



Offers Over
£849,000
(Freehold)

Strathassynt Guest House & Holiday Cottage
Loan Fern, Ballachulish, PH49 4JB



Immaculate guest house with separate holiday cottage currently operating as a true lifestyle business

Located in the charming village of Ballachulish on the doorstep of Glen Coe

6 attractive ensuite letting bedrooms

2 bedroom self-catering cottage with ensembles and wood burning stove

Large and well-presented 3-bedroom owners' accommodation



Extensively refurbished to a very high standard

Located in one of Scotland's biggest tourist hotspots

Excellent amenities such as cycle shed and drying room

Large Solar array and battery

Offers huge flexibility and massive potential to increase profitability





DESCRIPTION

Situated in the peaceful village of Ballachulish, this highly profitable business on the doorstep of Glen Coe, one of Scotland's biggest tourist draws and a hotspot for outdoor enthusiasts, offers a real lifestyle opportunity and/or the potential to significantly increase profits from an already high level.

Strathassynt Guest House is an attractive large detached two storey villa which has been fully refurbished by the current owners and is now in walk in condition. This lovely property provides owners' accommodation with 3 ensuite bedrooms, large kitchen, guest lounge and breakfast room on the ground floor and six immaculate ensuite letting rooms on the first floor. The high standard of the accommodation effortlessly combines comfort with a modern finish. The charming self-catering cottage has two bedrooms which are also extremely well finished. Both buildings benefit externally from freshly painted white render and a pitched, insulated roof.

The Guesthouse has the added benefit of 30 individually optimised solar panels which provide a significant amount of its electricity supply, future proofing the property from any further energy shocks. The solar system also includes a 10kWh battery and a hot water diverter which keeps the water hot a large portion of the year at little cost.



The owners have added a cycle shed and drying room. A chargeable laundry service is available. These facilities have undoubtedly contributed to the positive reviews on Booking.com – 9.5, Trip Advisor – 4.5, Google – 4.9 and Facebook – 4.9.

THE PROPERTY

The Guesthouse

The charming Guesthouse offers guests a comfortable and welcoming retreat, combining modern amenities with a relaxing atmosphere. The total floor area of the guest house is circa 184m² and has the capacity for 16 guests. Recently refurbished to a high standard, the Guesthouse provides an ideal base for visitors who enjoy a delicious breakfast to begin each day. The guest rooms are all located on the first floor and comprise a multibedded family room, two doubles, two twin rooms and one triple room with a double bed and a single bed all of which have ensuite facilities and are modern and well equipped. The owners' accommodation and guest living spaces are found on the ground floor.

Ground Floor

The Guesthouse is a large detached two storey building with a single storey extension with attic space which may, with planning approval, provide another bedroom or additional living space.

The ground floor provides the owners' accommodation and the guest lounge and guest dining room. The entrance is at the front of the building and opens into a hall with a convenient WC and stairs that lead to the upper floor. From the entrance lobby a door allows access to an inner hall which allows access to the two ground floor public guest areas and the owners' accommodation via a secure door.

Guest Accommodation (Ground floor)

This consists of a bright and recently-renovated breakfast room and a large comfortable lounge with writing desk and patio doors leading to the garden. The lounge is heated by a wood burning stove and there are board games and a mini fridge.

The breakfast room consists of six tables with dining chairs and a row of benched seats. A good-sized sideboard is used for serving the cooked breakfasts as well as displaying the buffet breakfast.





Directly across from the guest lounge is the kitchen. The kitchen is sizable and doubles up as the commercial kitchen and the owners' family kitchen. There is a range cooker with five burners and double oven, food preparation station, two large fridge freezers, two dishwashers and other modern conveniences. All of these assist the service of the outstanding breakfast Strathassynt is renowned for. A large island breakfast bar with 4 stools and electricity points provides family dining and/or extra work surface.

The Laundry room is situated within the owners' accommodation and is well equipped having two semi-commercial washing machines and two heat pump tumble driers.

Owners' Accommodation (Ground Floor)

The secure door from the inner hall leads to the owners' tastefully decorated large lounge/dining room which has a wood burning stove, hardwood floors, space for a large corner couch, a dining table and chairs. A porch which provides access to the rear garden area is accessed from the living area via patio doors and provides storage for outdoor coats and boots. The office area is located in the dining area.

In addition to the lounge, there is the owners' master bedroom with large, modern ensuite bathroom and two further double bedrooms with ensuite facilities, all of which are finished to a very high standard.

There is also an attic space that can easily be converted into an additional bedroom or living space.





First Floor

The stairs from the entry lobby takes you up onto the first floor which houses 6 comfortable letting rooms which are configured as follows:

Family Room – Spacious and ideal for larger groups, this room accommodates up to five guests with a double bed, bunk beds, and space for a fold-down bed or cot. It also features a comfortable couch and an ensuite shower room.

Triple Room – Perfect for small families or groups, this room includes a double bed, a single bed, and an ensuite shower room.

Two Double Rooms – These rooms offer comfortable double beds and modern ensuite shower facilities.

