





- Detached 4-bedroom property with panoramic views
- Licensed B&B with excellent reviews and repeat business
- Detached garage and single-storey annex for storage or other use
- 115m² agricultural building with power and secure access
- Turnkey hospitality business with home lifestyle
- Scope to expand by letting all rooms and trading year-round
- Peaceful rural setting close to Portree
- Modern amenities including oil central heating, double glazing and Wi-Fi
- Approx. 0.10 hectares of land with mixed use
- Eligible for 100% rates relief and operates below VAT threshold





Description

Set amidst the breathtaking landscape of the Isle of Skye, this outstanding business opportunity combines a charming, well-established Bed & Breakfast with a versatile agricultural / industrial building, all within the highly desirable countryside near Portree, with the Quiraing as the local backdrop.

This offering provides the perfect balance of business and lifestyle. The B&B is ideally positioned to capture the strong and growing tourist trade that flows through Skye, welcoming visitors drawn to the island's iconic scenery and warm Highland hospitality.

Located just a short drive from Portree, the island's capital, the property enjoys year-round visibility and access, while retaining a peaceful, rural atmosphere that guests truly value.

The Bed & Breakfast has been lovingly maintained and offers comfortable guest accommodation, a welcoming lounge/breakfast area, and four well-appointed bedrooms—perfectly suited for seamless living and working.

The business is currently trading below its full potential, as the current owner has been off island for family reasons, only recently returning. This presents an excellent opportunity for new owners to significantly increase both revenue and profitability.

This is a true turn-key operation, ideal for those looking to enter the hospitality sector or expand an existing portfolio. A substantial garage is located on-site, offering excellent development potential (subject to the necessary statutory consents). With a generous footprint and the possibility of converting the roof space, the building lends itself well to a range of uses—whether as a self-catering unit, additional guest accommodation, or a dedicated owner's residence.

In addition to the Bed & Breakfast business, the sale includes a substantial agricultural building with excellent access and a wide range of potential uses. Whether utilised as secure storage, workshop space, conversion (subject to planning), or for smallholding or agricultural purposes, it adds significant versatility to the overall offering. This element will be particularly attractive to buyers seeking land-based income opportunities, a base for craft or light manufacturing, hobby farming, or support infrastructure for outdoor tourism ventures.

Trade

This is a rare opportunity to acquire a potentially highly sustainable and profitable hospitality business, ideally located on a most popular tourist island that benefits from a steady and consistent flow of visitors throughout the year.

The business has demonstrated a low but stable turnover and profitability over recent years due to circumstances, operating voluntarily below the VAT threshold. Currently, the owners choose to trade just 2 of the 4 available guest bedrooms to suit their lifestyle, leaving clear potential for growth. The business is owner-operated and does not employ any staff, offering flexibility for future owners to expand operations if desired.

There is considerable potential to increase revenue by operating year-round, converting the garage, and/or making additional bedrooms available for guest use. The property also offers the flexibility to be run as a self-catering cottage. These opportunities make it an attractive proposition for buyers seeking either a lifestyle investment or a more commercially focused venture.

Marketing for the property was previously managed through a range of successful online platforms, including Booking.com, Sykes Holiday Cottages, Airbnb, and TripAdvisor. Its strong digital presence was further enhanced by excellent guest feedback, achieving an impressive 8.4 rating on Booking.com.

This established business offers a turnkey operation with a good reputation and proven income, alongside real potential for growth.

Staff

The bed and breakfast is owner-operated, providing guests with personalised service and attentive hospitality directly overseen by the proprietor.

Reason For Sale

Following several successful and fulfilling years of ownership, the decision has been made to offer the bed and breakfast and agriculture building for sale due to a change in personal and professional direction.

Location

The Isle of Skye, situated off the northwest coast of Scotland, is a world-renowned holiday destination celebrated for its dramatic landscapes, rich cultural heritage, and traditional Highland hospitality. The island attracts a broad spectrum of visitors from across the globe, particularly during the summer months, when the population increases significantly, bringing a welcome boost to local businesses and tourism enterprises.

Portree, the island's main town and commercial centre, lies just a short distance from the property. With a resident population of approximately 2,500, it serves as the hub for services, retail, education, and hospitality on Skye. The town enjoys a vibrant

community atmosphere and offers an impressive range of amenities, including a museum, filling station, restaurants, cafés, hotels, bars, art and photographic galleries, a popular campsite, and a hostel. Both primary and secondary schooling are available in Portree, supporting the needs of local families and business owners alike.

