



Offers Around
£449,000
(Freehold)

Bungalow 500,
Garve Road, Ullapool, Ross-Shire, IV26 2SX





Attractively priced Boutique Bed and Breakfast business ideally situated in desirable village of Ullapool

3 individually designed letting bedrooms plus two roomed family suite

Prominent roadside trading location with delightful views over Loch Broom

Self-contained owners accommodation

Development potential to add glamping pods / accommodation



DESCRIPTION

Bungalow 500 is a thriving bed and breakfast business based in the popular tourist village of Ullapool. This charming property dates to the late 1930s and has benefited from extensive modernisation in recent years. Unexpectedly, Bungalow 500 is actually presented over two floors. The business is accessed from the main road and has a substantial footprint. The owners have decided not to trade this year, and will spend some time travelling, so have not applied for the short term letting licence. Within the trading aspects, there are three attractive individual boutique style bedrooms, and a family suite comprising both a double and a twin bedroom. Further facilities include an in-house sauna, a modern kitchen and a guest lounge/breakfast room with seating for 14 guests. The business enjoys well-deserved recognition as evidenced by excellent reviews. The self-contained owners area is spacious and comprises of a lounge, large bedroom, bathroom and games room. The business benefits from excellent roadside signage with ease of access and on-site parking. The grounds to the rear afford beautiful views to Loch Broom and scope to install two glamping pods in an attractive wooded area. The current owners have invested heavily into the business whilst at the same time endeavouring to maintain an environmentally friendly footprint. This has resulted in a superb home and income earning proposition presented in walk-in condition. The land to the rear of the property is the subject of a planning application for an additional dwelling which is included in the sale. Further planning permission is in place to add an extension to the rear of the guesthouse building.



TRADE

Trading from a prominent location, the business operates as a quality bed and breakfast providing an enviable level of service and facilities. Trade is generated from tourists visiting the North Coast 500 route, or simply visit Ullapool and the surrounding areas. The current owners avoid using many commission-based portal bookings sites, and are able to generate a high turnover utilising their own website and one or two other portals. Currently the business enjoys an impressive average of 9.5 on Booking.com and tremendous 5/5 on TripAdvisor.

Accommodation on offer is flexible, however the owners try where possible to have a 2-night minimum stay policy, in keeping with their efforts to reduce their own carbon footprint. The business operates below the VAT threshold and provides a sound level of profitability with the potential to grow the business further. The location and stature of the business is such that it is easy to locate for those who have booked via the internet as well as the casual passer-by seeking accommodation. The business is well-signposted and is supported by a clear and well-structured website.







LOCATION

Bungalow 500 sits in an elevated position overlooking some of the most dramatic and beautiful scenery to be found in the countryside. The business is just a short walk (0.7miles) from the Caledonian MacBrayne ferry to Stornoway which leaves twice daily (once on Sundays) for those planning a trip to Lewis, Harris or the other Hebridean Islands. The property is easily accessible, located on the A835 and the North Coast 500 tourist route, benefitting from good signage and excellent visibility to the passing trade. The immediate area is well served with facilities, shops and services for both locals and visitors alike. The North West Coast of Scotland attracts a large number of visitors and Bungalow 500 makes a perfect base from which visitors can continue their odyssey of the broader Highland region. Ullapool has a strong sense of community, with schools, golf course and social and welfare facilities. Inverness, the capital of the Highlands, is a 65-minute drive away with a full range of services associated with a modern thriving City.

Ullapool has a population of c1600 which swells in the summer months with the influx of tourists. The village became an established fishing centre in the Mid-1700s and still has a fishing tradition. The village is popular with a range of tourists and is a popular stop for those undertaking the North Coast 500 tourist route. The village also has a strong music scene hosting dance, book, music and guitar festivals throughout the year, along with the popular Beer Festival held in October every year.

REASON FOR SALE

The present owners purchased Bungalow 500 in December 2016 and have enjoyed transforming the business to its current level. However, it is their desire to retire from running a busy B&B that brings this desirable home and charming business to the market at such a competitive price.



