



Offers Over
£490,000
(Freehold)

Alcaig Cottages & Easter Lodge,
Alcaig, Conon Bridge, IV7 8HS





Short-Term Letting
Licensed lifestyle business
close to Inverness

Stunning trading location with
striking views to the Cromarty
Firth and hills beyond

Exceptionally spacious home
comprising of 3-bedroom
owners' house with two 2
bedroom self-catering cottages

Trading to a comfortable
level, the business provides
an ideal lifestyle opportunity
with development potential

Attractive grounds extending
to circa 1.7 acres providing
development potential
subject to consents





DESCRIPTION

Alcaig Cottages have the short-term letting license approval which expires on 19th April 2026. This makes the business offered very desirable, while offering a lifestyle opportunity set in a peaceful position on the Black Isle just north of Inverness. The properties are in truly walk-in condition. This property has a delightful outlook looking northeast over the Cromarty Firth to the rolling Easter-Ross mountains. Situated just 12 miles north of the Highlands capital, this notable uncomplicated business benefits from being conveniently placed close to the North Coast 500 route.

This most appealing property and business has many attractive features in addition to its charming setting. The house (Easter Lodge) was built in the middle of the last century and offers very substantial family accommodation. This 3-bedroom home is light and airy and provides all the comforts of a quality residence. The current owners have maintained the property to a high standard since purchasing in 2018, making it a beautiful family dwelling.

In addition to the main house there are two self-catering cottages (Osprey Cottage and Firth Cottage) which were also constructed around the same time,

being converted into holiday lets in 2006. These self-catering units offer an easy-to-operate proposition, making this a true lifestyle business. The letting cottages provide relaxing accommodation being presented in first-rate order with high quality décor, fixtures and fittings. Both cottages overlook the Cromarty Firth, allowing guests to enjoy the exceptional views. The business offers flexible accommodation to suit a wide range of clientele. In addition to the excellent property, the subjects have spacious and attractive grounds extending to around 1.7 acres. There is an oversized single garage on site which is currently used to store material. In addition, there is a very substantial, semi-derelict wooden barn which is not currently used by the vendors and this could be developed subject to consents. This barn sits away from the property offering opportunities for the new owners.

The business is presented to the market in turnkey condition and is ready to operate with no requirement for additional significant capital investment. The sale of Alcaig Cottages and Easter Lodge represents an exceptional opportunity for new vendors to own a lovely property and operate a charming 'quality of life' business in the heart of the Highlands.

REASON FOR SELLING

The vendors have successfully operated Alcaig Cottages and Easter Lodge since 2018. It is their intention to retire that brings this exciting opportunity to the market.

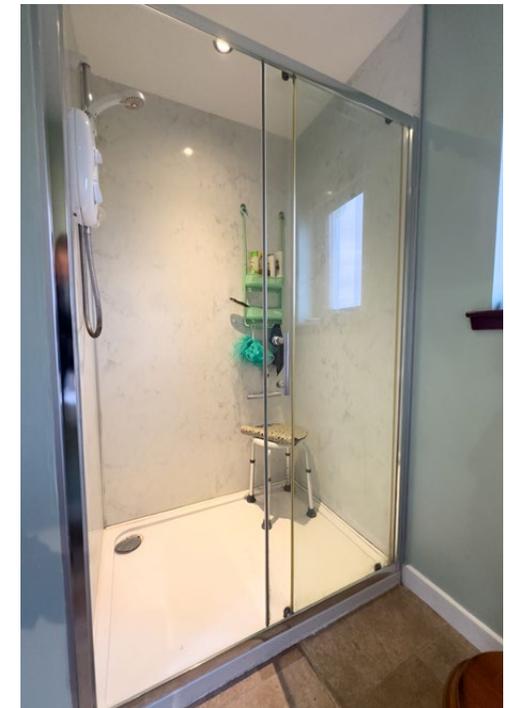
TRADE

The vendors trade the business on a year-round basis, income is primarily generated during the main season (Easter to October). The business attracts a variety of tourists to include cyclists, mountaineers or those just enjoying a more leisurely holiday taking advantage of the natural beauty of the Highlands. The current owners take bookings through online booking websites such as TripAdvisor and Airbnb as well as their own website. The cottages are an ideal base for exploring the wider region. Catering for groups, families and single travellers, the business has a well-maintained website, with the use of VRBO generating a steady stream of customers. The cottages are presently let for full weeks or shorter-term lets. The vendors trade well below the VAT threshold and at a very leisurely pace which suits their lifestyle choices. New owners could, if so desired, drive the business more fully and develop the site further subject to consents.