Skye's rugged Cuillin mountains are legendary among walkers and climbers, while the breathtaking Trotternish Ridge

to the north attracts photographers and nature lovers alike. This dramatic landscape features some of Scotland's most iconic geological formations, including the Old Man of Storr, Kilt Rock, with the striking Quiraing — forming a spectacular backdrop to the property itself. The island also offers exceptional opportunities for fishing, water sports, wildlife watching, and genealogical exploration, making it a consistently popular destination for both outdoor enthusiasts and cultural tourists.

Portree is conveniently located on the A87, providing direct access to the Skye Road Bridge just 50 miles away, linking the island to the mainland. This ease of access, combined with the area's spectacular natural beauty and high visitor demand, makes the IV51 postcode an exceptional location for a hospitality business.

Schooling if required is available at Kilmuir Primary School and Portree High School.



The Property

Hilltop House

Perched in the breathtaking landscape of Conista on the Isle of Skye, Hilltop House is a charming modern whitewashed house with single story extension and detached garage. This well-appointed residence is licenced to accommodate up to five guests and enjoys panoramic views of the surrounding countryside, ample living space, and convenient off-road parking.

Upon arrival, guests are welcomed by sweeping vistas and a sense of tranquillity. Entering the property, the inviting sitting room provides a comfortable haven with plush seating and a television—ideal for relaxing with a good book or enjoying an evening of entertainment.

The well-equipped kitchen caters to all business and owners needs, featuring modern appliances and thoughtful touches throughout. Guests can enjoy meals at the breakfast bar, in the adjoining formal dining area, or outdoors on the bench. The sleeping accommodation comprises four beautifully presented bedrooms: a king-size room with television and en-suite shower room, a twin bedroom with television, and two single rooms. Each bedroom offers picturesque views and ample storage, ensuring a restful and comfortable stay.

Currently, only two rooms are let, with a third reserved for owner use. However, the property offers flexibility, and the option to operate it as a self-catering accommodation may appeal to prospective purchasers seeking alternative income models.

Ground Floor:

Entrance Porch 2.75m x 2.25m (approx.)

A wooden front door opens into a bright entrance vestibule with a wooden floor and two symmetrical front-facing windows that allow natural light to enter. From here, a connecting door leads into the inner corridor, from which double wooden doors open into the lounge

Lounge / Dining Room 4.25m x 8.00 m (approx.)

The lounge is a spacious and well-appointed room, featuring a large picture window that fills the space with natural light. A multi-fuel stove set within a feature fireplace adds warmth and character, while a bold blue feature wall adds a modern touch to the tasteful décor. The same wooden flooring from the vestibule continues through into this room, creating a seamless flow.

From the lounge, an open archway leads into a bright and welcoming dining room. This space continues the same décor as the lounge, featuring wooden flooring and a radiator for comfort. Large windows allow natural light to enhance the room, creating a warm and airy atmosphere—ideal for both bed and breakfast guest and family dining and entertaining.



Kitchen 4.75m x 8.00m (approx.)

Accessed from the corridor is the open-plan kitchen/diner. This bright and versatile space benefits from double-aspect windows, filling the room with natural light. The kitchen is well-appointed with a range of matching wall and floor units, complemented by a coordinating breakfast bar with stools and feature lighting above.

Integrated appliances include an electric oven, hob, and cooker hood, along with a fridge freezer and dishwasher for convenience.

The dining area is generously proportioned and is currently used as an office space, offering flexibility to suit a variety of needs.

Utility Room

Accessed via a door from the corridor, the utility room includes a washing machine, a window providing natural light, and an external door offering convenient access to the outside.









WC

A cloakroom WC with a window completes the ground floor accommodation, offering added convenience.

First Floor

Stairs rise from the ground floor to the upper landing, from which all rooms are accessed

Master Bedroom 4.25m x 4.8m (approx)

A king room with fitted wardrobes, dormer window and ensuite shower room.

Bedroom 2 4.75m x 4.8m (approx.)

A king room but currently fitted with two twin beds. Dormer window. Fresh feature wallpaper.

Bedroom 3 (3.2m x 4.2m) (approx.)

A charming single room featuring a dormer window, allowing natural light to fill the space

Bedroom 4 3.2m x 4.75m (approx.)

A single room with a dormer window providing pleasant natural light





Bathroom 1.7m x 3.75m (approx.)

