



The Hightae B&B, High Road, Hightae, DG11 1JS

Offers Over **£525,000**



The Hightae B&B

- Immaculately presented Licenced Guesthouse
- 5 en-suite double bedrooms
- 2 bedroom owners flat
- Biomass Boiler with RHI payments
- Off street parking and garden area
- Bar, dining area and 2 separate residents lounge

An immaculately presented former village pub, now busy Private Licenced Bed and Breakfast with 5 en-suite bedrooms, extensive public spaces, large commercial kitchen and 2 bedroom owners flat set in the village of Hightae close to the market town of Lockerbie and in easy reach of the M74 motorway. Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: A



Hightae B&B

Hightae B&B is an immaculately presented Private Licenced Bed and Breakfast with 5 en-suite guest bedrooms, two of which are on the ground floor, and offers potential purchasers the opportunity to run a delightful lifestyle business or to grow and develop this existing popular Bed and Breakfast business further.

Each of the 5 bedrooms is unique but all offer a cosy tranquil space for rest and relaxation. 4 of the 5 bedrooms benefit from beautifully appointed en-suite shower rooms with a mix of electric and mains operated showers while bedroom 2, the smallest of the rooms has a bathroom.

Upon entering through the front door into the central hallway with staircase leading to the first floor. To the left is bedroom 1 and to the right is a corridor leading to Bedroom 5 and the residents lounge. This lounge is a lovely tranquil space with retained features and leads through to the large dining/bar space. The dining/bar room offers a flexible layout with ample space for dining tables as well as a seating area around the wood burner, bar area with bottle fridge and space for a coffee machine and servery as well as a further door to the car park and unisex toilets. There is a useful cellar/store accessed from here but also with a door to the rear yard.



To the rear is a large well laid out commercial kitchen fitted with stainless steel fittings, range cooker, dishwasher and fridge freezer. There is also a large walk-in chiller which is not currently used. The fittings and appliances in the kitchen are all included in the sale. There is a second staircase giving access to the owners accommodation and a useful boot/utility room on the ground floor with back door to the rear yard.

Externally there is a large guest car park, private rear yard with access to the shed which houses the Biomass boiler, a garden area and a shepherds hut with woodburner offering potential for Airbnb subject to installing services but providing a peaceful owners space at present.

General Remarks

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299

Fixtures & Fittings: The furniture, crockery, glassware and equipment are available by negotiation.

Offers: Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.



Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

EPC Rating: Hightae Inn - C; Owners flat - D

Services: The Hightae B&B is served by mains water, mains electricity, private drainage and central heating from a Biomass boiler.

Local Authority: Dumfries & Galloway Council. Owners flat Council Tax Band A. The Hightae Inn has a Rateable value of £5,700. The property may be eligible for Small Business Rates relief.

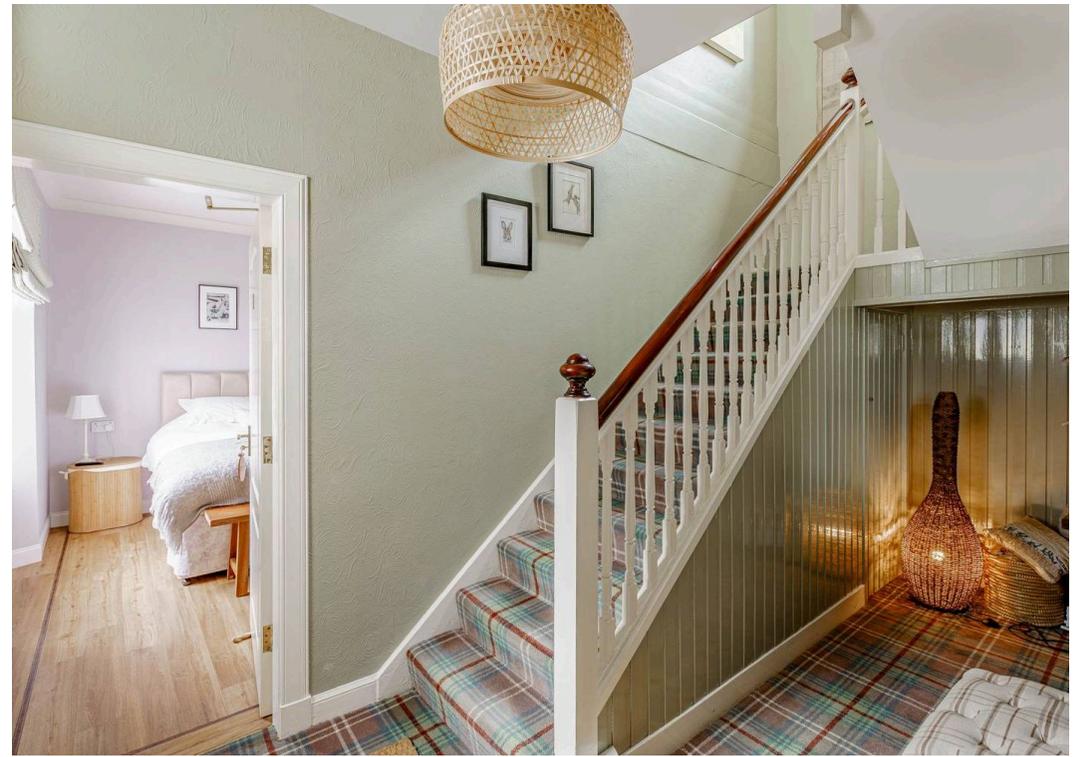
Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.instagram.com/cdrural).

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.















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