LOCATION

Easter Lodge and Alcaig Cottages are situated approximately 400 metres off the B9163 in a secluded location, sitting in the hamlet of Alcaig enjoying panoramic views across the Cromarty Firth and to the hills northwards. A short drive takes you to either the A9 or A835, the main roads to the north and west. Alcaig is set on the Black Isle, this friendly community is within easy commuter distance of Inverness, some 12 miles away. Alcaig is situated close to the village of Conon Bridge (2 miles away) which has shops and various community clubs etc. A larger range of welfare and social amenities are available in the Town of Dingwall (4.5 miles away) as well as in Inverness. Primary schooling is available in Ferintosh Primary School, around 1.5 miles away. Secondary schooling is available in both Dingwall and Fortrose.

The broader area boasts a number of sandy beaches, quality golf courses and places of general interest. The area is renowned for its sea life and the firths / coastal areas are home to seals, minke whales and the ever-popular dolphins. The cottages are visited daily by the local Red Kites, who regularly provide a spectacular flying show. Water sports and fishing are highly popular past times in the region, as are field sports. The cottages are brilliantly located to use as a base to visit the many places of historic and social interest within the region. This includes Loch Ness, Culloden Battlefield, numerous castles and distilleries plus the beautiful countryside stretching from the West Coast, the Flow Country, Cairngorm Mountains, Speyside and North to Orkney.





Easter Lodge



THE PROPERTY

The property is clearly signed and accessed via a tarmac drive leading into a large gravel parking area. Both the main house and cottage building were built in the middle of the last century. Easter Lodge is of non-standard construction (Doran) and the cottage building is a traditional stone construction with a slate roof; both properties are single storey. The subjects extend to circa 1.7 acres and have areas of manicured lawn with some areas of maintained wild growth.

EASTER LODGE

An attractive feature of this sale is the roomy family home. Most rooms are of larger than normal proportions giving ample and comfortable living space. This charming detached house is of non-standard construction and is set to the ground floor only. The outside of the building has been over rendered with stone corbel detailing at the front corners of the building. Entrance to the property is via a double-glazed door which leads into a spacious lobby; a secondary entrance is from the side of the building into the utility room.

From the hallway, to the left is a large lounge which has a multi-fuel stove with a characterful oak-surround and black stone hearth. With windows on opposite walls, the lounge offers a bright and relaxing environment, with excellent views. The lounge has attractive oak effect laminate flooring which is also a feature in the dining room off the lounge; this is used as a quiet sitting area and has double glass doors affording unobscured views to the Cromarty Firth. From the dining room, access is gained to the very large kitchen / dining room which is modern and would make an exceptional family area. With ample wall and floor mounted units, the kitchen is well-appointed with a good selection of fitted equipment. This open plan room provide an outstanding family dining and activity area. Off the kitchen is a well sized utility room with a separate W.C.

To the right of the main entrance hall is a further hallway leading to the family sleeping and ablution area. On the left is a cloakroom area. Next to this is a shower room with a W.C., wash-hand basin and large shower. Further along the corridor is the main family bathroom with bath wash-hand basin and W.C.; the latter are fitted into floor mounted vanity units. Beyond the bathroom there are three bedrooms, all well-appointed with built-in units in the master bedroom and the second bedroom. The master bedroom offers an exceptionally large space which could be used to build an en-suite facility. This expansive bedroom offers lovely, unobstructed views and has patio doors which lead to the garden. Bedroom 2 is a double room which also has an abundance of space offering some reconfiguration potential if desired. The final bedroom is currently being used as an office but there is space for a double bed. There is ample storage throughout the house.



