



Offers Over
£695,000
(Freehold for Lot 1)

Ornum House,
6 Brollan, Beauly, Inverness-shire, IV4 7AH





Beautifully presented Bed and Breakfast with two furnished holiday let Cottages near Inverness, Capital of the Highlands.

Very well presented and stylish properties in a lovely countryside location with stunning views

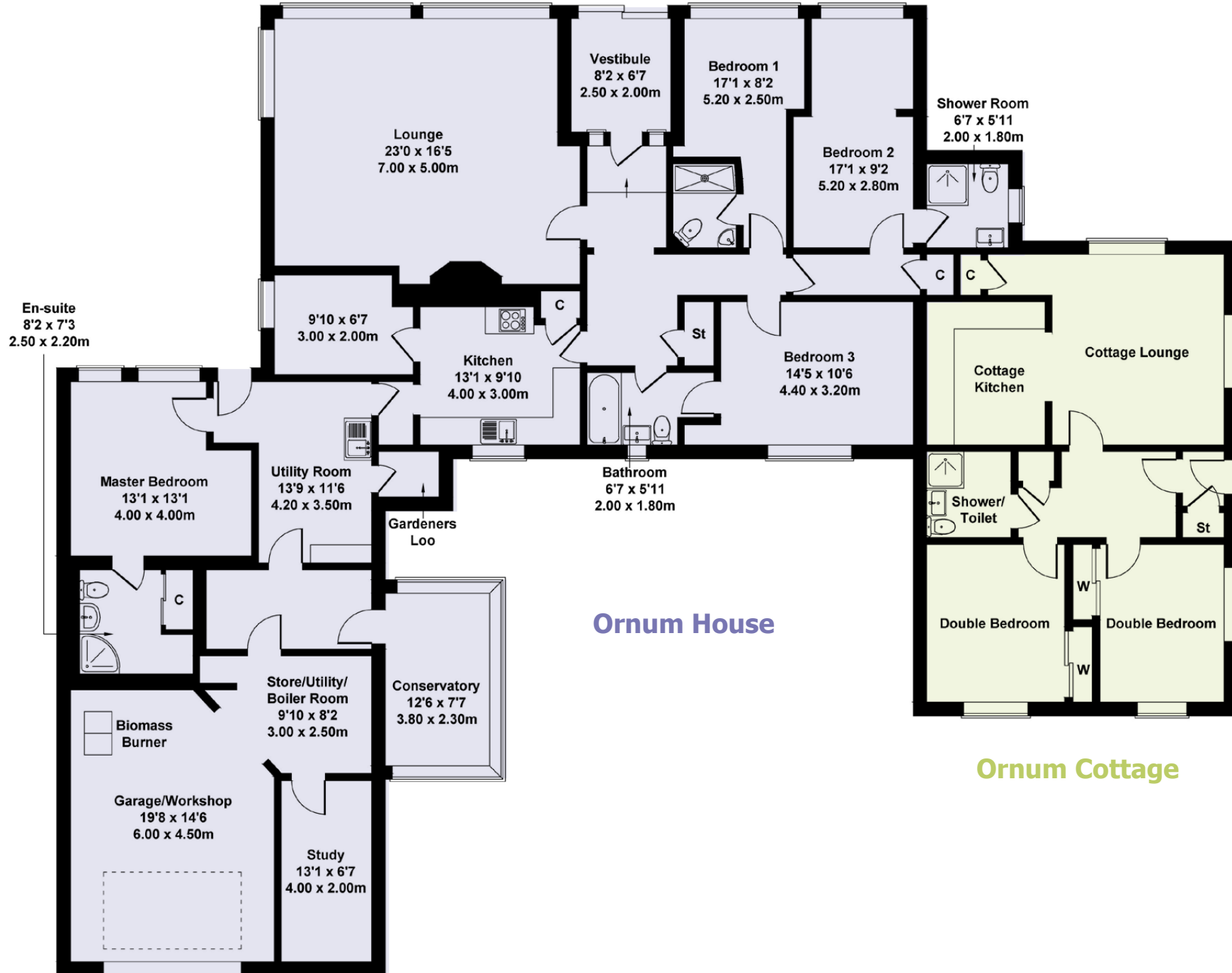
Profitable operation offering a "home and income" lifestyle opportunity

Set within attractive and mature gardens with decking areas and guest parking for up to 8 vehicles

Available by separate negotiation, a 0.65 acre building plot with full planning permission for a 2-bedroom villa



Approximate Gross Internal Area
4478 sq ft - 416 sq m





DESCRIPTION

LOT 1

Ornum House is a delightful country bungalow set in beautiful countryside. It has been tastefully extended to its current arrangement since acquired in 2004.

