

 **CHRISTIE & CO**



TAYCHREGGAN

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TAYCHREGGAN



Views Over
Loch Awe



Tripadvisor 2022
Best of the Best
4.5/5



Award Winning
Luxury country
house hotel



18 ensuite
bedrooms, bar
and restaurant



Freehold
For Sale



EPC
Rating C





Taychreggan is a luxury boutique hotel formed from a former cattle drovers Inn with 300 years of history. The original Inn was sited at this point as the Loch narrows and was used to drive cattle across.



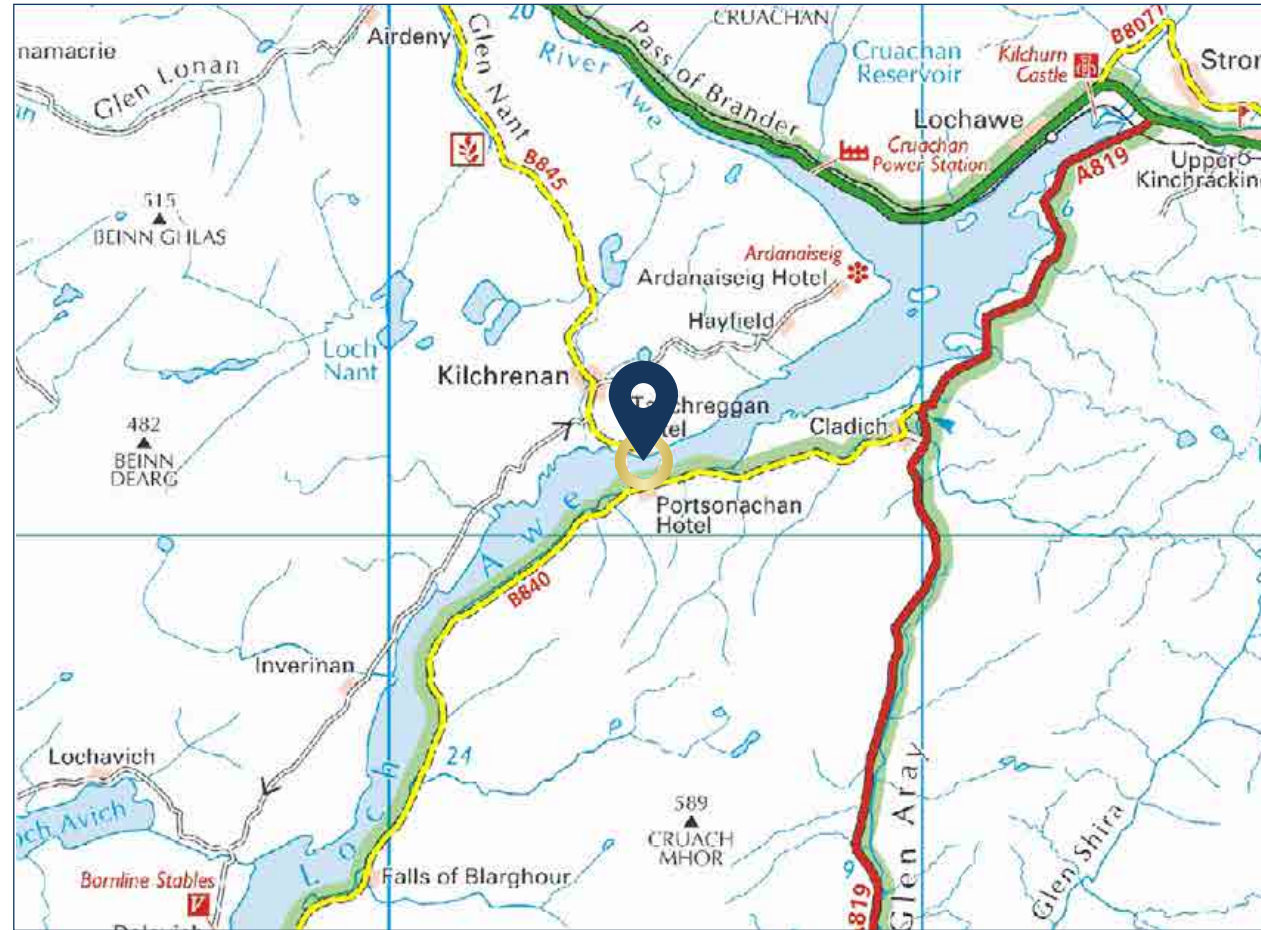
LOCATION

Kilchrennan, By Taynuilt, PA35 1HQ

In the heart of the Scottish Highlands, Taynuilt is a large village some 12 miles from the town of Oban with ferries to Mull and Iona as well as its well-known distillery. Sitting at the foot of Ben Cruachan and between Loch Etive and Loch Awe, the area has many places of interest to supplement its natural beauty.

One of Taynuilt's most popular attractions is the Bonawe Iron Furnace, the most complete charcoal fuelled ironworks in Britain looked after by Historic Scotland. The 9-hole Taynuilt Golf Club is also popular, boasting beautiful views of Loch Etive.

The area is also excellent for hill walking with 20 Munros within 90 minutes of the hotel, and the hotel also has its own fishing rights on Loch Awe.



