



Offers in the Region of
£525,000
(Freehold)

Lann Dearg

Dalcattaig, Invermoriston, Inverness-Shire, IV63 7YG





Stunning home with opportunity to run a self-catering business in a tranquil rural setting

Fantastic lifestyle business offering a quality home and income opportunity

Spacious detached 4-bedroom bungalow set within attractive gardens and woodland

3 self-catering studio apartments in separate building

Located on the Great Glen Way



DESCRIPTION

Lann Dearg is a stunning property sitting within the charming village of Invermoriston in Inverness-shire. This attractive business provides an outstanding trading location and is set within half an acre of established grounds. Built in 1991, this exceptional bungalow offers all the comforts of a high-quality modern residence, whilst the three self-catering studios (built later in 2004) provide outstanding and flexible holiday accommodation.

This home and business is presented to the market in walk-in condition and represents a true turn key operation. Currently operating in a relaxed manner to suit the needs of the current owners, Lann Dearg provides a lifestyle business offering the option of choosing to either operate casually as the current owners do or on a more business focussed footing. Lann Dearg has the potential to generate a turnover in the region of £40,000 per year with the resultant profitability.

TRADE

The business currently operates 3 self-catering studio apartments within a detached accommodation building, adjacent to the owner's home. The apartments are utilised as self-catering accommodation although there is the option to consider using the studios for bed and breakfast accommodation if desired. The attractive studios are presented in outstanding order with tasteful décor, fixtures and fittings. The business offers flexible accommodation for new owners. There is the capacity to operate year-round or in a restricted manner in the main season (April to the end of October). In addition to the three studios, there is also scope to utilise bedrooms within the main house on a bed and breakfast basis if desired. The owners could live in one of the studios during the season and move back to the house over the winter, if desired, letting out the main house, thus further increasing trade and potential income levels. There is also potential for lettings for workers on the upcoming hydro and wind farm projects in the area. Bookings for the year ahead are already looking very positive; a well-maintained website, together with its association with many online sites and walking companies, means the business maintains a steady stream of bookings throughout the year.

REASON FOR SALE

It is the current owners, desire to retire that brings this attractive property and business to the market.







LOCATION

Situated in the heart of the Highlands just off the main A82 arterial route, halfway between Inverness and Fort William, Invermoriston is also on the main A887 road to Skye. The business is strategically placed to benefit from those undertaking the Great Glen Way and / or wishing to undertake an odyssey of the West Coast and Highlands of Scotland. The area attracts tourists from all around the world, whether just to walk the Great Glen Way, or as a base for touring the Highlands / Scotland by car, with stays ranging from just one night to over two weeks' duration. The area is also well known for field sports, fishing and water sports. The village of Invermoriston has a local hotel and convenience store. The village has a strong community spirit with the modern village hall at its centre. A fuller range of services are located in Fort Augustus (6 miles) which include schooling, medical services and a wide range of social and retail facilities. Inverness, the capital of the Highlands, is 28 miles away (40-minute drive) which has the services associated with a modern city. Inverness has excellent communication links (rail, bus and air).





THE PROPERTY

Lann Dearg is situated just off the A82 along a minor road which is well sign posted. Access to the property is via a stone chip drive leading to ample parking. The subjects comprise two detached buildings of modern construction under pitched roofs.

OWNERS HOUSE

This charming, detached property built in 1991, is of modern construction and is set over 2 floors. It has benefitted from substantial investment and improvement over the years including the installation of stunning double-glazed windows and doors. All accommodation is at ground floor level except the sitting room which is situated over the garage and accessed from the main hallway up a stairway. This room was used in the past as the dining room.

