

The Island Bear

SHORE STREET, ISLE OF ISLAY, ARGYLL AND BUTE, PA43 7LB



THE LOCATION

The enchanting island of Islay, nestled along the western coast of Scotland, beckons with its unique charm and captivating beauty.

It is an irresistible destination for those seeking a haven away from the hustle and bustle of everyday life. Whether you are looking for a lucrative investment, dream home or part-time escape Islay boasts many features, breathtaking landscapes, from rugged coastlines and pristine beaches to lush green hills and picturesque villages. Owning a house on the island means waking up to awe-inspiring views and enjoying a serene environment that nurtures a deep sense of tranquillity. Nature lovers and outdoor enthusiasts will find Islay to be a playground of possibilities offering a diverse range of outdoor activities including hiking, bird watching, fishing, and water sports. The mild climate and varied landscapes make it an ideal destination for those who appreciate the great outdoors. It is a haven for wildlife, attracting birdwatchers from around the world. The island is home to a variety of bird species, including the iconic white-tailed eagle, making it a paradise for ornithologists and nature enthusiasts.

Renowned as the “Queen of the Hebrides,” Islay is a whisky enthusiast’s paradise. The island is home to some of the world’s finest distilleries, producing iconic peaty and smoky single malt whiskies. For those with a passion for whisky, living on Islay provides unparalleled access to the rich heritage and craftsmanship of this liquid gold.



Islay is steeped in history and culture, with ancient ruins, historical sites, and a strong Gaelic heritage. Residents can immerse themselves in the island’s traditions, participating in local festivals, ceilidh dances, and events that celebrate its unique identity.

Known for its tight-knit and welcoming community, purchasing a house on the island means becoming part of a supportive and friendly neighbourhood.

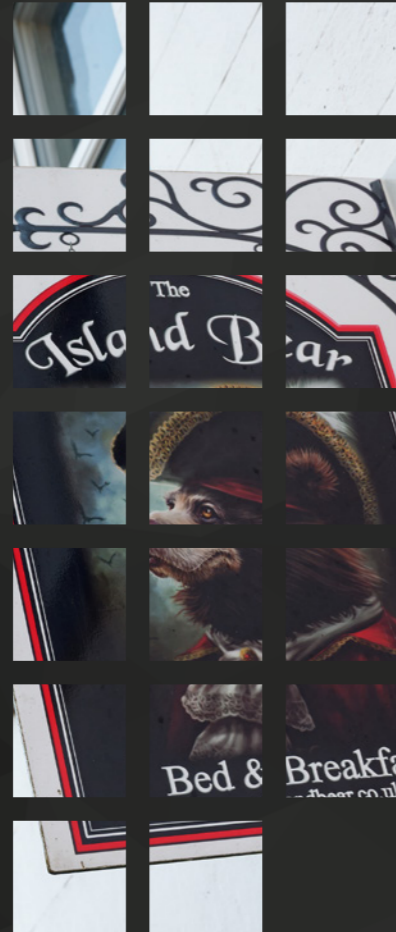


The strong sense of community fosters a sense of belonging and makes Islay an ideal place for those seeking a slower, more connected way of life. The remote location provides a genuine escape from the stresses of urban living. With its unhurried pace and the soothing sound of the Atlantic waves, the island offers a respite where residents can unwind, recharge, and appreciate the simple pleasures of life.





THE PROPERTY



In the heart of Bowmore on the Isle of Islay, where the whispers of the sea meet the echoes of history, stands The Island Bear, a quintessential five-bedroom residence spanning three levels.

This is a unique opportunity to purchase a substantial property, currently running as a guest house/small hotel which has been developed and is operated with attention to detail with the island living experienced on Islay. The Island Bear has been under the ownership of our client since 2017 and during this time there have been substantial refurbishments throughout the property. It is now time for the current owner to retire and allow someone else to enjoy a successful small hotel and guest house. Presently the business is managed by owner-occupiers who have very successfully targeted the tourist-natured market of Islay and have presented a particular quality of guest experience that has secured them glowing customer reviews. This property can also easily be turned into a fully residential dwelling with the right permissions.





