

Pittentrail

Rogart, Sutherland, IV28 3XA

Price Guide £195,000

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The Pittentrail is a delightful opportunity for those seeking an established hospitality business nestled amongst rolling hills in the village of Rogart, just 4 miles from the NC500. This substantial granite property dating to the 1850s boasts a traditional inn with a bar, restaurant/coffee shop, 3-bedroom apartment and 1-bedroom apartment. Providing owners accommodation or potential for letting. Furniture, fittings and equipment in the property are included in the sale.

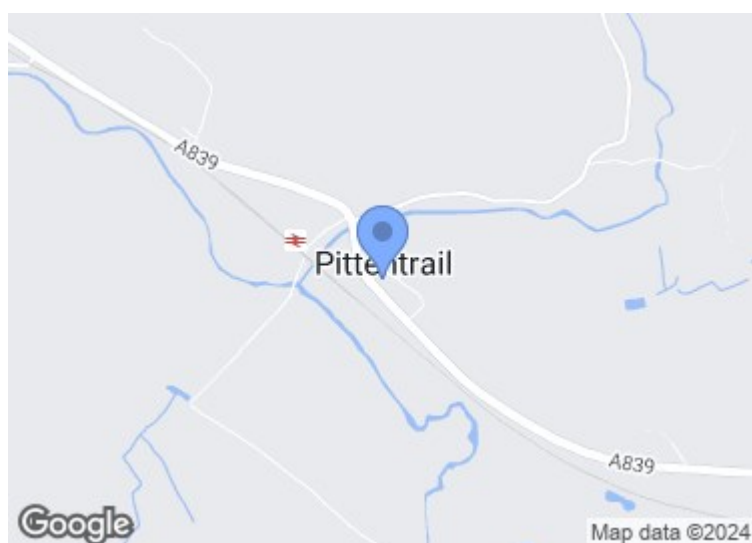
Offering a combination of in-house bar, food service, and comfortable accommodation, this well-rounded approach caters to a wide audience and allows for year-round operation.

This is an exceptional chance to own a thriving business steeped in history and character and to become an integral part of the Rogart community.





- Location, Location, Location!
- Close to NC500 Route
- Restaurant / Cafe
- Public Bar
- 3-Bedroom Apartment
- 1-Bedroom Apartment
- Equipment & Furniture Included in Sale



PRS
Property Redress Scheme



Thistle House, Main Street, Golspie, KW10 6TG
sales@monster-moves.co.uk
www.monster-moves.co.uk
 Sutherland - 01408 525001
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POTENTIAL DEVELOPMENT

There are many options with this property, you can use it as it is, for accommodation and a business or it could become a lovely home with a smaller business, alternatively it could be bought by an investor and be let out individually.

The property is being sold fully furnished and equipped, it has everything from glasses to cutlery to seating, beds and TV's, making it the ideal turn-key business.

Licenses to be obtained by the new owner.

VIRTUAL TOUR LINKS

It is advisable to watch through the video or take a tour by using the links below

360 Tour -

<https://www.madesnappy.co.uk/tour/1g171gec24>

Virtual Walkthrough -

<https://youtu.be/VkLUOYY8qOo>

PUBLIC ROOMS

The present venue layout offers four entrances for the public. The first leads directly to the public bar, while a further two additional entrance, one with assisted access also leads to the coffee bar. Finally, you can enter the cafe/restaurant through the conservatory.



CAFE / RESTAURANT

Offering seating for 40, the versatile dining areas seamlessly adapt to suit a variety of needs. Whether you are hosting everyday meals, or offering complete privacy for special functions in a dedicated area the flexibility of the space promises to meet the needs of your customers. Well-maintained restrooms, including separate facilities for ladies, gentlemen, and abled access toilets, provide accessibility for all your guests.

BAR

Guests will enjoy unwinding in the bright and airy bar, a welcoming space perfect for socialising. This room basks in the summer sunshine, and benefits from an open fire in the winter where guests can enjoy a drink before or after their meal. Ladies and gents restrooms are situated here for convenience. Outdoor seating is located to the front of the property, a great place on a sunny day. Seating, glasses and optics are included

3 BEDROOM APARTMENT

This well-maintained spacious accommodation offers a kitchen, large living/dining room, three bedrooms, two of the bedrooms boast en-suite shower rooms, while a separate bathroom provides additional convenience. The property also benefits from the privacy of its own external entrance to the rear as well as access from the main kitchen on the ground floor. All the rooms are bright and airy and many have dual aspect windows. the sitting dining room has a large feature open fireplace. All beds, white goods, sofa and dining table included in sale

1 BEDROOM APARTMENT

This one-bedroom apartment, spread over two floors, caters to a variety of needs. Perfect for staff, owners, or as an income stream if let out. the apartment offers the flexibility of private entrances on both the front and side of the building. The ground floor features a well-equipped kitchen, a comfortable sitting room, and a modern shower room, while the spacious double bedroom is situated on the first floor. All furniture and white goods included in sale.

CATERING FACILITY

At the heart of the operation is a spacious, well-equipped commercial kitchen with extraction system ensuring a clean and comfortable environment. Separate dedicated areas for food preparation and storage optimises workflow and allows for efficient food production in line with the restaurant's seating capacity. The sale includes all the equipment and is ready to go.

OFFICE

Conveniently situated in the centre of the building, the office has room for a dedicated workspace and filing cabinets, and benefits from recessed shelves for storage.