Entrance to the property is via a double-glazed door which leads into a vestibule. From the vestibule the main hall is accessed and to the side is a spacious storeroom. Through an inner door, the high-quality décor is immediately apparent and is reflective of the exceptional standard throughout the house. To the right is a comfortable lounge / dining room which benefits from double aspect windows with attractive views to the countryside together with a fireplace with brick surround. Also, off the hallway is a spacious modern kitchen with a breakfast bar. The kitchen is well-appointed and has a full range of services and facilities. From the kitchen, the utility room is accessed. It also leads to the garden opposite the studio building. The family bathroom is located off the hallway. The bathroom is spacious and well-appointed, offering a power shower, separate bath and standard fittings. A large linen cupboard is situated next to the bathroom. The 4 bedrooms are found off the hallway with one bedroom being en-suite and another currently configured as an office. Each of the four bedrooms are very generous with fitted wardrobes. The quality of décor both within the rooms, bathroom and en-suite is of a high standard. Both the family bathroom and the en-suite benefit from under floor heating. An attractive feature of this charming property is the triple aspect windows in the sitting room affording panoramic views of the surrounding area and towards Loch Ness. With exposed timbers, this charming room has a wonderful ambience enhanced with a cosy wood-burning stove.





LANN DEARG STUDIOS

The studios, constructed in 2004, are set over two floors. There are two studios on the ground floor with a further studio on the first floor being accessed by a separate external stair. All studios have private entrances from the outside. Although these apartments are currently used for holiday accommodation, the building could equally be utilised for additional residential use, such as a granny annex or for adult childrens' accommodation.

STUDIO APARTMENTS 1 AND 2

On the ground floor, entry is into a modern well-appointed kitchen. The kitchens have two ring induction hobs, built in appliances, and a good range of facilities including a breakfast bar. The open plan sitting area and bedroom is located off the kitchen. The rooms benefit from high quality soft furnishings, dressing / writing table and comfortable zip and link beds; thus, allowing for configuration to meet guest needs (double or twin). The modern en-suites located off the bedroom each have a walk-in power shower.





STUDIO APARTMENT 3

Situated on the first floor, this apartment has a larger floor area than the ground floor studios and benefits from a king-size bed. With its own hallway, the shower room, with power shower is off this space. The remaining area is open plan with an enclosed kitchen, dining area, bed space and soft seating area. The kitchen has a 4-ring induction hob and offers slightly larger work areas than the other studios. This superior accommodation unit has a studio window offering views over Glen Moriston and along the Great Glen Way. All studios have large screen Smart TVs and all décor is of a high standard with excellent quality fixtures and fittings.

GROUND

The grounds are mainly set to lawns and shrubs etc, surrounded by a great number of trees providing an excellent level of privacy. The grounds extend to around 0.5 acres and provide excellent amenity space. There is a large workshop / garage (30sqm) integral to the house with lighting and electric points. To the rear of the main house is a patio area and a wood shed.

SERVICES

The subjects benefit from mains electricity and water supply with private drainage and septic tanks. The main house and studios have separate oil-fired central heating. All properties are fully double glazed.

ACCOUNTS

Trading information will be made available to seriously interested parties subsequent to viewing.

TITLE NUMBER

The property has a title number of "INV2023".

BUSINESS RATES/COUNCIL TAX

Lann Dearg has a council tax band of E. Lann Dearg Studios have a rateable value of £3,900 effective from 1 April 2023, reference 06/25/210007/5. Under the Small Business Rates relief scheme this is currently eligible for 100% discount.

SHORT-TERM LETTING LICENSE

Lann Dearg has a fully approved short-term letting license in place - license number HI -50879-F.



PLANS

An indicative plan is available upon request from the selling agents ASG Commercial.

WEBSITE

Lann Dearg has its own web page at www.lanndearg.co.uk, which allows bookings to be taken via eviivo.com. The business also utilises a range of web-marketing platforms, such as Tripadvisor with a rating of an outstanding 5 stars and Booking.com with a rating of 9.7/10.

EPC RATINGS

The EPC rating of Lann Dearg house is 'D' with each of the studios being rated as 'C'.

PRICE

Offers in the region of £525,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items.

