



Offers in the Region of  
**£625,000**  
(Freehold)

**Kilmore Farmhouse Guest House**  
Kilmore Road, Kilmore, Drumnadrochit, IV63 6UF





Delightful  
Guesthouse in the  
popular village of  
Drumnadrochit

Great sustainable  
business

Located in popular  
tourist attraction  
on Great Glen Way

Turnkey business  
opportunity

Exceptional  
owners 1 bedroom  
accommodation

Fantastic garden  
grounds

Development  
potential

Additional  
income from ice  
cream/doughnut  
onsite booth



## DESCRIPTION

Located on the outskirts of the delightful village of Drumnadrochit, on the shores of Loch Ness, this extensively refurbished Guest House offers the opportunity to purchase a fantastic property based in a popular tourist destination. Finished to an exceptional standard throughout this beautifully finished property benefits from a recent thorough refurbishment and sits in delightful gardens. Located directly on the Great Glen Way, the trade is primarily driven by the significant number of walkers who pass the gate and results in a highly profitable business. Kilmore Farmhouse Guest House is an excellent choice for a home and lifestyle business ad is being sold as a true turnkey operation.

## TRADE

This profitable business opportunity is extremely sustainable due to the steady flow of visitors enjoyed in the popular tourist destination of Drumnadrochit. Located directly on the Great Glen way there is a high level of tourism in the area leading to a strong recurring business. Historically this business has primarily concentrated on walkers so there is the opportunity to develop the client base should that be desired. The turnover and profitability figures over the last few years have remained stable, trading below the VAT threshold voluntarily. The business currently does not employ any staff. Currently only trading in the summer months and closing in October, there is the opportunity to develop the trade further by operating year- round should that be desired. An attractive addition to this business is the separate wood clad trailer on site which offers ice cream and doughnuts to passing trade.

## REASON FOR SALE

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



## LOCATION

The lovely tourist village of Drumnadrochit is situated on the beautiful shores of Loch Ness directly on the Great Glen Way. Loch Ness is one of the most popular tourist destinations in the UK both for walkers and those Loch Ness monster hunters hoping for a glimpse of the Loch Ness Monster. With its stunning views and untouched landscapes, this impressive stretch of water is 23 miles long and over 700 ft at its deepest, making it Scotland's largest loch in terms of volume.

Drumnadrochit has shops, a primary and secondary school plus a wide range of welfare and social amenities. The village is well known as the home of Nessie and is also close to Urquhart Castle. Due to its strategic location on the North shore of Loch Ness, the village benefits from a high level of passing trade including those who transit to Skye.

The broader area boasts a number of places of general interest. The area is renowned for its stunning beauty. Water sports and fishing are highly popular past times in the region, as are field sports. Inverness and Fort Augustus are within a 30 minute drive. Inverness itself is a vibrant and growing City and with such expansion comes many opportunities in both commerce and social activities. Such growth benefits established hospitality businesses and ensures a year-round trade.

## THE PROPERTY

Kilmore Farmhouse Guest House is a delightful, detached property sitting on a large plot in an attractive extensive garden. Finished to an extremely high standard, this property is constructed from a timber kit, finished with an attractive light harling on block with a tiled roof over. A lovely conservatory was added to the front of the property in 2008 extending the dining area into a spacious bright space. The gravel drive gives access from the roadside and wraps entirely around the property. A large barn style shed is situated to the rear of the house.

The property benefits from a separate wood clad trailer, which sits to the right-hand side of the house, which provides doughnuts and ice cream to passing trade. Behind that there is planning permission in place for the erection of a glamping pod.

## PUBLIC AREAS

The access for guests to the property at the front of the building into an inviting, light and bright reception hallway. The lovely reception provides access to each of the 5 ensuite guest bedrooms, the kitchen, dining room and guest lounge. The dining room is very spacious and well set out with the benefit of leading into the conservatory (also set to tables) which was added to the house. The large lounge is light and bright room and is tastefully finished with several comfortable sofas to maximise guest comfort. Wooden flooring and a stone fireplace with attractive wooden surround adds to the relaxing ambience of this room.