As you step through the door of The Island Bear, you are greeted by a harmonious blend of modern sophistication and timeless charm. Five meticulously designed bedrooms all with en-suites spread across three floors, each exuding a unique character. The recent high-standard renovation ensures that every corner of this home is a celebration of comfort and style.





As you step into the first level, you approach a spacious hallway that sets the tone for the entire house. The open-concept lounge seamlessly blends with kitchen facilities, providing a communal space for relaxation and socializing. The integrated kitchen is equipped with state-of-the-art appliances, perfect for whipping up culinary delights. Adjacent to the kitchen is a charming double bedroom, offering both convenience and privacy.







Ascend the stairs to the second floor, where a delightful breakfast and dining area awaits. This well-appointed space is bathed in natural light, creating a warm and inviting atmosphere for gatherings. A separate, fully-equipped kitchen caters specifically to guests, ensuring their comfort and independence during their stay. Another dedicated bedroom on this level adds to the flexibility of the space, providing a total of two possible bedrooms on the first floor.







Venture up to the third floor, where two more bedrooms with en-suites await, offering a peaceful retreat for guests. Each bedroom is designed with comfort in mind, providing a cosy and private sanctuary.





the property

The garden area has also been recently renovated. Included is a large hut which sits on a concrete foundation. New artificial grass has been put in as well as a lovely porch, for your morning coffee or your Gin and Tonic whilst watching the sunset

The entire house boasts recent renovations, seamlessly blending modern aesthetics with practical functionality. From top to bottom, this residence has been transformed into a haven of style and comfort. The thoughtful inclusion of en-suite bathrooms in every bedroom enhances the overall experience, offering a touch of luxury and convenience.





the property

This property's prime location, a stone's throw from Bowmore Distillery, coupled with its versatile layout, has all the requirements to even run a small hotel out of the premises. Whether you are seeking a spacious family home or a lucrative investment opportunity, this five-bedroom gem ticks all the boxes.