The character of the property has been retained and the business now operates as a Visit Scotland four-star Bed and Breakfast, with both holiday cottages also graded as four-star.

The properties sit in mature garden grounds with a 1.5-acre field with an agricultural holding number across the road.

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LOT 2

A building plot of 0.65 acres adjacent to Ornum House with full planning ref no. 22/04117/FUL.

OFFERS OVER £100,000 by separate negotiation (FREEHOLD – LOT 2)

The subjects for sale are 2 miles from Beaulay and 12 miles from Inverness.

The properties are maintained to a high standard and are refurbished regularly.

The present owners are retiring and downsizing from the business which operates as a B&B from March to October with two self-catering cottages which are open all year. The sellers have a full short-term let licence in place for both the B&B and self-catering cottages.

Administration of bookings is handled in-house and close communication with a number of booking agencies and own website traffic ensuring a healthy net profit each year. Advance B&B bookings are particularly high pre-season this year.

Over the years the facilities and properties have developed a fantastic reputation for quality which has resulted in very high reviews. TripAdvisor records a rating of 5.0 excellent, of 156 reviews some 143 were excellent and 13 very good and Booking.com as 9.6, exceptional.



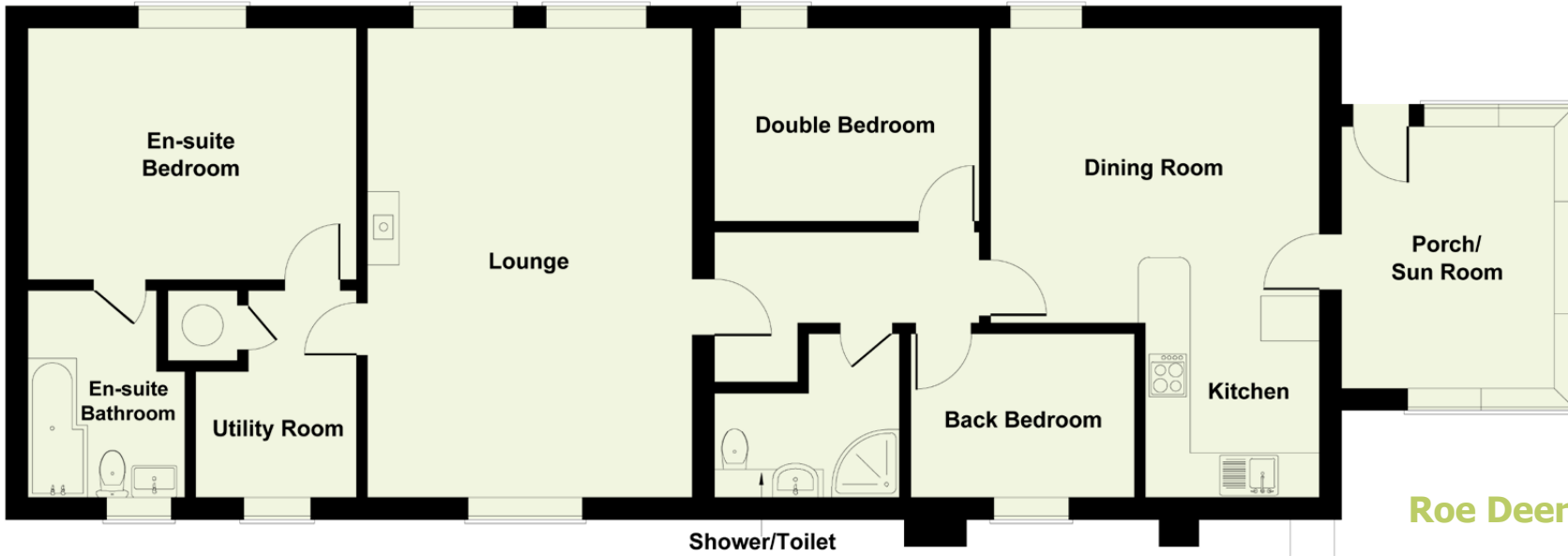








Approximate Gross Internal Area
1302 sq ft - 121 sq m



Roe Deer Cottage

Shower/Toilet
9'5 x 6'7
2.87 x 2.00m





LOCATION

Ornum house, Ornum Cottage and Roe Deer Cottage are 22 miles from Inverness airport, 2 miles from Beaulieu and 12 miles from Inverness. Beaulieu, Inverness and airport are also linked by rail.

Being on the North Coast 500 route and with local walking, climbing, water sports, fishing, golf and other tourist attractions, Ornum Holiday Lettings is ideally situated.

The area is renowned for natural landscapes like Glen Affric and sites of historical interest like Culloden, Castle Stuart, Urquhart Castle and Loch Ness.