The five tastefully finished guest rooms at Kilmore Farmhouse Guest House are immaculate and each feature a private shower room and top-notch contemporary amenities. The rooms are spacious and tasteful with attractive, comfortable furnishings as well as tea and coffee making facilities. The guest accommodation is all located on the ground floor of the property and is configured as follows:









## Ground Floor

Bedroom 1	King bedroom with En-suite shower room
Bedroom 2	Double bedroom with En-suite shower room
Bedroom 3	Triple bedroom (3 single beds) with En-suite shower room
Bedroom 4	Double bedroom with En-suite shower room
Bedroom 5	Double bedroom with En-suite shower room

## SERVICE ROOMS

One of the attractions of this property is the fantastic refurbished large modern kitchen accessed directly from the main reception area. The kitchen has been fully refurbished to an extremely high standard. This spacious area benefits from a large central island with tall stools, attractive Karndean flooring and an exceptional number of high-quality cream cabinets. The kitchen is complete with a great level of worksurface and the usual appliances required to meet the needs of the business.



## OWNERS ACCOMMODATION

The present owners utilise all the first floor of the property for personal use. It benefits from being completely separate from all the guest accommodation and is also secure. The lounge is exceptionally large and also has room for an office space. There is a separate spacious bedroom and a "jack and jill" bathroom which can be accessed from both the bedroom and the lounge. All areas light and bright and finished to a high standard balancing neutral yet tasteful décor.

## GROUND

The house sits in the middle of a large plot. The garden is a lovely space, and includes a beautiful grassed seating area together with pond and pretty small fountains.

A large barn style garage/shed with electric roller door is situated to the rear of the house with power and lighting which also houses a drying room and large freezer.

## SERVICES

The business benefits from mains electricity, water, and drainage. Central heating and hot water are provided via an LPG combi boiler central heating system. The building is double glazed with CR Smith Lorimer windows. The property has Superfast Fibre Wi-Fi throughout. An EV fast charger is installed at the rear of the property.

## ACCOUNTS

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

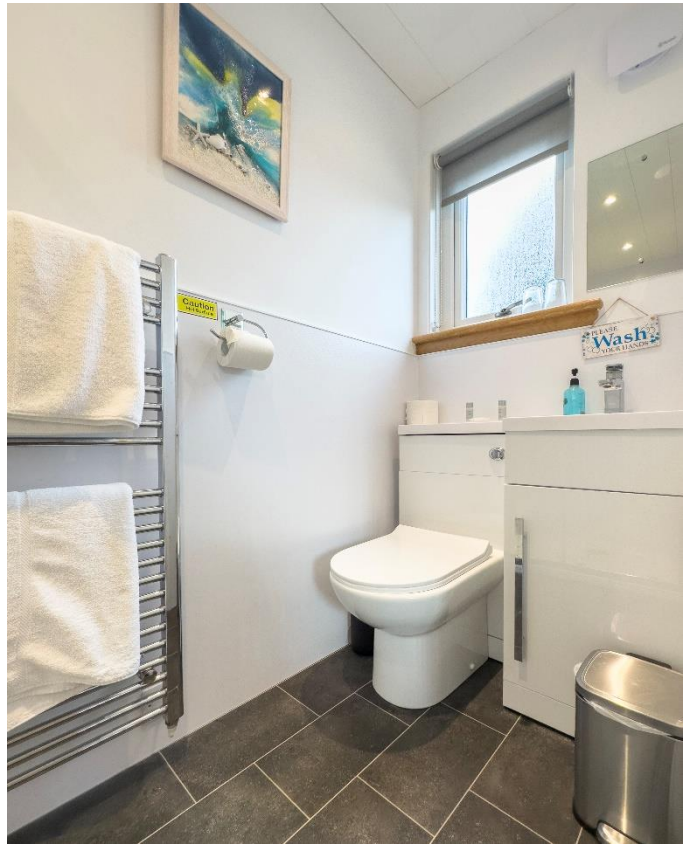
## SHORT TERM LETTING LICENCE

The business has a short term letting licence which expires on 21 August 2027 The licence is HI-50968-F.

## DEVELOPMENT POTENTIAL

Currently there is planning permission in place for the installation of a glamping pod to the rear of the property. Reference number is 21/04472/FUL.











## EPC RATING

The EPC rating for the guest house is E.

## TITLE NUMBER

The title number for the guest house is INV11717

## RATES / COUNCIL TAX

The guest house has a rateable value £11,600 as at April 2023, property reference number 06/26/465026/9, this is split as £1,800 residential apportionment and £9,800 non-residential apportionment and benefits from 100% discount under the Small Business Bonus Scheme for eligible businesses.

