



## BUSINESS FOR SALE

The Millhouse Hostel and Farmhouse,  
Cornaimore, Isle Of Tiree, PA77 6XA

- 10-person Hostel
- 4 Bedroomed owners' accommodation
- Excellent lifestyle opportunity
- Offers over £490,000.

**LOCATION:**

The Isle of Tiree lies approximately 60 miles West of mainland Scotland, off the Ardnamurchan peninsula, itself the Westmost point of the British mainland.

Tiree is accessed by way of the regular Calmac ferry crossings from Oban, via the Island of Coll. Alternatively, the island's airport is well served by regular connections to and from Glasgow airport.

Millhouse Hostel lies towards the North coast of the island, close to Clachan Mor, and lies just West of the B8068 road route which links this area to Scarinish, on the East coast, the point where the ferry docks.

Scarinish is approximately five miles from the subjects by road, the local airport approximately two and a half miles due South, making the accommodation readily accessible.

Tiree has attractive unspoilt sandy beaches, and is the most Westerly island of the Inner Hebrides. The island is approximately 12 miles by three miles, is relatively flat, and the climate locally certainly benefits from the nearby Gulf Stream, with above average hours of sunshine reported.

**DESCRIPTION:****Millhouse Farm Cottage**

The farm cottage was fully refurbished in 2005 the property is of solid stone construction rendered externally beneath a pitched and tiled roof. The property has been extended with a more modern brick/block. At the ground floor level there is an entrance porch, hallway, lounge, dining room, shower room, kitchen and utility area.

At first floor level there are two bedrooms and a further shower room.

**Millhouse Hostel**

Millhouse Hostel which was originally a barn was converted around circa 2002 the property is of solid stone construction supplemented by a timber framed insert, beneath a pitched and tiled roof.

Internally the subjects comprise at ground floor level, entrance hall, open plan lounge, dining and kitchen area, two bedrooms, two shower rooms and two toilets at the ground floor with a utility room. At first floor there are two bunk rooms/dormitory each sleeping five persons.

Additionally on the site is the former Watermill House and water wheel.

**ACCOMODATION:****Millhouse Farm Cottage**

Ground floor – entrance porch, hallway, lounge, dining room, kitchen, utility room, shower room.

First Floor:- two bedrooms and shower room.

**Hostel**

Ground floor:- entrance hallway, open plan lounge, dining and kitchen area, utility room, two bedrooms, two shower rooms and two toilets.

First floor: - Two bedrooms in a dormitory style.

**Mill**

Ruinous building with working water wheel.

**External**

The site is broadly rectangular with parking for at least 10 cars, there is an area of lawn in front of the cottage and to the side and the ruinous mill lies adjacent to the front portion of the site.

**RATING:**

From reference to the Scottish Assessors Association Website the subjects are noted to have a rateable value of:

Millhouse Hostel: £3,200

Millhouse: Council Tax D

**PRICE:**

Our clients are seeking offers over £490,000 for the property, fixtures and fittings.

**LEGAL COSTS:**

Each party to be responsible for their own legal costs incurred during the transaction with the ingoing purchaser being responsible for stamp duty, land tax, registration dues and VAT incurred.

**ENERGY PERFORMANCE:**

A copy of the Energy Performance Certificate (EPC) for the properties are available upon request.

**ENTRY:**

Early entry can be afforded upon conclusion of legalities.

**ACCOUNTS:**

Full trading accounts will be available upon request to interested parties.

**BUSINESS:**

The Millhouse is an easily manageable operation with the ability to let the hostel out as a single entity or as a traditional hostel accommodation, which can be capable of being income producing from day one.

The owner's accommodation provides an excellent opportunity where they can enjoy the benefits of living in a beautiful remote location however being on site to manage and maintain the business.

**VIEWING & FURTHER INFORMATION:**

Strictly by appointment and arrangements can be made by contacting the business advisory team;

Margaret Mitchell

D M Hall LLP

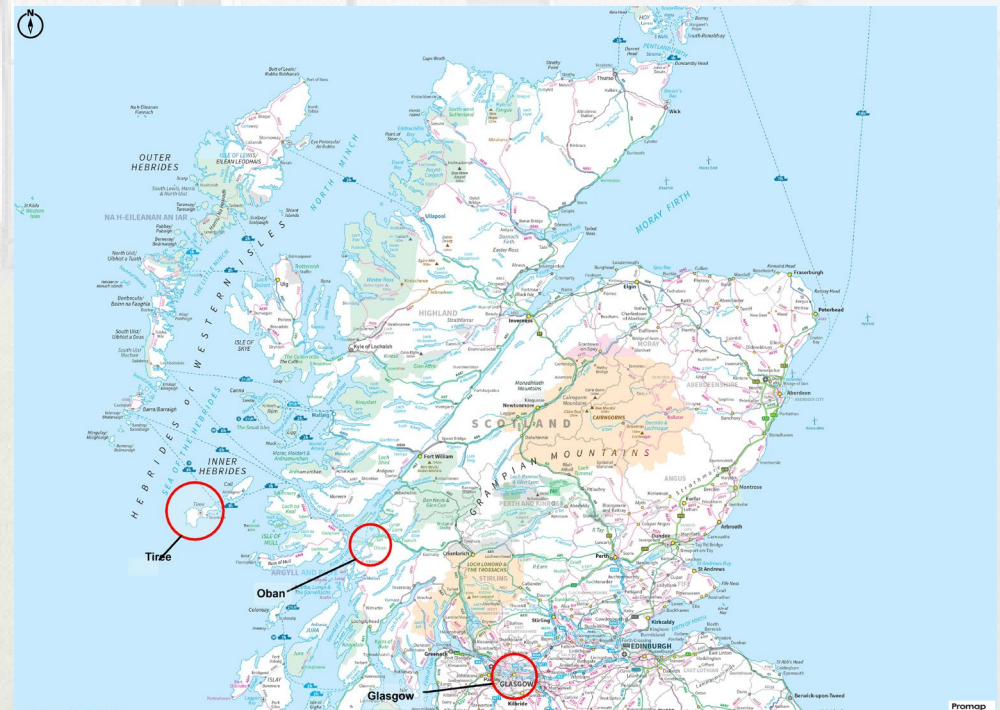
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