



Offers Over
£450,000
(Freehold)

Marsco (Bed & Breakfast) and Otter Lodge Log Cabin,
Carbostmore, Carbost, Isle of Skye, IV47 8ST





Delightful B&B and Lodge offering an investment opportunity on the idyllic Isle of Skye

Easy-to-operate and flexible business model offering a genuine income opportunity

3 attractive B&B bedrooms and log cabin lodge with private parking and grounds

Fantastic location with opportunities to develop further

Located centrally on the popular Isle of Skye

Well-established ready to go business

Fully equipped log cabin with stunning views

DESCRIPTION

This delightful property is located on the West coast of Skye, close to the Cuillins in fact taking its name from one of the local Red Cuillin peaks. Set in stunning coastal countryside with fantastic views to the northwest over the sheltered Loch Harport. Both the house and the lodge are very well equipped and benefit from tasteful modern décor throughout. The owners have taken every opportunity to ensure that guests are very comfortable in the accommodation provided. Marsco is located centrally within the area of Merkdale and is ideally positioned for exploring this stunning island. The location benefits from being in a quiet area but only a very short drive back to the main road infrastructure of the island. The property benefits from private grounds and free private parking. The business has been operating profitably for a number of years.

TRADE

The business generated its income from bed and breakfast clientele in the ever-popular tourist Isle of Skye. The historic business operates by utilising a number of portal websites to drive occupancy. The vender will be happy to provide any trading figures present (and future secured) to support the sale. Given the popularity of the region as a tourist destination, and the well-known shortage of tourist accommodation during the height of the tourist season in the area, there is little doubt that new owners of the business should have access to a great level of income. Whilst the B and B's website is currently dormant Otter Lodge Log Cabin utilises its own dedicated website through its agent, cottages.com and the owner's own website. Other automated booking systems, such as freetobook may offer further business development opportunities.

The Bed and Breakfast operated throughout the year and was fully operational until COVID set in. Since then, the owners opted to only operate Otter Lodge in order to limit their exposure to the pandemic and reduce the resulting increase in workload the pandemic brought. However, the winter trade has proven significantly successful with tradesmen booking accommodation throughout these months. The accounts are therefore available which support both two trading options with pre-COVID and post COVID trading model figures being available. It should be noted that the owners originally used the ground floor bedroom and later their touring caravan when the 3 first floor bedrooms of the B&B were let out.





LOCATION

Marsco lies centrally on the Isle of Skye, making it a perfect location to access all areas of Skye. To the South there is Sleat, the 'Garden of Skye' with magnificent views over the sea to the mainland, the Morar hills beyond and the Small Isles to the South. To the North there is Waterish and Trotternish with views out to the Atlantic and Outer Hebrides. Portree is 17 miles away, Broadford is 23 miles, and Dunvegan approx. 20 miles away.

Marsco can be accessed either from the Skye Road bridge or via a ferry from Mallaig to Armadale. To the South are the Red and Black Cuillins, the Black Cuillin mountain ridge has some of the most challenging features in Scotland. It is 11 kilometres long, over 3000 feet in places and contains 11 Munros and 16 other peaks. To the North, is the Trotternish Ridge which is part of a geological formation and has many pinnacles, including the world-famous Old Man of Storr. This makes Skye a mecca to mountaineers who seek such a rare challenge.

The Isle of Skye has a population of circa 13,000 in one of the fastest growing rural areas in Scotland. Carbost is a village on the south-west shore of Loch Harport on the Minginish peninsula. The presence of the Talisker Distillery draws tourists to the area in the summer and is also one of the main employers in the village along with the local pub, The Old Inn. The village has a community run grocery & provisions store and a coffee shop. To the North of the distillery, Carbost Waterfront provides access to the water via a Pier, slipway & pontoons. Moorings are provided for residents and visitors with fishing boats, yachts & other recreational craft. These facilities are maintained by a community company which is expanding the facilities, including mains water to the pier & pontoons.

English language nursery and primary schools are located at Carbost, with Gaelic and secondary schools in Portree at Bun-sgoil Ghàidhlig.