## WEBSITE

The business has a website at <https://www.kilmorefarmhouse.co.uk/> and also utilises online marketing options which helps maintain occupancy levels, these include TripAdvisor and ad hoc use of Booking.com as required. The business has an enviable online reputation as evidenced by the various reviews available with 5/5 on TripAdvisor.





## PLANS

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

## PRICE

Offers in the region of £625,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

## 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 location map. What3words reference is ///logbook.news.zooms

## VIEWING

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

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

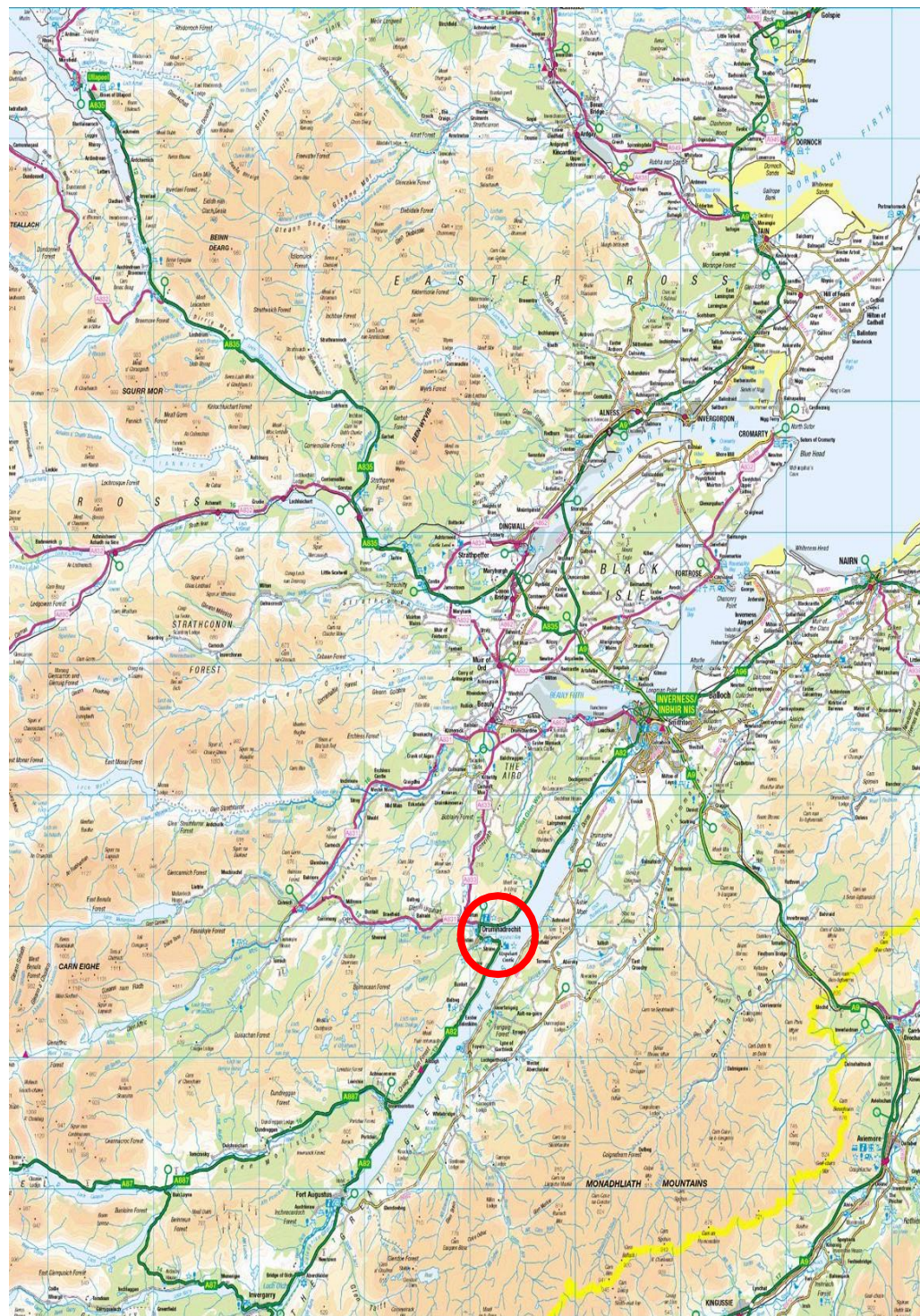
Tel: 01463 714757 (5 Lines)

E: [admin@asgcommercial.co.uk](mailto:admin@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, should one be set.



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