



Caledonian House, Main Street, Portmahomack, Tain



BNP PARIBAS GROUP 

Caledonian House

Main Street

Portmahomack, Tain

IV20 1YS

An outstanding opportunity to purchase a substantial seafront guest house with three en suite guest bedrooms, commercial business space and self-contained two bedroomed owners accommodation with further excellent hospitality opportunities.

Tain 10 miles, Inverness 42 miles, Inverness Airport 48 miles (mileages are approximate).

Entrance vestibule | 2 Gallery/Restaurant rooms
Sitting room/Dining room | Kitchen | Utility room | W.C | 5 bedrooms (3 en-suite) | Living room | Further Kitchen, | Shower room
EPC Rating: G

The property

The property comprises a substantial building located on the Tarbat Peninsula in the village of Portmahomack in Easter Ross. The property trades as a guest house with owner's accommodation and a ground floor retail space which is currently a gallery/gift shop. The property enjoys fantastic views over the Dornoch Firth and the Sutherland hills.

The ground floor comprises a large commercial space, currently set out as a gallery but previously used as a bistro restaurant/bar. A substantial guest sitting room/dining room with sea views occupies a separate part of the ground floor along with the kitchen, utility room, office space and entrance hallway. The commercial space has its own front entry and comprises two connected rooms with log burner, with capacity for up to 50 covers, a servery area and a W.C and access doors

to the rear hallway. The frontage has a large amount of glazing which takes advantage of the magnificent sea views.

The first floor has three guest bedrooms (all en-suite), the largest of which can be described as a suite with a sitting area in addition to the bedroom. The rooms are all decorated and presented to a high standard with painted plaster walls, carpeted floors and good quality furnishing with the rooms all having wall mounted tv's, kettles and hospitality trays.

The owner's self-contained accommodation is a particular feature of Caledonian House and is located on first floor level. It comprises two bedrooms, a shower room, a kitchen and a large living room which has views overlooking the beach and the Dornoch Firth.

The business trades as a very successful guest house/bed & breakfast with gallery retail. There is an opportunity for a purchaser to re-instate a food and beverage operation given that the property still has a current premises licence. This is truly a unique opportunity to purchase a house and business located in an outstanding Highland tourist setting close to the main North Coast 500 route.

Trading figures will be made available to purchasers after formally viewing the property.

Outside

The property and business benefit from a beachfront location which includes a garden area on the beach side opposite the main house, which has picnic tables, direct beach access and has the potential for an excellent outside trade area/beer garden should a new purchaser wish to pursue a food and beverage enterprise.

To the rear of the property is an area of residents' parking, an enclosed garden to side and rear with patio and outhouses.





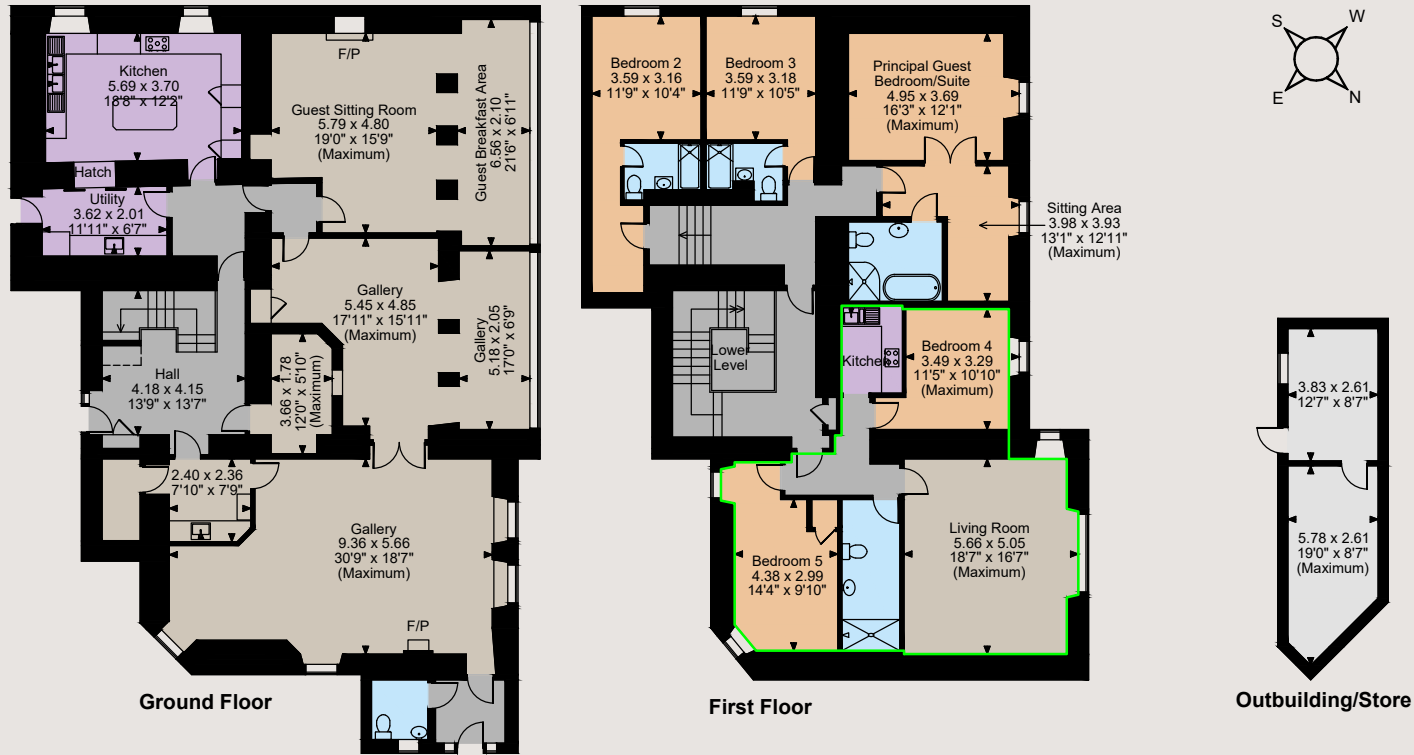








Caledonian House, Main Street, Portmahomack
 Main House internal area 4,486 sq ft (417 sq m)
 Outbuilding/Store internal area 251 sq ft (23 sq m)



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Location

The village of Portmahomack is located on the Dornoch Firth and features stunning views across the sea to Sutherland. There is a local store and post office in Portmahomack, as well as several restaurants and cafés and a primary school. Further amenities can be found in Tain, which offers a variety of shops, leisure facilities and schooling. The A9 at Tain provides routes south towards the city of Inverness.

Directions: what3words - ///pipeline.failed.

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General

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX, Tel 01349 886606, www.highland.gov.uk

Services: Mains electricity, water and drainage. Biomass wood pellet heating system.

Council Tax: Band B & rateable value is £5600.

Tenure: Freehold

Premises Licence: The property has the benefit of a premises licence. Further details from the joint selling agents.

Asking Price: Offers over £450,000

Inverness

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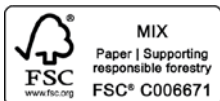
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