Two Twin Rooms – These rooms provide flexibility with two single beds and ensuite shower rooms.

Each room is tastefully redecorated and is well equipped with a smart TV, dressing table, tea and coffee-making facilities, and a hairdryer.

The Holiday Cottage

This charming self-catering cottage offers a cosy and well-equipped retreat, perfect for families or couples seeking a peaceful getaway. The total floor area of the holiday cottage is circa 81.m² with a capacity for 5 guests. With oil-fired central heating throughout and a wood burning stove in the lounge, the property ensures a warm and inviting atmosphere, no matter the season.

The 2 bedroom self-catering cottage is located in the grounds of the main house with private enclosed garden. The lounge is well equipped with a wood burning stove. Patio doors lead into the pretty private garden. Off the lounge there is a kitchen diner which has all modern conveniences such as a dishwasher, washing machine and microwave.

The master bedroom hosts a double bed and ensuite shower room and has breathtaking views of Sgorr Bhan. Facilities include a contemporary built in wardrobe and a recently fitted spacious shower cubicle.

The spacious twin bedroom has two single beds and space for a fold down bed for a fifth guest. There is a further bathroom off the hall, ensuring comfort and privacy for all guests.







GROUND S

The property sits within grounds extending to circa 0.11 of an acre. The buildings are surrounded by a wooden fence which has an opening to access the ample parking area.

TRADE

Currently the Guesthouse trades from March until the end of October, with the holiday cottage open all year. Although the owner enjoys being hands on with the business, they do employ a fulltime housekeeper who assists with breakfast and does all the changeovers leaving the owners free to enjoy their days.

The holiday cottage has undergone a number of refurbishments over the last few years, including newly fitted bathrooms, freshly laid carpets, installation of a wood burning stove and double-glazed windows. The accommodation is extremely comfortable, and the owners note that they have many repeat guests.

Bookings are received mostly via the commission-free Strathassynt website, and some help from booking.com, Airbnb and VRBO.

The current owners have also built good relationships with several Tour Operators, who provide significant bookings throughout the year.

The Guest house has a two night minimum stay which significantly reduces costs and workload. One night bookings are excepted to fill gaps, but at an increased rate.

The property offers new owners massive flexibility to either increase profits or maintain existing levels while enjoying a comfortable lifestyle. For example, they could choose to live in the cottage and let the three additional owners bedrooms on a B&B basis. Profits can also be increased by extending the operating season in the Guest House and providing additional services such as evening meals.

REASON FOR SALE

After owning, refurbishing and running the business since 2015, it is now the owners desire to move on and allow another owner to enjoy the lifestyle opportunity this business provides.





LOCATION

The village of Ballachulish, located in the Scottish Highlands, is a picturesque settlement that boasts both historical charm and natural beauty. Situated near the southwestern end of Loch Leven, it lies at the edge of Glen Coe, one of Scotland's most dramatic and iconic glens. Ballachulish is known for its stunning mountainous backdrop, serene lochside views, and its proximity to some of the region's best outdoor attractions.

Ballachulish's history is deeply tied to slate quarrying, which played a central role in its development. The famous Ballachulish Slate Quarries, now a significant part of the area's heritage, provided high-quality slate used throughout Scotland and beyond during the 18th and 19th centuries. The quarries, now dormant, have left behind dramatic landscapes and are popular spots for visitors interested in the area's industrial past.

The village is a popular base for exploring Glen Coe, Ben Nevis, and other nearby Highland landscapes. Outdoor enthusiasts flock to Ballachulish for hiking, climbing, skiing, and mountain biking, as well as more relaxed activities such as wildlife spotting and loch cruises. The village also serves as a gateway to Lochaber, often referred to as the "Outdoor Capital of the UK."

Ballachulish itself offers a mix of traditional stone cottages and modern accommodations, as well as a range of amenities, including shops, cafes, and a community hub. The Ballachulish Bridge, which spans the narrows of Loch Leven, is an iconic feature, connecting the village to North Ballachulish and reducing travel times for those exploring the surrounding area.

Children attend the nearby Primary school in Ballachulish and older children attend Kinlochleven High School.

The area's Gaelic name, Baile a' Chaolais, translates to "the village of the narrows," reflecting its geographical setting. The village enjoys a close connection with Scottish culture and traditions, including Gaelic heritage, which remains an integral part of the local identity. Ballachulish's location offers stunning vistas of Loch Linnhe, the Pap of Glencoe, and surrounding peaks, making it a photographer's paradise.





SERVICES

The property benefits from mains water, drainage and electricity. With oil central heating in the cottage, electric heating in the main house and two wood burning stoves in the main house and one in the holiday cottage. Both buildings have Wi-Fi.

ACCOUNTS

Full trading figures will be made available to seriously interested parties subsequent to viewing.

LICENCING

The business holds a short-term letting licence and the licence number is HI-40366-F.

EPC RATING

This Guest House has an Energy Performance Rating of C (78) and the cottage has an Energy Performance rating of D (65).

