



Offers Over
£735,000
(Freehold)

Ravencourt House,
Seafeld Avenue, Grantown on Spey, PH26 3JG





Charming Victorian villa ideally located in the heart of Grantown-on-Spey within the Cairngorm National Park

Delightful licensed guesthouse in desirable location with outstanding reviews

Offering 7 quality letting bedrooms (6 en-suite / 1 with dedicated private bathroom), attractive public areas and a conservatory restaurant capable of 38 covers

Spacious self-contained 2-bedroom owners' accommodation

Mature garden grounds to the side, ample parking and generous service areas throughout



DESCRIPTION

Ravenscourt House is an impressive detached ex-manse, enjoying a highly attractive and accessible trading position within the heart of the very popular town of Grantown-on-Spey. This desirable business is located just off the high street, benefiting from a quiet location with stunning views over forested woodland, and panoramic views towards the Cromdale Hills and Cairngorm Mountains. The property is close to the town's popular 18-hole golf course, sport fields and within a few minutes' walk to nearby schools, leisure center, shops and the River Spey.

Ravenscourt House represents a tremendous opportunity for new owners to purchase an excellent property and highly regarded business. This easy-to-operate "Home and Income" lifestyle business offers 8 quality letting bedrooms, elegant and well-appointed public areas, self-contained private owners' accommodation and first-rate service facilities.

The property has benefitted from recent and sympathetic upgrades making this a most appealing yet comfortable home and business, whilst maintaining the integrity of this period house. The style and character of this villa can only be properly appreciated by viewing.

TRADE

The current owners operate Ravenscourt House as a spacious, comfortable and well-appointed licensed guest house with restaurant. The current owners have elected to rent out the restaurant, on a flexible contract to suit their aims in running Ravenscourt. In addition to the Guest House and restaurant trade, historically the owners had offered the restaurant for event and private hire, accommodating up to 45 people.

Grantown-on-Spey is an area that generates year-round flexible trading opportunities. Currently the guest house is only open to adults so there is the option to open up the market to families as well. The restaurant has extraordinary reviews and is open to external parties as well as residents.

The business enjoys exceptional online reviews with an impressive 100% of reviews being 5 star on Trip adviser, an average of 9.6 on Booking.com and Google reviews also being tremendous with 5 stars on average.

REASON FOR SALE

The current owners purchased Ravenscourt House in September 2022 and it is their desire to now explore other business interests that brings this outstanding opportunity to the market.







LOCATION

Ravenscourt House is located within the popular town of Grantown-on-Spey and is extremely convenient for guests wishing to walk to the excellent range of nearby shops and restaurants. Grantown-on-Spey has a variety of first-rate facilities for visitors and sits at the confluence of three major tourism "trails" dedicated to golf, castles and distilleries. Grantown has its own popular golf course being the famous Grantown Course. The region is also renowned for its salmon fishing along the River Spey. In addition, the Cairngorm Mountains offer a range of mountain sports from trekking and mountain biking in the summer to skiing in the height of winter. With a host of tourist and leisure facilities within a short drive, Grantown-on-Spey offers a wide range of activities for visitors to pursue and is an ideal geographic location as a base from which to tour both the Highland and Grampian regions of Scotland. The town has a good range of social and welfare amenities with both a primary and secondary school and a new sports complex with swimming pool.

ENTRANCE

The main entrance to the building is directly accessed from the gravel car park area at the front of the building. Entry is through a delightful entrance lobby, complete with an internal glazed screen. The inner main hall provides a spacious and welcoming reception hallway, with access to the sitting room, lounge/bar, the limited mobility ensuite bedroom and stairs to the upper floors. The attractive staircase benefits from the original cast iron spindles and wooden handrail.

PUBLIC AREAS

Immediately to the left is the lounge/bar furnished with comfortable chairs and sofas. This charming bar can comfortably accommodate 7 seated customers with the current configuration. Opposite the lounge/bar is a bright and comfortable double aspect guest lounge which is reflective of the quality and standards of the vendors. This calming room is set to sofas and soft furnishings. The windows for both rooms overlook the front of the property, offering lovely wooded views of the local area. The result creates a bright and cosy environment, an ideal evening venue for guests wanting to relax. The conservatory is used as the dining room/restaurant. It has independent access directly from the car park and internally it can also be accessed through the lounge/bar and overlooks the patio areas and woodland. This tastefully decorated room, with wall and ceiling lights, is set to free-standing tables and chairs and can comfortably accommodate up to 38 guests. Ladies and gents washrooms are located off to the side of this room.





