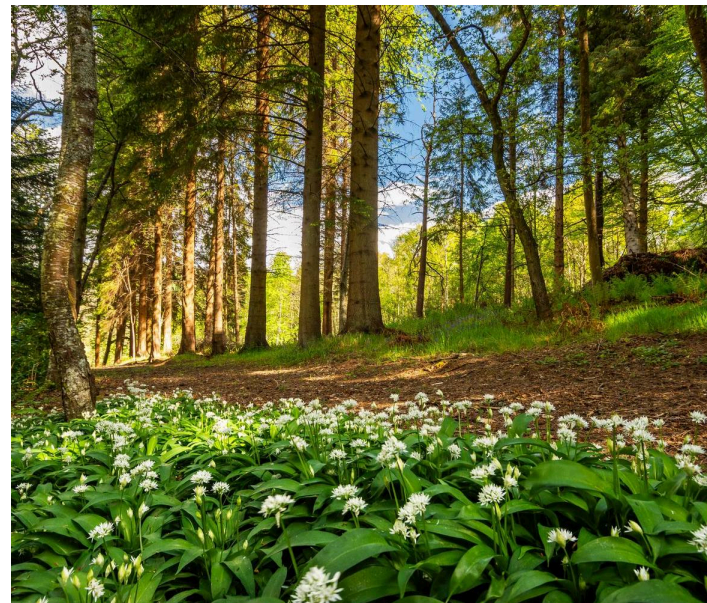
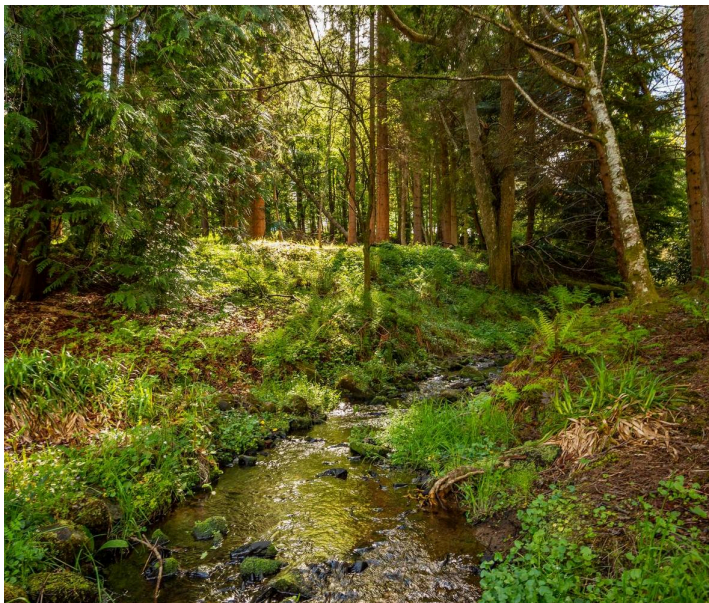
The Walled Garden at Gordon Castle- <https://www.gordoncastle.com/>

The Spey Larder- <https://speylarder.com/>

The Mash Tun- <https://www.spiritofspeyside.com/listings/the-mash-tun>

The Spey Inn- <https://craigellachiehotel.com/spey-inn/>

Landmark Forest Adventure Park- <https://www.landmarkpark.co.uk/>





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