



The Oystercatcher, Main Street, Portmahomack, IV20 1YB

Offers Over £295,000

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- Prominent coastal property extending to approximately 275m²
- Successful restaurant with three letting bedrooms and owner's accommodation
- Spectacular uninterrupted views across the bay towards Dornoch
- Potential to continue as a hospitality business or convert to residential use (subject to planning)
- Large workshop with electricity and running water offering further development potential
- Enclosed rear garden with fruit trees, pergola and chicken coop
- Established Highland business owned and operated by the same family for over 25 years

Enjoying one of the finest positions in Portmahomack, The Oystercatcher presents a rare opportunity to acquire a substantial and highly versatile coastal property extending to approximately 275m². Dating from around 1850, this well-known establishment is one of the village's most recognisable hospitality venues, having been operated by the current owners for over 25 years as a restaurant with three letting rooms and owner's accommodation. Trading has recently been reduced as the owners scale back ahead of retirement, and the property is no longer operating at full capacity, though it retains a strong local reputation and significant potential. Now offered to the market as the owners step further back from day-to-day involvement, it presents an excellent opportunity to reinstate a thriving hospitality business, explore alternative commercial uses, or, subject to the necessary consents, create a superb coastal residence. With uninterrupted views across the Dornoch Firth towards Dornoch, the setting remains one of its most compelling features.

The ground floor accommodates the existing business and comprises an entrance vestibule and reception hall leading to the restaurant and split-level café, both enjoying an abundance of natural light. A well-equipped split-level commercial kitchen serves the dining areas and is complemented by a utility room, wine cellar and separate ladies', gents' and accessible toilet facilities

The first floor offers three comfortable letting bedrooms, one en-suite bathroom, together with a family bathroom and separate shower room. In addition, the owner's private accommodation incorporates a lounge, kitchenette, bedroom and shower room, providing an ideal arrangement for those wishing to live on-site whilst operating a business.

Externally, the property continues to impress with a substantial workshop complete with electricity and running water, offering excellent storage or exciting conversion potential, subject to the necessary planning permissions. The Oystercatcher represents a unique lifestyle and business opportunity with enormous future potential.



Ground Floor

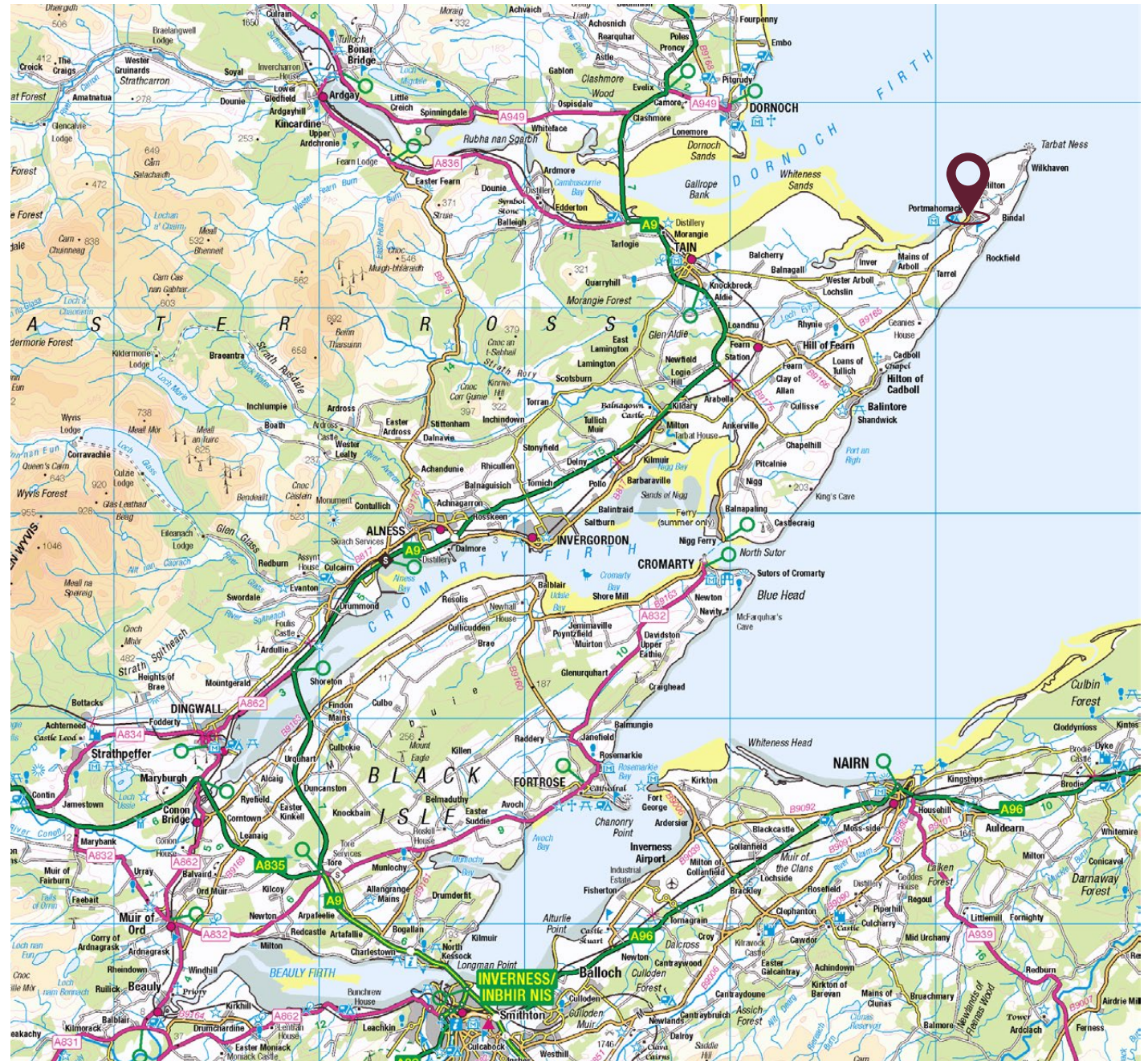
Café	9.80m x 5.00m
Restaurant	7.44m x 4.33m
Commercial Kitchen	7.09m x 2.80m
Accessible WC	1.64m x 2.22m
Ladies' WC	1.69m x 2.71m
Gents' WC	1.36m x 1.89m
Utility Room	2.16m x 2.08m
Wine Cellar	3.97m x 3.00m
Workshop/Shed	15.50m x 4.00m

First Floor

Bedroom 1	3.67m x 3.76m
En-suite	4.20m x 1.60m
Bedroom 2	3.21m x 3.36m
Bedroom 3	5.19m x 3.16m
Shower Room	1.48m x 2.06m
Bathroom	3.32m x 2.61m

Owner's Accommodation

Lounge	4.47m x 4.29m
Bedroom	3.08m x 3.62m
Shower Room	1.61m x 2.08m



These particulars are for guidance only and whilst all care has been taken in preparation, they are not intended to form part of a contract of purchase. No liability will be accepted for any deviations.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or of what is included with the sale.