Roe deer, red kites, red squirrels and an abundance of other species frequent the gardens of the properties and the local area.

PROPERTY

Ornum house offers 3 ensuite letting bedrooms and separate owner's accommodation including a large master ensuite bedroom. Guests have access to communal lounge / breakfast area with separate comfortable owner's conservatory and study.

Ornum Cottage provides a self-catering unit encompassing 2 bedrooms, lounge / dining / kitchen and shower room.

Roe Deer Cottage provides a self-catering unit encompassing 3 bedrooms, lounge, dining / kitchen, shower room and utility space.

The properties sit in the grounds with an area of approximately 2.15 acres which is set to a mix of mature garden areas with shrubs and trees, vegetable patch, small orchard, farmland and well-tended lawns.

SERVICES

The properties benefit from mains electricity and mains water. A private sewage treatment system is in place for collecting household wastewater and sewage. There is LPG gas-fired central heating for Roe Deer Cottage and for Ornum House and Cottage the heating system is run by a fully operational biomass system. These properties also benefit from solar thermal and PV panels. From these systems the properties owners benefit from the ongoing renewables income – biomass - RHI, solar thermal - RHI and solar PV - FIT.





ACCOUNTS

The business currently trades to a highly profitable level. Full accounting information will be made available to seriously interested parties subsequent to formal viewing.

WEBSITE

<http://www.ornumhouse.co.uk>

EPC RATING

Ornum House energy performance rating of D, Ornum Cottage rating of C and Roe Deer cottage rating of B. Certificates available on request.

RATEABLE VALUE / COUNCIL TAX

Both cottages currently benefit from Scottish Government's Small Business Bonus Scheme with net liability of £zero, for eligible businesses.

Ornum House is rated for council tax band F as owners' accommodation is not business rated.

PRICE

Offers Over £795,000 (Lots 1 and 2) are invited for the heritable property including the building plot, complete with goodwill, business intellectual property and trade contents (according to inventory), excluding personal items. Stock to be purchased at cost/valuation.

Lot 1 Ornum house and two cottages including the business, in 0.6 acres with 1.5-acre field across road, offers over £695,000

Lot 2 House plot with full planning for a residential two-bedroom 1.5 storey house on a plot of 0.65 acres, offers over £100,000

DIRECTIONS

See Map Insert. What3words reference [///wildfires.remarried.laminate](http://wildfires.remarried.laminate)

FINANCE AND LEGAL SERVICES

ASG Commercial Ltd is in touch with several lenders and lawyers who provide specialist advice to the hospitality trade. We will be delighted to discuss your financing requirements with you and make an appropriate introduction if required.

VIEWING

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

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

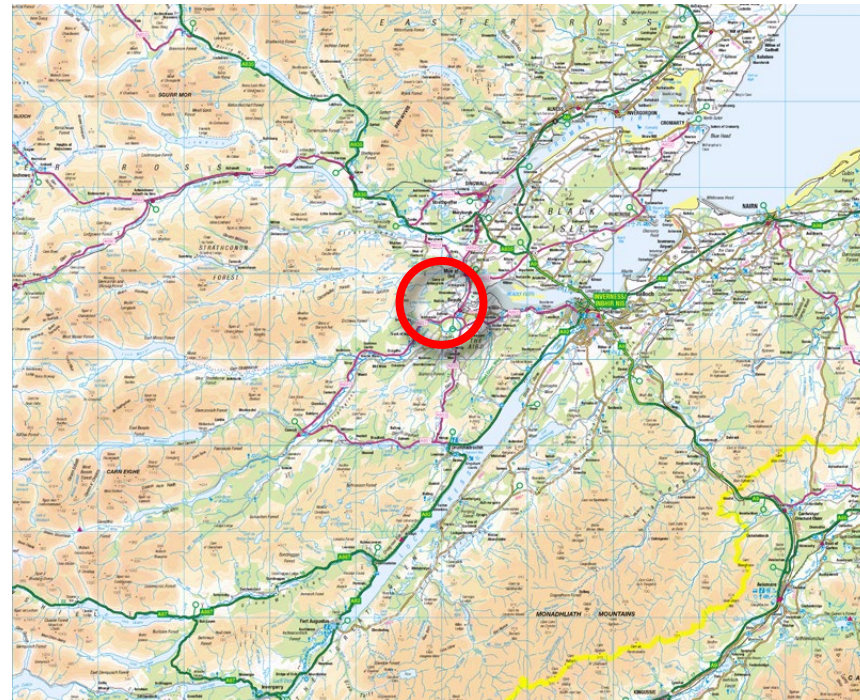
T: 01463 714757 (5 Lines)

E: info@asgcommercial.co.uk

W: 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.



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