SERVICE AREAS

This attractive property benefits from an open-plan commercial kitchen with modern effective extraction and new cooking appliances. The kitchen is spacious offering excellent work spaces with a comprehensive array of equipment including ample chilled and freezer storage. To the side of the kitchen is a pot-wash / utility area and from here, access is gained to the laundry room, and then to the rear external area of the property. Laundry is currently fully done on site. There is a linen store on the first floor. The biomass boiler is housed in an external timber clad cabin with fuel storage hopper located behind a rough-cut timber screen and is accessed externally from the rear of the property. There is more than adequate linen storage in the building.

GUEST BEDROOMS

The bedrooms all have very comfortable beds and well-appointed furniture. The rooms benefit from the property being in a peaceful location, away from the main road. Most rooms incorporate modern en-suites with showers. All rooms benefit from internet access and LCD TVs.

Room 1	Superior double – king-sized bed plus sitting area overlooking the front of the building with en-suite shower room, located on the 1st floor.
Room 2	Double room, front facing, with private bathroom facilities including a bath and separate shower, located on the 1st floor.
Room 3	Superior double/twin room with dual aspect and overlooking the front and side of the building, with en-suite shower room, located on the 1st floor.
Room 4	Standard double room with en-suite shower, located on the 1st floor.
Room 5	Currently utilised as the 1st floor area of the owner's accommodation but could be brought into use as a family suite – consists of 2 adjoining rooms; one room can accommodate a king-sized bed and the other room can accommodate two single beds. These rooms share an en-suite shower room. This suite is located on the 1st floor.
Room 6	Standard super king/twin with en-suite shower, located on the ground floor which is suitable for guests with limited mobility.
Room 7	Delux super king/twin (zip and link) with en-suite shower room, located on the 2nd floor.
Room 8	Delux super king/ twin (zip and link) with en-suite shower room, located on the 2nd floor.





OWNERS ACCOMMODATION

The owner's accommodation is self-contained and located to the rear of the building. The ground floor comprises a double bedroom, kitchen, and lounge with external door to a private garden, newly installed bathroom and access to the basement store. The first floor comprises an office and a second double bedroom with en-suite shower room, accessed via a private staircase from the lounge area. This area can be utilised as a guest family bedroom, room 5 as noted above.

GROUNDS

The landscaped garden grounds around the property provide a delightful, secluded setting. There are a number of well-placed patio areas which offers guests a variety of settings in which to enjoy the peaceful location. Ample parking is contained to the front of the property.

SERVICES

The house has mains electricity, water and drainage plus LPG gas for cooking. The property benefits from mostly double glazing throughout. Heating & hot water is by a biomass fired boiler with wall mounted radiators in all rooms. Wifi throughout.

ACCOUNTS

Full historical accounting information will be made available to seriously interested parties subsequent to formal viewing.

WEBSITE

The current owners use www.ravenscourthouse.co.uk for bookings as well as being available on other booking portals such as Trip adviser, Booking.com and Trivago.

TITLE NUMBER

Ravenscourt House has a title number of MOR3844.

LICENCNG

The Guest House has a liquor licence under the provision of the Licensing Scotland Act 2005. A copy of the Operating Plan will be made available to interested parties after viewing. The licence number is HC/INBS/264.









PRICE

Offers over £735,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory).

DIRECTIONS

See map insert. What3words reference is [///animator.shower.pictures](http://www.what3words.com/animation/shower/pictures)

EPC

The business has an EPC rating of 'E'.

RATEABLE VALUE

The rateable value of the property is £16,450 (effective from 01 Apr 23) split as £13,300 for non-residential element and the residential component being valued at £3,150, reference 07/01/730021/5. Depending on circumstances, the property should be eligible for a discount under the Small Business Bonus scheme.

FINANCE AND LEGAL SERVICES

ASG Commercial 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 including conveyancing.

VIEWING

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

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

Tel: 01463 714757

E: info@asgcommercial.co.uk

Web: www.asgcommercial.co.uk

OFFERS

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



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