Osprey Cottage



THE COTTAGES

The business trades with two letting units; Osprey Cottage and Firth Cottage, both have a short-term letting license. These properties are believed to date back to the middle of the last century but were extensively refurbished and updated in 2006 bringing them into use as self-catering units. They are semi-detached, each with a separate entrance and garden / private patio area.

Both cottages benefit from under-floor heating with individually-controllable thermostats in each room and a heated-towel radiator in the shower room making them cosy living spaces. The cottages are presented to a high standard of décor and the service provision includes all bed linen / towels, a welcome pack of washing-up liquid, washing powder, dishwasher tablets, toilet rolls and soap. Both units have TV with Freeview, a DVD player and selection of DVDs, a CD/ Radio, games etc.

Osprey Cottage

Accessed from a tarmac parking space Osprey Cottage has a ramp making entrance suitable for less able guests. With a well-appointed kitchen, equipped with dishwasher, washer-drying machine, gas hob, electric oven, microwave and fridge-freezer, guests have all they need for an extended stay. The cottage has a spacious open-plan dining and living area benefiting from glorious views across the Cromarty Firth and towards Ben Wyvis. From the dining area, French doors open out onto the private patio area which has a tables and chairs. The shower room has a large walk-in shower and plenty of activity space, this room has a secure cupboard which contains the boiler and underfloor heating manifolds for the whole property. With 2 bedrooms, 1 double with king-size bed and the other a single bed, the cottage is ideal for a small family group. The double bedroom has a fitted wardrobe.









Firth Cottage

Also accessed via a ramp from the parking area, Firth Cottage has 2 bedrooms, a king-size room and a twin bedroom, so can sleep up to 4 people; both bedrooms have built-in wardrobes. This cottage has an open-plan kitchen, dining and living area providing an excellent living space and offering superlative views to the Firth and hills beyond. Like the Osprey, this cottage has French doors opening out from the living area onto the private patio area that has a table and chairs. The kitchen is also equipped with a dishwasher, washer-dryer machine, gas hob, electric oven, microwave and fridge-freezer.

GROUNDS

The grounds extend to around 1.7 acres and offer ample parking and recreational space both for guests and owners. To the front of the cottages is a guest seating area. Each unit also has a private patio area laid out with a table and chairs. Immediately to the front of the property the grounds are laid mainly to lawns with shrubs and bushes. However, there are extensive areas which are intentionally left to grow wild to encourage wildlife and could be developed to form an attractive walk or introduce holiday pods. To the rear of Easter Lodge is a large private lawn, where there is an old concrete Second World War gun platform (ideal for BBQ's). To the side of the house there are raised planters and fruit trees (apple, plum and greengage). Within the grounds is a big single garage / shed plus an additional substantial building; the latter is not currently used and could be converted or the site redeveloped subject to consents.

SERVICES

The subjects benefit from mains electricity and water with drainage to septic tank. The main house benefits from oil-fired central heating. The cottages have oil-fired underfloor heating. LPG gas is used for cooking in the house and letting units. All accommodation units are mainly double glazed.

ACCOUNTS

The business trades below the VAT threshold and is operated on a restricted basis to suit the vendor's lifestyle. Accounting information, will be made available to seriously interested parties subsequent to viewing.

WEBSITE

Alcaig Cottages has its own web site, www.alcaigcottages.co.uk and is advertised on several web-based marketing portal sites, such as VisitScotland.

PRICE

Offers over £490,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory).

DIRECTIONS

See map insert. What3word reference is `///tiredness.workflow.protected`

EPC RATING

The EPC ratings for the property are:

Easter Lodge – D

Osprey Cottage – C

Firth Cottage – C

TITLE NUMBER

Alcaig Cottages and Easter Lodge has a title number of ROS12801.



RATEABLE VALUE

The business elements have rateable values of; 1 Alcaig Cottage is £1,650 and 2 Alcaig Cottage is £2,200 (effective from 01 Apr 2023) both are eligible for 100% discount under the Small Business Bonus scheme for eligible applicants. Easter Lodge has a Council Tax banding of 'E'.

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

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 if one is set.



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