Carbost is a beautiful place and the surrounding area has a quintessential appeal for tourists as an established holiday destination. The local waters are used by fishing boats, pleasure crafts and a range of water sports enthusiasts. The broader area boasts a wide range of activities that can be undertaken such as golf, guided mountaineering, cycling, nature walks and fly fishing to name but a few. The Fairy Pools are a natural waterfall phenomenon in local Glen Brittle and are well known as a local natural attraction. The pools are a vivid aqua blue and are a popular place for wild swimmers. In addition, there are many hill lochs offering the angler an opportunity to catch spectacular native wild brown trout. The Island is highly popular with naturalists and ornithologists who find birds of prey, waders and a host of seabirds in the locality. For those wishing to undertake a boat trip, seals, harbour seals or grey seals can be seen with dolphins and porpoise becoming more regular visitors to this coastline.





THE PROPERTY

This delightful property was built around 2001 and bought by the current owners in 2007. The property is a timber framed building with white rendered blockwork under a tile roof. The windows and external doors are white PVC double glazed units, which have been recently replaced. The vendors have maintained the buildings to a good standard, making it a walk-in and operate business.

As you enter Marsco through the main door on the seaward side of the building, you pass through a lobby and into a bright hall with access on the right to a spacious, light and airy lounge. In front To the right are stairs to the upper floor and access to the kitchen is ahead on the left. To the left is the fourth bedroom which is currently used as a craft room. Passing the stair heading towards the kitchen you pass the shower room on the left just before entering the kitchen. The kitchen is a lovely large space with segregated dining area to the right-hand side. There is additional access to the lounge from the dining room. These areas are the heart of this home.

Upstairs there are 3 spacious double bedrooms and a bathroom with a shower located over the over the bath. These well-appointed rooms offer a great deal of space and so are ideal from which holiday makers base themselves.



Otter Lodge

The highly insulated solid log cabin was installed in 2010. It is a delightful Nordic design, which the owners imported in kit form to be assembled on site. Warm in all weathers, the cabin is configured as a large lounge / dining / kitchen space with separate double bedroom and shower room. There is a covered deck area to the front overlooking the spectacular views. In 2024, Otter Lodge achieved consistent high feedback scores on Cottages.com, falling into the top 20% of their listed properties, as such they won a Customers' Choice Award 2024.

GROUNDNS

Cars enter the premises via a dedicated drive accessed directly off the B8009. Lodge parking is provided adjacent to the lodge, with B&B parking being close to Marsco. The grounds are very much in keeping with the property's location, and is mainly laid out with grass and shrubs. The garden offers a restful space for guests to enjoy some quiet time. From the garden there is a right of access which allows guests to enjoy a walk down to the loch from the accommodation.

Within the grounds there are a few useful sheds, a single garage built at the same time as the house and a catio, attached to the East of the property. This could be adapted for other uses.





SERVICES

There is a single point of connection for mains electricity, phone line and water. Foul drainage is handled on site by a septic tank. Separate oil central heating systems are provided to the lodge and house. Whilst the house and lodge benefit from LPG cooking. The property has solar panels and there is also an electric vehicle charging point in the garage. Wi-Fi is available throughout.

DEVELOPMENT OPPORTUNITIES

The current set up would allow a purchaser to enjoy a true lifestyle business in a delightful family home whilst continuing to let out Otter Lodge. However, other opportunities are available such as:

Reintroducing Marsco as a Bed and Breakfast business. Given the shortage of accommodation on Skye this should be most lucrative

Reviewing how the facilities are marketed, possibly with the introduction of other online booking websites.

REASON FOR SALE

The present owners bought the house in 2007 as a lifestyle business, as the previous owner had offered B&B. They developed the property with the introduction of the lodge and developed the business to the level it is now. The vender now wants to retire and move closer to family which brings this excellent opportunity to the market.

ACCOUNTS

The business currently trades to a solid profitable level. Full accounting information, together with details of forward bookings will be made available to seriously interested parties subsequent to formal viewing.

PRICE

Offers over £450,000 (Freehold) are invited for the heritable property and trade contents (according to inventory), excluding personal items.

EPC RATING

The Energy Performance Rating are as follow:

Marsco has a rating of 'C' with a score of 75

Otter lodge has a rating of 'C' with a score of 72







TITLE NUMBER

The property has a title number of INV18172.

DIRECTIONS

See map insert. What3words reference is ///detonated.tides.unsecured

BUSINESS RATES

Other lodge is rated at £900, reference 04/10/024845/2, from April 2017 and attracts 100% discount under the small business bonus scheme for eligible applicants. From the April 2023 the proposed level is set at £1,450. The house has a Council Tax rating of 'E'.

PLANS

An indicative title and floor plan is available upon request from the selling Agents ASG Commercial Ltd.