ROOM SCHEDULE

18 ENSUITE LETTING BEDROOMS

6 Loch view rooms

6 Garden / Courtyard rooms

5 standard rooms

Additional room currently used for housekeeping



GHILLIE BAR & LOUNGE

Bistro - 36 covers



FOADAIL

Fine dining restaurant - 40 covers - 2 AA rosettes

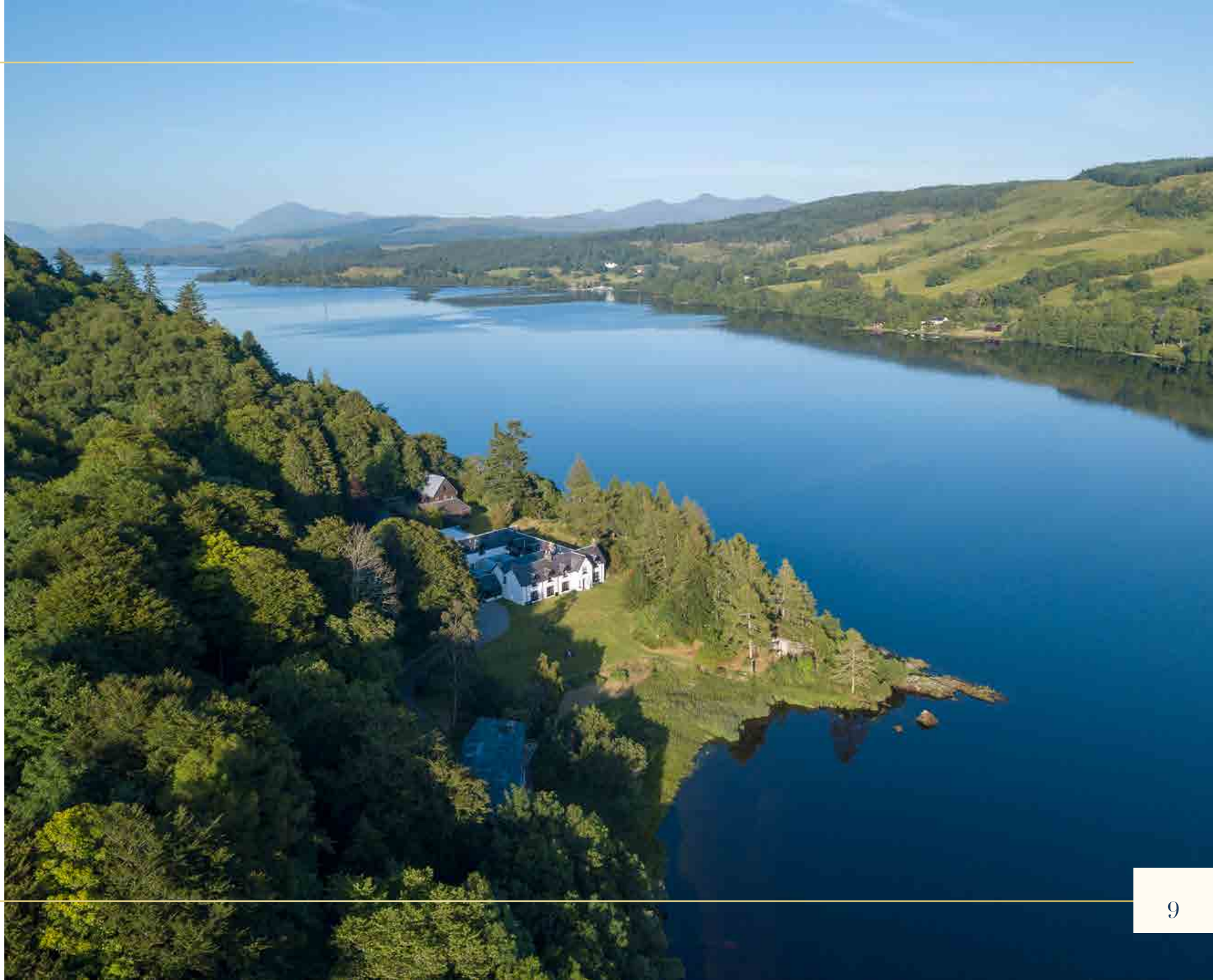


**CLICK HERE TO VIEW THE
DRONE FOOTAGE**

**39 ACRES
OF LAND**

CAR PARK FOR CIRCA 25 CARS

**PLANNING PERMISSION
PREVIOUSLY EXISTED FOR
13 HOLIDAY LODGES**



STAFF ACCOMMODATION

Detached 3 bedroom Manager's accommodation.

2 Staff lodges

- 1x 4 bed (2 ensuite)
- 1x 3 bed (1 ensuite)



**This stunning boutique hotel is part of an international group of high-quality hotels.
The owner now wishes to focus their management time on their other locations in the USA and Scotland.**

STAFF

There is a full staff complement including an experienced General Manager and all would transfer under TUPE in the usual way.

TRADING INFORMATION

Full financial information will be provided to bona fide parties at the time of viewing.

BUSINESS RATES

The Rateable Value as at 1 April 2023 is £63,500. This is subject to an ongoing appeal. Confirmation of actual rates payable can be obtained from the local Authority.

TENURE

Freehold

CONTACT

GARY WITHAM

Director - Hotels

T: +44 7712 198 834

E: gary.witham@christie.com





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