GROUPS & PARKING

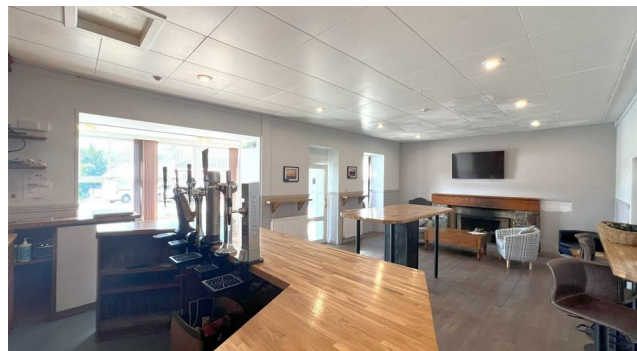
Boasting extensive hard landscaping surrounding the property which offers an area for outdoor seating, ample parking and convenient access for deliveries to the kitchen, cellar, and both apartments. To the rear of the property lies a charming wildflower bank edged with a vibrant flower bed, seating area, drying area and the oil tank and gas cylinders are located here.

SERVICES

Mains electricity, water and drainage

Bottled LPG for cooking in commercial kitchen

Oil-fired central heating and hot water



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ADDITIONAL INFORMATION

Rateable Value - £12,000 (effective from 1st April 2023)

EPC Rating

Inn - G

3 Bedroom Apartment - G

1 Bedroom Apartment - E

LOCATION

The Pittentrail boasts an enviable roadside position within the village of Rogart on the road between Golspie and Lairg, just 4 miles from the NC500. Located within Sutherland, in the Highlands of Scotland, the area is known for its stunning scenery. With mountains, beaches, and plenty of open space, Rogart offers those that live here, and visitors, a chance to connect with nature. A peaceful and close-knit community, Rogart is a small village with a strong sense of community. The surrounding area offers opportunities for hiking, biking, fishing, golfing, and nearby attractions include the Falls of Shin and Dunrobin Castle and Carn Liath, with Clynelish, Glenmorangie and Balblair Distilleries all within easy reach.

Sutherland boasts some of the most beautiful and dramatic beaches in Scotland, Dornoch Beach is a long, golden beach and is also home to the Royal Dornoch Golf Club, one of the oldest and most prestigious golf courses in the world. The golden sands of Brora Beach lie next to a golf course and is a known spot for wildlife watching where you can frequently see dolphins, minke whales, and grey and common seals off the coastline.

Rogart offers primary school education, with secondary education in nearby Golspie. Buses and trains provide regular public transport.

There is a small convenience store located within Rogart, with additional shops and facilities such as doctors, dentist, hairdressers, library and leisure centre, located just 7 miles away in Golspie. Whilst supermarkets are located in Tain, 17 miles south, Tesco, Asda and Morrisons all offer an online delivery service for convenience.



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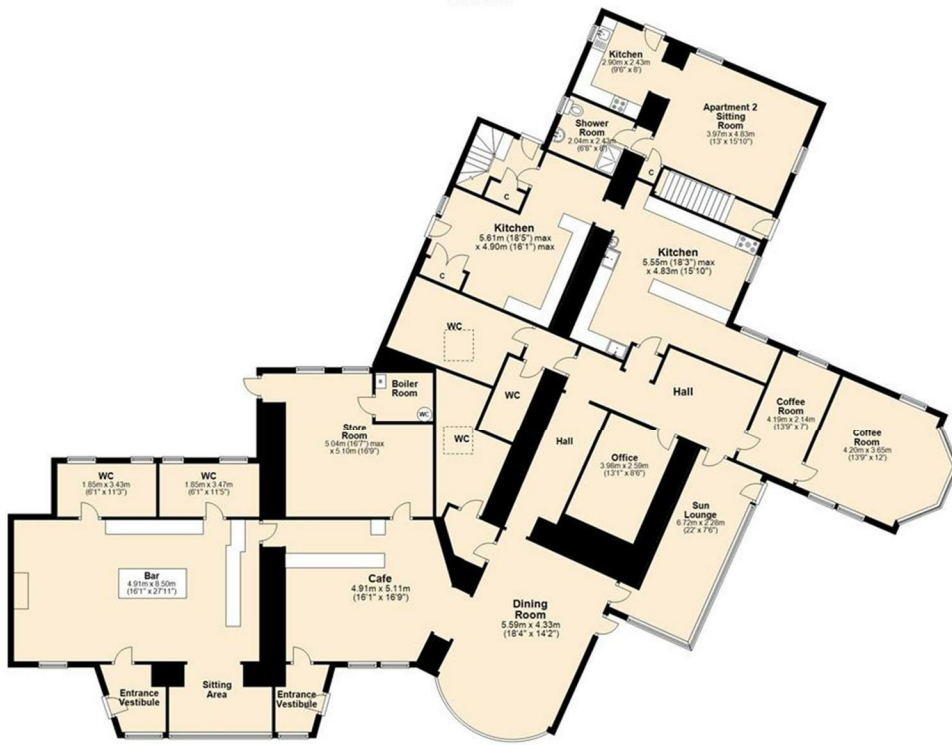
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Ground Floor



First Floor



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Living Wage
Foundation



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Tenure
Freehold

Entry
By mutual agreement

Viewing
To arrange a viewing of Pittentrail,
Rogart, Sutherland IV28 3XA,
please contact Monster Moves on
01408 525001 or
email sales@monster-moves.co.uk



Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give a warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information that we provide about the property is verified by yourself or your advisors. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

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