FINANCE & LEGAL SERVICES

ASG Commercial Ltd 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 team of legal experts who can act in all legal matters arising.

DIRECTIONS

See map insert. What3words reference is ///gratitude.themes.strength

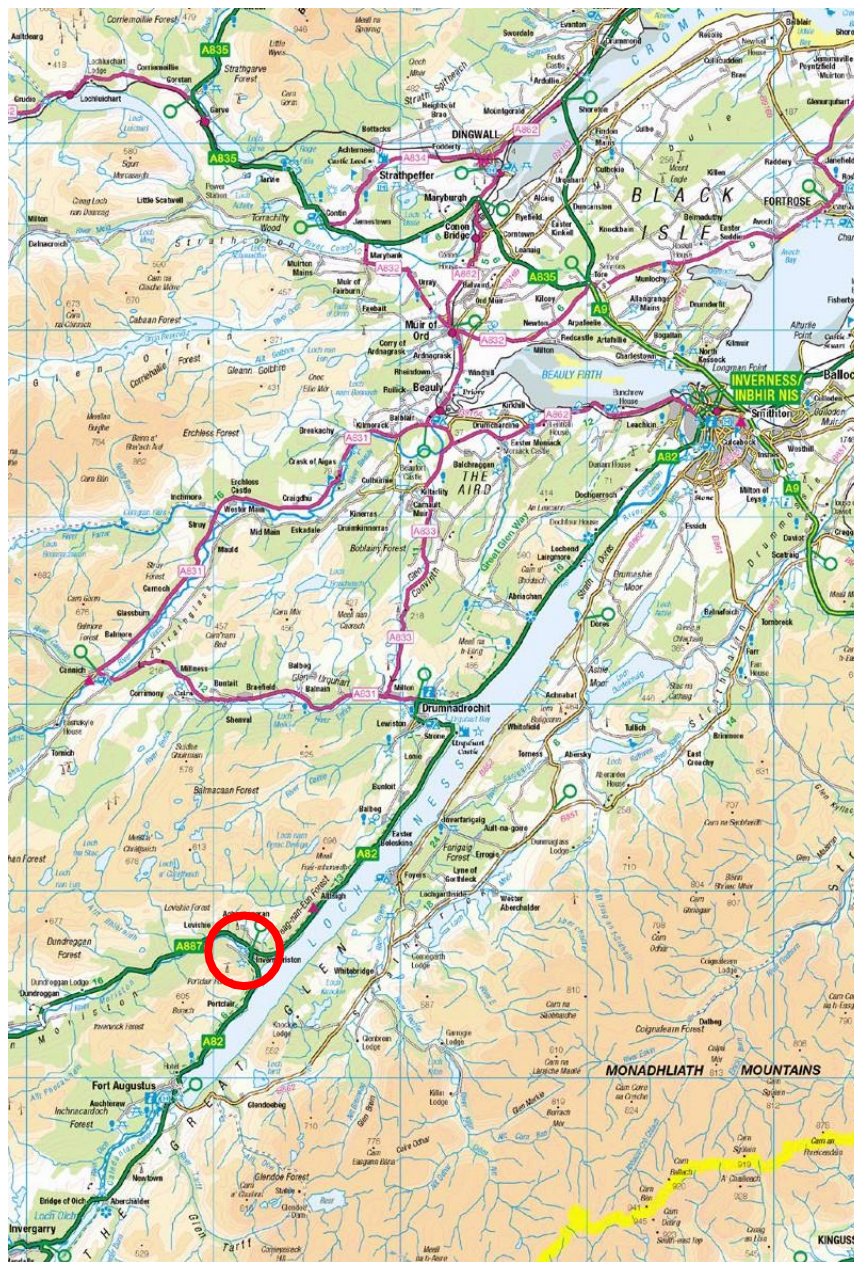
VIEWING

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

ASG Commercial Ltd, 17 Kenneth Street, Inverness, IV3 5NR
Tel: 01463 714757
E: admin@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, should one be set.



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