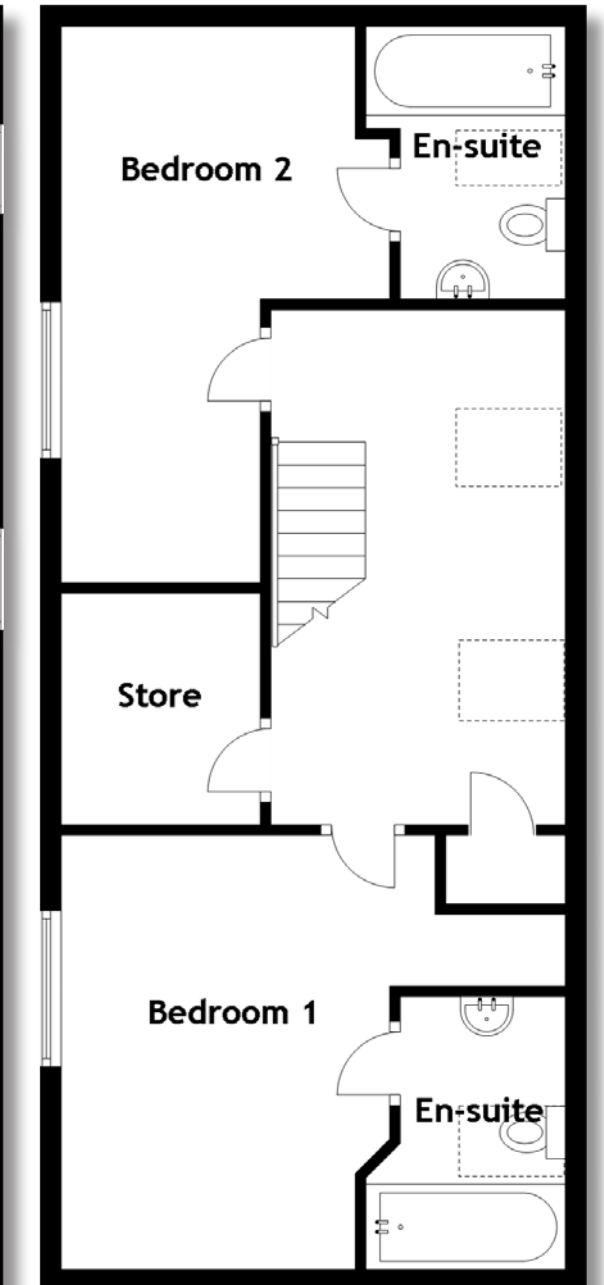
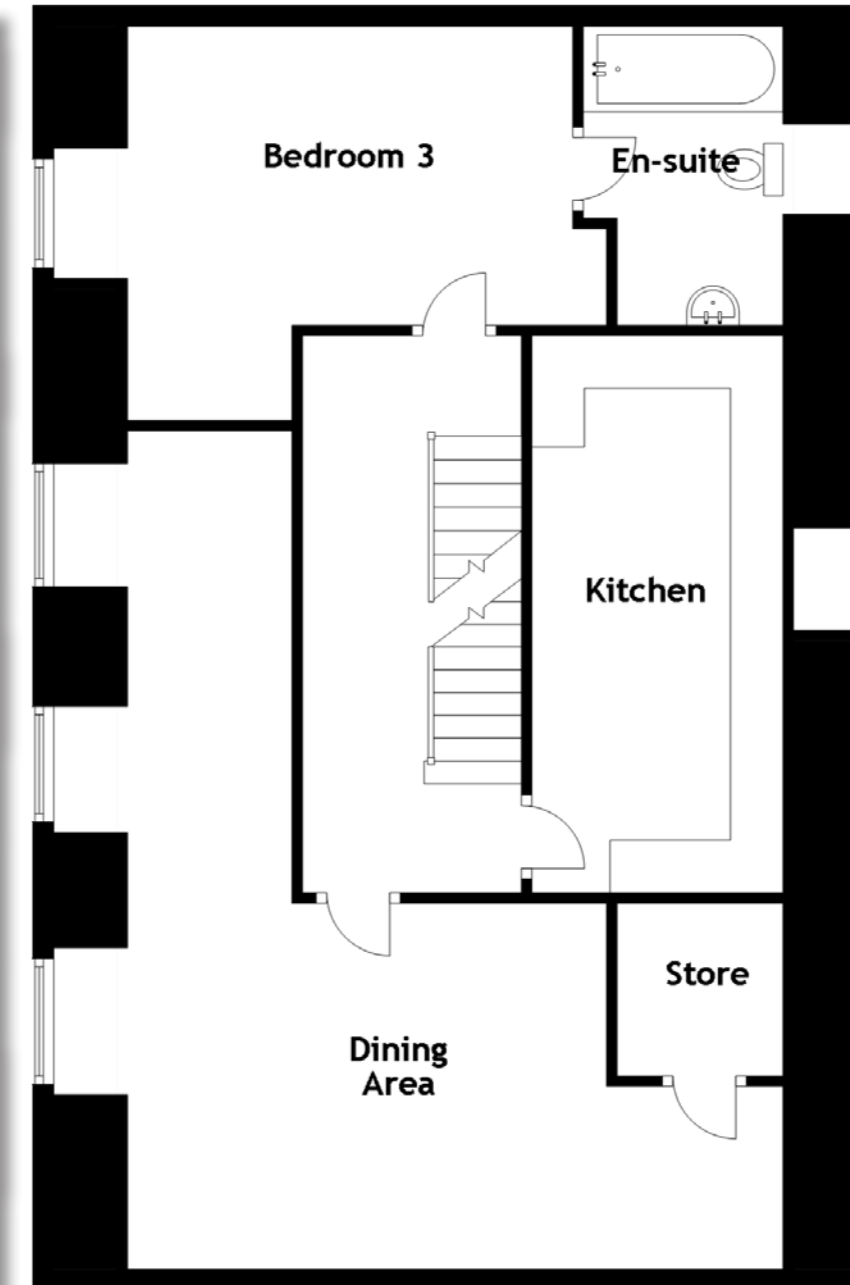
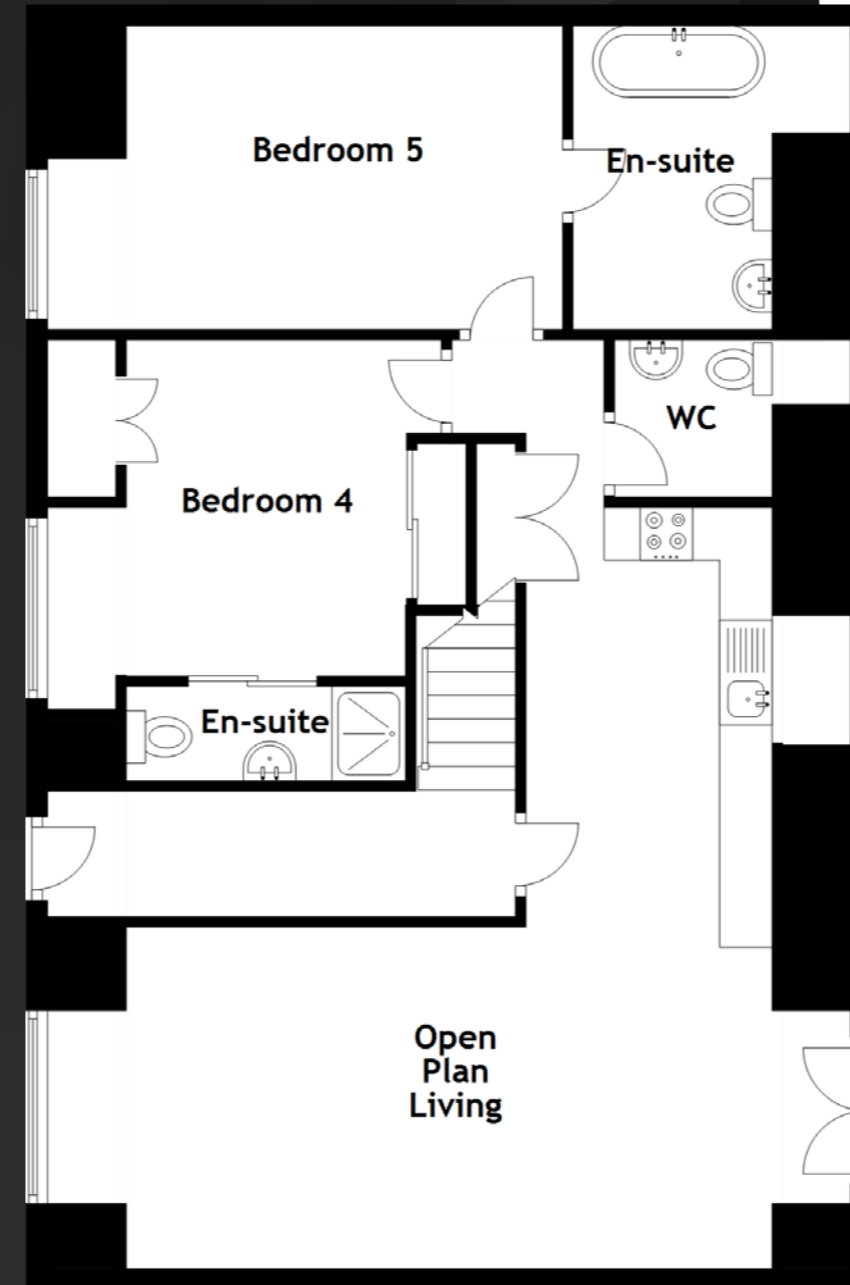
Don't miss the chance to own or host in a residence that effortlessly combines modern living with the potential for a thriving business. Welcome to your new home and or business, where luxury and opportunity converge seamlessly.