THE PROPERTY

Bungalow 500 is a substantial detached property of traditional stone construction, under a slate roof, with modern extensions under areas of flat sheet metal profile roofing. The original subjects were built c1930. The property is deceptively spacious with accommodation being laid out across two floors. Most areas of the property benefit from double glazing and it has been extensively modernised in recent years.

PUBLIC / SERVICE AREAS

Entry to the property is via a private driveway and garden area through an outer door leading to the main reception hallway. This area is spacious and attractively presented. Guests can enjoy a range of breakfast options in the lovely breakfast room/lounge which features a wall mounted electric flame effect fire and double aspect windows offering stunning views. The guest lounge offers visitors a chance to relax with a mix of soft furnishings and free-standing tables and chairs. Breakfast is prepared in a modern well laid out kitchen which benefits from a range of modern fitted wall and floor mounted units, as well as an island unit, providing ample space for food preparation. Guests can also enjoy access to a Scandinavian sauna located on the ground floor. There is a large dry goods store off the kitchen which provides further storage, and a laundry area to the rear.







LETTING BEDROOMS

There are 4/5 letting bedrooms; 2 on the ground floor and 2/3 on the first floor. The ground floor bedrooms are suitable for less able guests. All letting rooms are finished to a very high standard offering generously sized and well-appointed accommodation. The guest house can accommodate a maximum of 14 guests. The rooms feature double-glazing, central heating, Freeview television, in-room toiletries and hospitality trays. The guest bedrooms are configured as follows:

Ground Floor

Telford Harbour

Twin with zip and link beds which can be converted to super king size bed, enjoying stunning views over Loch Broom. En-suite wet room with underfloor heating suitable for less able guests. Large fold out sofa bed, sleeping further two guests making it practical to accommodate 4 guests.

The Bothy

A suite of rooms comprising a small double bed with adjacent private shower room, dedicated seating / breakfast area and a private sauna. Separate entrance and external seating area with views over Loch Broom.

First Floor

Sealoch

Twin zip and link beds which can be converted to super king size. En-suite bathroom with roll top bath and separate shower. Light, airy and spacious dual aspect room with stunning views of Loch of Broom.

North Coast 500

Twin zip and link beds which can be converted to super king size and a separate twin room with interconnecting door, shared en-suite shower room and further sink unit in twin room. Designed for family or friend group, enjoying attractive views.







OWNERS ACCOMODATION

The owner's accommodation, is a most attractive feature of the sale comprising a large owners lounge / dining / kitchen, large double bedroom, utility room and shower room. The owner's accommodation is accessed from the rear of the property and is totally self-contained offering complete privacy.

GROUNDS

Access to the property is via a tarmac drive leading up from the main road, with ample off road parking for guest vehicles. The gardens comprise tranquil woodland to the rear, with original feature wall and manicured flowerbeds set to the front. There is potential to add two glamping pods in the wooded area. The property is set in an elevated position offering picturesque views towards Loch Broom and the town of Ullapool.

DEVELOPMENT POTENTIAL

Bungalow 500 has an expansive piece of ground to the rear of the main house and the vendors have planning permission to build a further residence to the rear, refence 21/02151/FUL. This development would suit an extended family or someone potentially looking to also have a self-catering income earning capacity. Planning permission is also granted to add an extension to the rear of the property. reference 23/03588/FUL. Due to the vendors desire to retire they feel such a development would be better left to new owners who could develop the property in line with their own desires and aspirations.

SERVICES

The subjects benefit from mains electricity, water and drainage. With oil fired central heating and modern eco radiators, and is fully double glazed throughout. The business is fully compliant with fire safety requirements. The property has Wi-Fi throughout. Under floor heating featured in Telford bathroom.

ACCOUNTS

Bungalow 500 is an established business, trading to a good level, but with the capacity to increase trade. Full financial accounts will be provided to interest parties post viewing.

WEBSITE

The business has a web site, www.bungalow500-ullapool.co.uk and also has a facebook page, <https://www.facebook.com/bungalow500ullapool>.



PRICE

Offers around £449,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. This price takes account of their desire for a year away from the business and the lack of an STLL.

EPC RATING

The property has an energy rating of band 'bbc'.

COUNCIL TAX

The property is registered for council tax band 'F'.