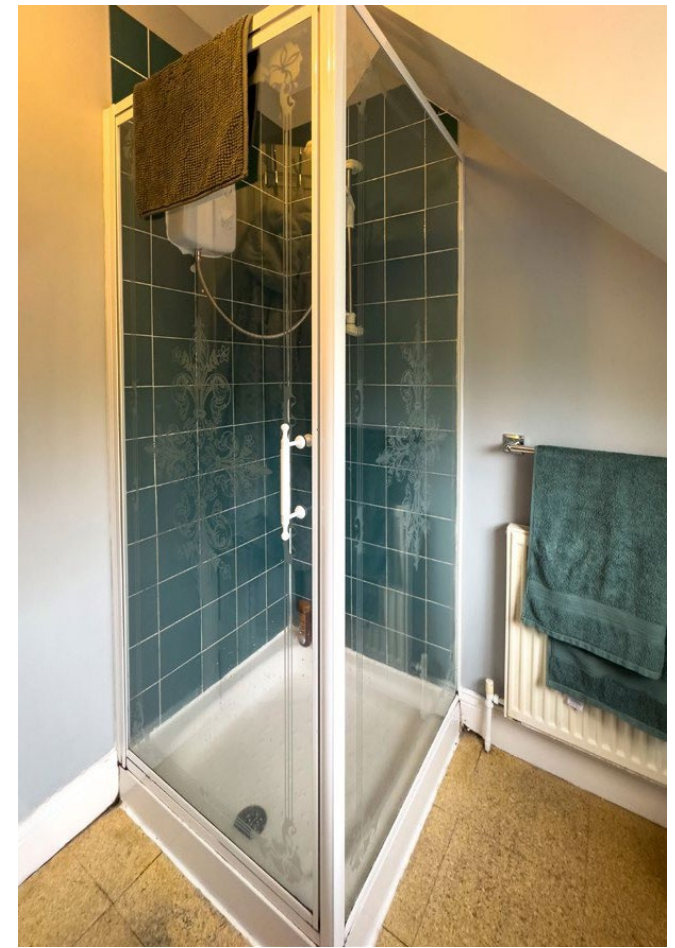
A well-appointed bathroom with a full-size bath and separate shower enclosure.

Detached Garage

The property includes a detached garage with a roller door and a pitched roof, featuring exposed beams that offer additional storage space. The garage is equipped with light and power and also houses the oil boiler. There may be potential to extend or build upwards, subject to the appropriate consents.

Single Storey Extension

To the left of Hilltop House, a single-storey extension has been added. Access is provided via a single front door or double wooden doors at the rear. The building is currently used for additional storage, including gardening and fishing equipment. Constructed from breeze blocks with a corrugated roof supported by timber beams, the exterior has been rendered and painted to match the main house, ensuring a cohesive appearance.



Grounds

Hilltop House and the adjoining agricultural building are situated on approximately 0.10 hectares of land, much of which comprises rough grazing. Some areas are securely fenced. The area immediately surrounding the house and agricultural building includes a mix of tarmac and grass. A small stone dyke wall adds a touch of traditional charm to the property.

Agricultural Building

Positioned adjacent to Hilltop House, this purpose-built agricultural building is wind and water-tight and constructed on a solid concrete base with corrugated sheet walls and a wooden frame. The structure includes numerous transparent corrugated panels, allowing ample natural light to flood the interior, creating a bright and functional workspace.

The building offers a generous floor area of approximately 17.95m by 7.52m (approximately 24ft). It benefits from mains power and lighting, though there is currently no water supply or heating installed.

Access is via full-height, double sliding doors at the front, which can be securely locked.

This versatile space is ideally suited for use as a workshop, storage facility, or other agricultural or commercial purposes.

At its apex, the approximate height of the building is 3.81m.

Services

The business benefits from mains electricity, water, and drainage. Central heating and hot water are provided via an oil boiler with a hot water tank. The building is double glazed with wooden windows and doors. The property benefits from Wi-Fi throughout.

Accounts

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

Short-Term Letting Licence

Hilltop House has a short-term letting licence for self-catering for 5 guests, number HI-51166-F.

A new Short-Term Letting licence is currently in progress and will confirm the property's change of status to a B&B once approved.



EPC Rating

The EPC rating for Hilltop House is D (66).

The Agriculture Building is exempt from requiring an EPC.

Title Number

The title number for Hilltop House is INV43223.

The tile number for the Agricultural building is INV54752.

Rates / Council Tax

Hilltop House has a rateable value of £3,600 as at April 2023, property reference number 04/08/011750/0 and benefits from 100% discount under the Small Business Bonus Scheme for eligible businesses.

The Agricultural Building is exempt from rates.

Plans

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

Price

Offers Over £440,000 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 ///songs.tastes.special

Viewing

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

ASG Commercial Ltd, 1 Cromwell Road, Inverness, IV1 1SX

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.

