



Offers Over  
**£365,000**  
(Freehold)

**Cruachan Bed And Breakfast,**  
Stoer, Lochinver, Sutherland, IV27 4JE





Beautiful guest house  
located on the North Coast  
500 near Lochinver

Excellent roadside  
trading location

Attractive 4-bedroom trading  
property with the benefit  
of modern 1-bedroom  
owner's accommodation

Perfectly presented business  
offering a turn-key operation

Ideal home and life-  
style opportunity





## DESCRIPTION

Cruachan B&B is a traditional 1.5 storey building enjoying a prominent location at the side of the B869. This extremely desirable property is located on the now famous North Coast 500 tourist route, making it ideally positioned to capitalise on this lucrative tourist attraction. The subjects comprise of a stunning 4-bedroom guest house with delightful 1 bedroom owner's accommodation.

Whilst currently running in a restricted capacity, historically the bed and breakfast business was fully operational demonstrating that there is scope to considerably improve the profitability should new owners wish to increase the level of trading.

## REASON FOR SALE

The vendor has operated Cruachan Bed and Breakfast since he purchased last year and has successfully increased profitability. A change in personal circumstances has precipitated the need to bring this excellent business to the market.



## TRADE

Such is the prominent site and stature of the building that it is an easy-to-locate premises for both those who have booked via the internet and for the casual passer-by seeking accommodation. This profitable business is currently operated on a purely bed and breakfast basis. There is scope to drive income further, should new owners be motivated, by providing a dining option or extending operating periods. The business generates its income through the 3 very well-presented letting bedrooms. The business is currently trading on a restricted basis to suit the owner's lifestyle wishes, trading 3 of the 4 rooms. It is anticipated that opening room 4 could add around £10,000 to the profitability of the business.

The current owner has actively restricted the letting of B&B rooms to provide a lifestyle business which currently trades below the VAT threshold. The business currently does not trade over the winter months. Guests can find the business through a number of on-line booking agencies, including their own web site. Given the location on the North Coast 500, the significant level of passing trade and the limited options available locally, the new owners may wish to develop a tea room or evening meal offering given this location. In the past the business did have an alcohol licence, though this has lapsed it may be possible to reinstate. The new owners would need to satisfy themselves that this was possible.



## LOCATION

The West Coast of Scotland is famous for its spectacular countryside, rugged mountains, stunning coastline and beautiful beaches. The idyllic scenery and open spaces combine to make the area highly popular with those seeking a relaxing holiday in the Scottish Highlands. Stoer is a well-known tourist destination in its own right with unspoilt views of the surrounding mountains and lochs. Its rugged backdrop appeals to a wide range of tourists and outdoor enthusiasts. The tranquil setting of this popular destination means that in the summer months there is a regular stream of visitors.

The North West Coast of Scotland attracts a great number of visitors with its enchanting scenery and abundance of wildlife. Many take advantage of the challenging hill and loch walks in the region including the iconic Suilven, the world famous Stac Pollaidh and Ben More (Assynt), one of the most northerly of the Munros. Canisp, Conival and Quinag are just some of the other celebrities of the hillwalking world which are close by. Other visitors capitalise on the excellent river and sea fishing. The more sedate sightseer may visit the many places of historic and cultural interest. The region is popular with those who wish to undertake touring holidays. Close by are the towns of Ullapool and Lochinver which have schooling, social and welfare services.

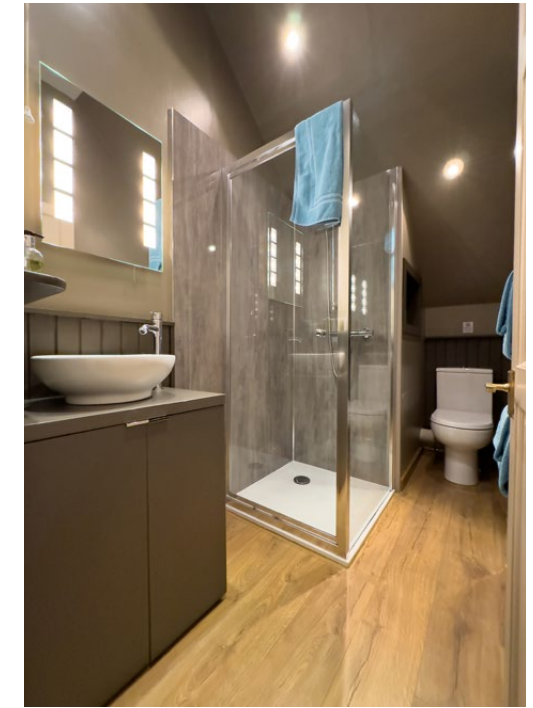
## CRUACHAN BED AND BREAKFAST

The original part of Cruachan B&B is an attractive and substantial property of traditional white render finished wall construction with a slate roof over. The wing to the rear is of exposed stone construction with an insulated metal standing seam roof over. The building is currently painted white, making it look smart, clean and inviting. The well-maintained accommodation is on two floors and is in lovely decorative order throughout. High quality fixtures and fittings are included as part of the sale. The windows benefitted from replacement throughout in 2023 and are all double glazed, with a white PVC finish. The detailed routine maintenance undertaken by the vendor means this property is truly in walk-in condition.