FINANCE & LEGAL SERVICES

ASG Commercial Ltd is in touch with several lenders who provide specialist business 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.

DIRECTIONS

See Map Insert. What3word reference is /// surprises.bagpipes.jumped

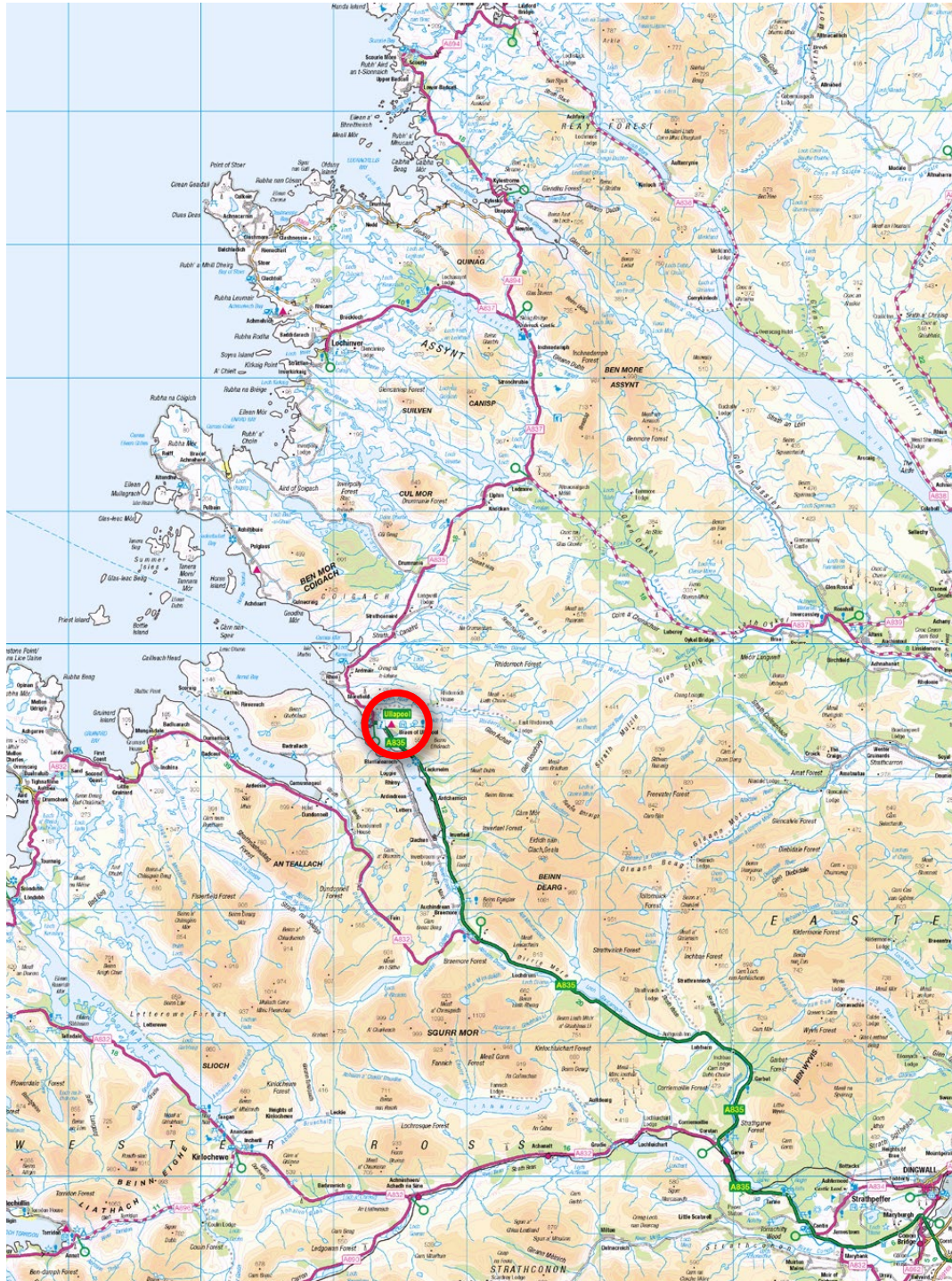
VIEWING

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 if one is set.



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