FINANCE & LEGAL SERVICES

ASG Commercial Ltd is in touch with several lenders who provide specialist finance. We will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have access to a large team of legal experts who can act in all legal matters arising.

VIEWING

All appointments to view must be made through the vendors selling agents:

ASG Commercial Ltd, 17 Kenneth Street, Inverness, IV3 5NR

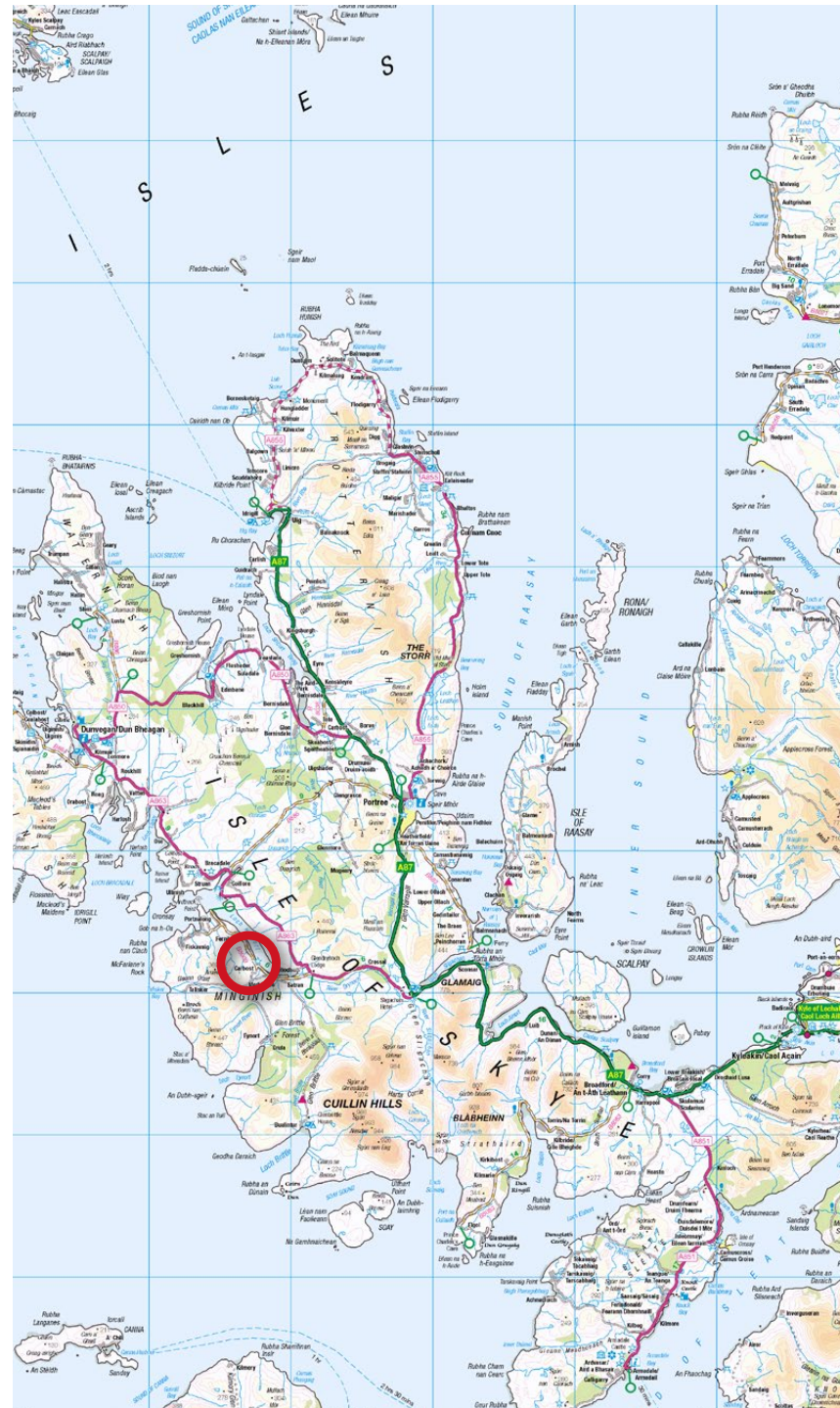
Tel: 01463 714757 (5 Lines)

E: info@asgcommercial.co.uk

Web: www.asgcommercial.co.uk

OFFERS

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date, should one be set.



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