TITLE NUMBER

The property has a title number ARG8332.

RATES / COUNCIL TAX

The property has a rateable value from April 2023 of £18,225 with a residential apportionment of £6,250 and Non-Residential apportionment of £11,975. Reference number 05/13/059320/0.

WEBSITE AND INTERNET PRESENCE

The Guest house and self-catering cottage website is <https://www.strathassynt.com>, Facebook and Instagram pages as well as listings on booking.com, Airbnb, VRBO and Tripadvisor .

The business benefits from great online reviews such as 9.5 with Booking.com (exceptional), Trip Advisor rating of 4.5 (very good), a superb 4.9 on Google, and Facebook where it enjoys a score of 98% recommended.

PLANS

A location plan and internal plan are available from the selling agents.



PRICE

Offers in the region of £849,000 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. 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: ///track.intensely.birds

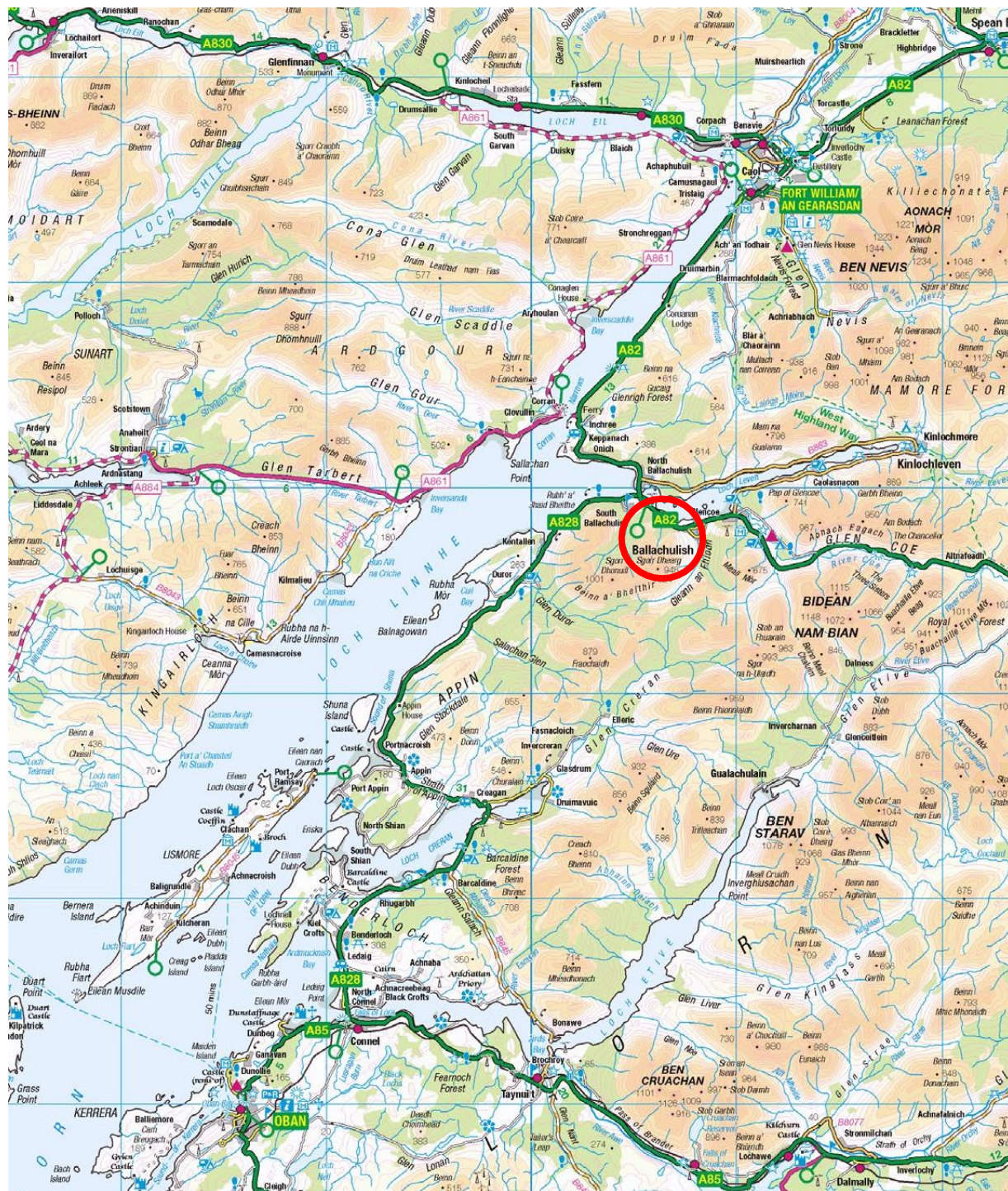
VIEWING

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.



**HOTELS
GUESTHOUSES
LICENSED
RETAIL
OFFICES
INDUSTRIAL
UNITS**

**17 Kenneth
Street
Inverness
IV3 5NR**

**Telephone
01463 714757**



www.bedandbreakfastsales.co.uk