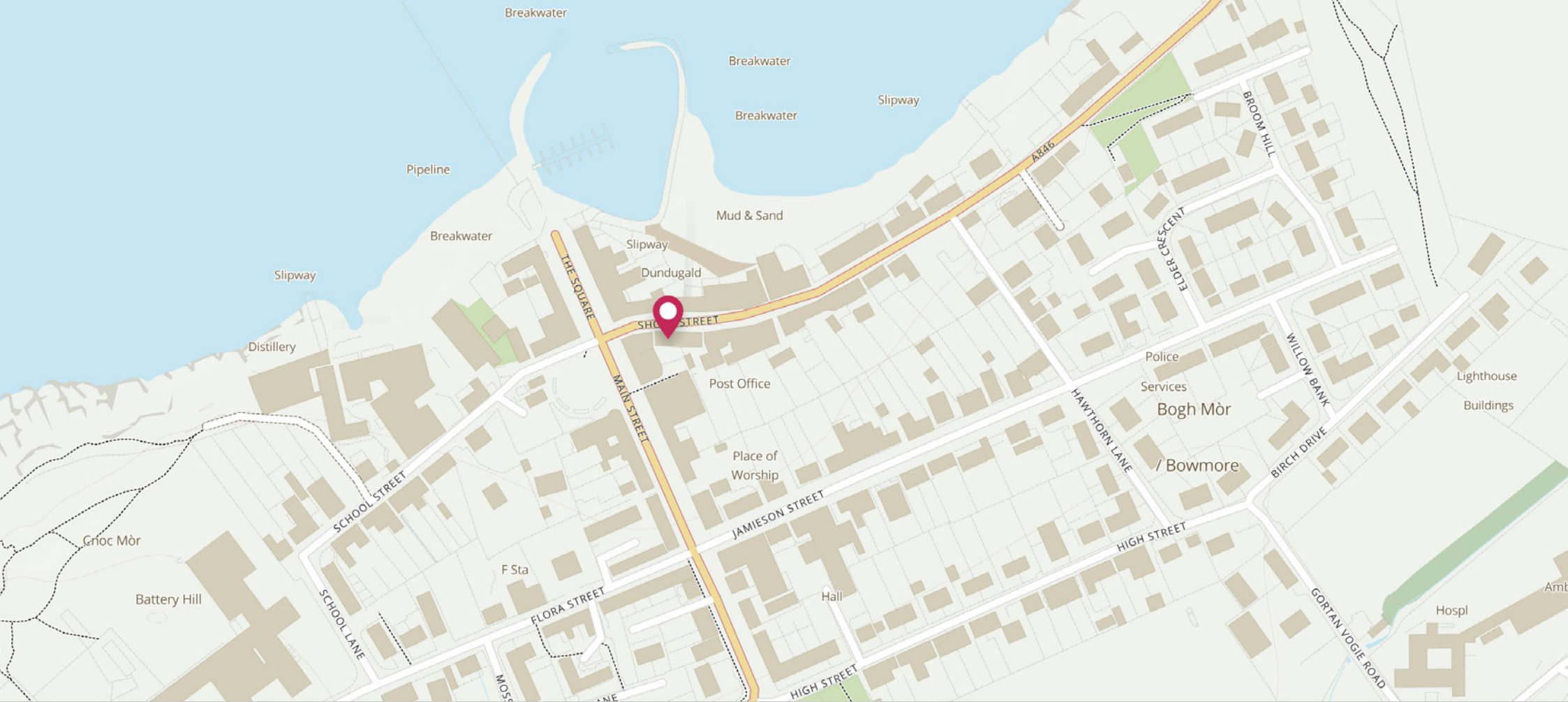
Approximate Dimensions (Taken from the widest point)

Open Plan Living	7.25m (23'10") x 6.15m (20'2")
Kitchen	5.30m (17'5") x 2.39m (7'10")
Dining Area	8.16m (26'9") x 6.24m (20'6")
Bedroom 1	4.14m (13'7") x 3.56m (11'8")
En-suite	2.60m (8'6") x 1.90m (6'3")
Bedroom 2	5.30m (17'5") x 2.80m (9'2")
En-suite	2.60m (8'6") x 1.90m (6'3")
Bedroom 3	4.24m (13'11") x 2.85m (9'4")
En-suite	2.85m (9'4") x 1.90m (6'3")
Bedroom 4	3.20m (10'6") x 3.00m (9'10")
En-suite	2.90m (9'6") x 1.90m (6'3")
Bedroom 5	4.15m (13'8") x 2.90m (9'6")
En-suite	2.66m (8'9") x 0.90m (2'11")
WC	1.50m (4'11") x 1.50m (4'11")

Extras: Category 1 fire alarm, air system and commercial kitchen (meeting requirements of regulation for a small hotel).

100 nights pre-booked with Expedia, charging £125 a night.





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