## PUBLIC AREAS

The guests enter the building at the ground floor level through the partially glazed front door, which leads into a bright lobby with a great level of shoe storage and coat hanging space. From here the guests enter the main hallway. From the hallway, guests can access the bedrooms, a public WC or the shared lounge facility. Once in the hall, to the right is the lounge, a large cosy and comfortable room set around a pellet stove, creating a relaxed and inviting atmosphere for guest to enjoy the peace and quiet that Cruachan B&B has to offer. From the hallway on the left is the guest breakfast room which is set for 3 rooms currently, can comfortably be set for the 4 rooms. Room 1 is on the ground floor and rooms 2, 3 and 4 are on the 1st floor, access via a stair from the main hallway.





Room 1 is on the right at the back of the building with ensuite. Upstairs room 2 is located above room 1. Rooms 3 and 4 overlook the front garden with views to the moorland and lochans to the east of Stoer. Bedroom 4 is a large dual aspect room and can accommodate two sofas. All bedrooms have ensuite shower rooms and a seating area. They are all beautifully finished with a tasteful modern feel. There is a secure access to the 1st floor owner's accommodation from the upper hallway.

### Ground Floor

Room 1	Twin room with shower en-suite
Room 2	Double room with shower en-suite
Room 3	Double room with shower en-suite
Room 4	Twin room or supper king room with shower en-suite

Rooms have modern fixtures and fittings and are tastefully decorated. In-room facilities include flat-screen TV, towels and toiletries.







## OWNER'S ACCOMMODATION

The owner's accommodation is a great feature of this property. On the ground floor there is a separate bright and spacious office behind the spacious guest dining room which is also used as a snug. Behind that is the kitchen, which is well equipped and has a great amount of worksurface, making it ideally suited to provide the guests' breakfast. Adjacent to the kitchen garden door is a laundry area equipped with washing machine and tumble drier. This area also has a good level of general storage. On the 1st floor there is a separate secure area to the rear which consist of a large triple aspect bedroom and bathroom. The bedroom also has a direct access into the upper grass area which allow private access into the garden. The accommodation is perfectly suited to a couple. The accommodation also includes walk in storage and number of smaller storage cupboards. There is internal secure access between the two floors allowing the owners full access to the guest area. This property has a truly delightful living space and would make a fabulous home.







## GROUNDS

Cruachan B&B is accessed either through the gate, up the steps and along a short paved path from the main road passing the front of the property, the B869. For the less ambulant, access to the front door is available via the gravel drive and paved slab path. Guests can either park on the road side or in the gravel parking area. Currently, the vendor has a touring caravan sitting to the side of the building, which does not form part of the sale and will be removed.

There is a painted wooden summer house located to the side of the gravel access, which is currently used as a store containing gardening equipment. The drive area is laid with stone chips behind this is a grass bank leading up to the main area of grass which wraps around the back of the property. At the top of the plot there are supper views to the west over the croft land and lochs. Set within the grass area are a number of trees and shrubs. To the front of the building there are more formal gardens, with grass either side of the main access path from the road and a narrow planted border.

## SERVICES

The property benefits from mains electricity, water and local shared septic tank drainage. There is oil-fired central heating, with a biomass pellet stove in the guest lounge and LPG is used for cooking. Cruachan B&B is compliant with the fire regulations. Wi-Fi is available throughout the property and is connected to the local Openreach network within the street.

## ACCOUNTS

Cruachan B&B accounting information will be made available to seriously interested parties subsequent to viewing.

## PLANS

Title and indicative building layout plans are available from the selling agents.

## EPC RATING

Cruachan B&B has an EPC rating of 'D'.

## PRICE

Offers Over £365,000 are invited for the Freehold interests complete with trade content (according to inventory, excludes some personal items). Stock will be transferred at cost valuation.

## DIRECTIONS

See map insert. What3word reference is ///contour.flashing.glassware

## WEBSITE

The Cruachan B&B utilised it's owner web site, <https://www.thecruachanstoer.com/>, and several web-based marketing platforms including Booking.com, which confirms a rating of 9.3.

## TITLE NUMBER

Cruachan B&B has a title number of STH4866.

## RATEABLE VALUE / COUNCIL TAX

The business rates for Cruachan B&B are £5,950, split as £4,200 non-residential apportionment and £1,750 residential, Ref No. 02/10/018800/2 and benefits from the Scottish Government Small Business Bonus Scheme and has 100% relief on their business rates for eligible applicants.

## FINANCE & LEGAL SERVICES

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

## 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](mailto:info@asgcommercial.co.uk)

Web: [www.asgcommercial.co.uk](http://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.



**HOTELS  
GUESTHOUSES  
LICENSED  
RETAIL  
OFFICES  
INDUSTRIAL  
UNITS**

**17 Kenneth  
Street  
Inverness  
IV3 5NR**

**Telephone  
01463 714757**



[www.bedandbreakfastsales.co.uk](http://www.bedandbreakfastsales.co.uk)