

West Coast Luxury Guest House FOR SALE

Drysdale
COMPANY

Corrie House, Craobh Haven, Lochgilphead, PA31 8UU

A unique opportunity to acquire a superb luxury guest house with coastal views



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Executive Summary

- **Location:** Elevated position above Craobh Haven on Scotland's West Coast, one of Scotland's premier sailing harbours.
- **Accommodation:** Dining Room, Lounge with sea views, fully fitted kitchen. 3 ensuite letting bedrooms.
- **Owner's Accommodation:** The owner's currently utilise one of the first floor rooms. There are 4 bedrooms in total.
- **External:** Private car park, landscaped gardens, large deck with seating area and hot tub.
- **Asking Price: Offers over £795,000**
- **Opportunity:** Heritable (Freehold) sale.





Corrie House

SCOTLAND

Inverness

Aberdeen

Dundee

St Andrews

M90

Stirling

Edinburgh

Glasgow

East Kilbride

Fraserburgh

Peterhead

Ellon

Elgin

Nairn

Dingwall

Gairloch

Ullapool

Stornoway

Callanish

Portree

Dunvegan

Castlebay

HEBRIDES

Location

Corrie House enjoys a prime position within the picturesque marina village of Craobh Haven, one of the West Coast's most exclusive and sheltered boating destinations. Located approximately 20 miles south of Oban and 10 miles north of Lochgilphead, the village is centred around its thriving yacht marina and benefits from direct access to the world-class cruising waters of the Inner Hebrides. The elevated position provides panoramic views over the water to nearby islands including Mull and Jura.

The property lies within easy reach of:

- The vibrant harbour town of Oban
- The administrative centre of Lochgilphead
- The historic Kilmartin Glen and Argyll's renowned archaeological sites
- Ferry connections to Mull, Iona and the Outer Hebrides

Craobh Haven itself is an established destination for sailing enthusiasts, walkers, wildlife lovers and discerning leisure visitors seeking tranquillity with exceptional scenery. The marina, which includes a bar/restaurant and shop under new management is within easy walking distance of Corrie House, making it perfectly positioned to capture both sailing trade and destination tourism.

Drive times:

Inverness	3.5 hours	Oban	40 minutes
Glasgow	2.5 hours	Edinburgh	3.5 hours



Property Overview

Corrie House is a fine example of a luxury detached coastal guesthouse offering owner-operated accommodation within a tranquil, elevated setting overlooking the marina and surrounding coastline.

The property combines contemporary comfort with refined luxury, with high-quality finishes and a warm, welcoming ambience that have established Corrie House as a premium hospitality offering within Argyll's boutique accommodation market. Corrie House enjoys an excellent rating of 9.8/10 on Booking.com.

Key Features:

- Elevated setting with coastal outlooks
- Stylish, high-specification interior finish
- Established reputation within the luxury guesthouse sector
- Strong lifestyle appeal for owner-operators
- Private gardens and outdoor seating areas
- Off-street parking

The business benefits from its position within a high-spend, experience-driven tourism market, particularly from sailing guests, returning leisure visitors and those seeking a peaceful West Coast retreat.

Corrie House presents a rare opportunity to acquire a turnkey hospitality business in one of Scotland's most desirable coastal villages — offering both lifestyle and income in equal measure.



Accommodation

The property is set over 2 levels with the ground floor including a guest lounge with full height glazing providing panoramic views over the harbour and surrounding coastline. This leads through to the breakfast area which in turn provides access to the fully fitted modern kitchen with storage units, two large fridge freezer units and central island. An office and store room are also provided at ground floor.

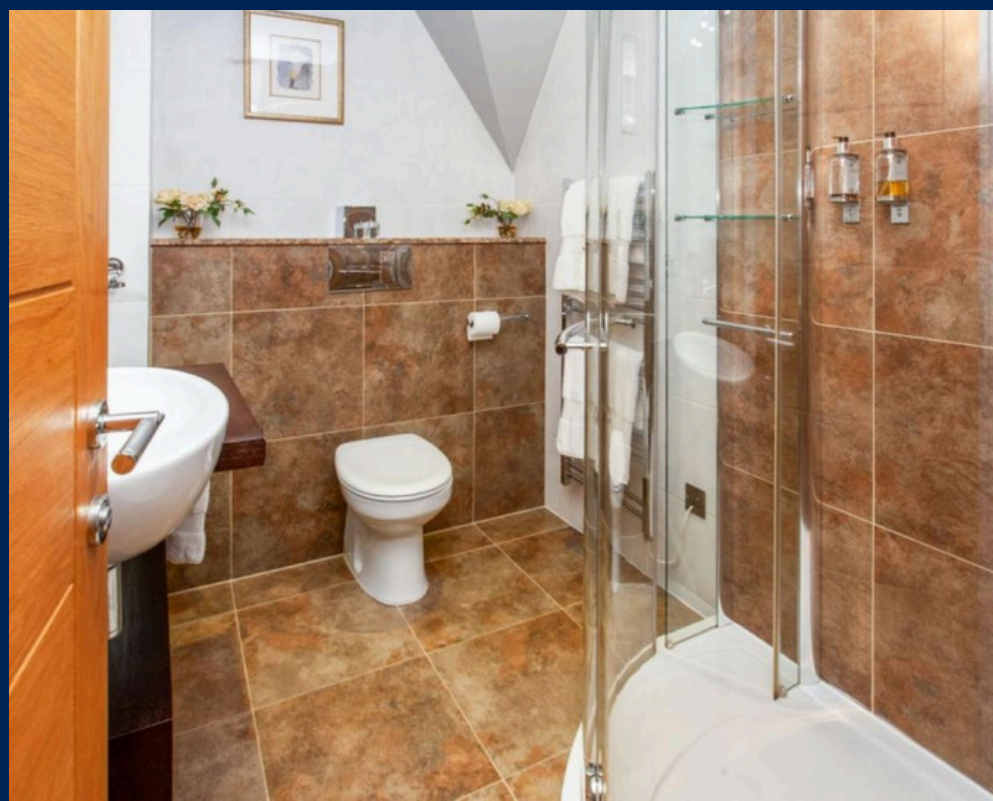
Through the kitchen, a spiral staircase leads up to the large ensuite bedroom currently utilised by the owners. The first floor is divided into two areas, with separate access to each side via spiral staircase arrangements. The ground floor includes one double ensuite guest bedroom off the main entrance hallway, which also includes a WC.

The remaining 2 guest bedrooms, both fitted to an excellent standard, are situated at first floor level and again benefit from full ensuite facilities.

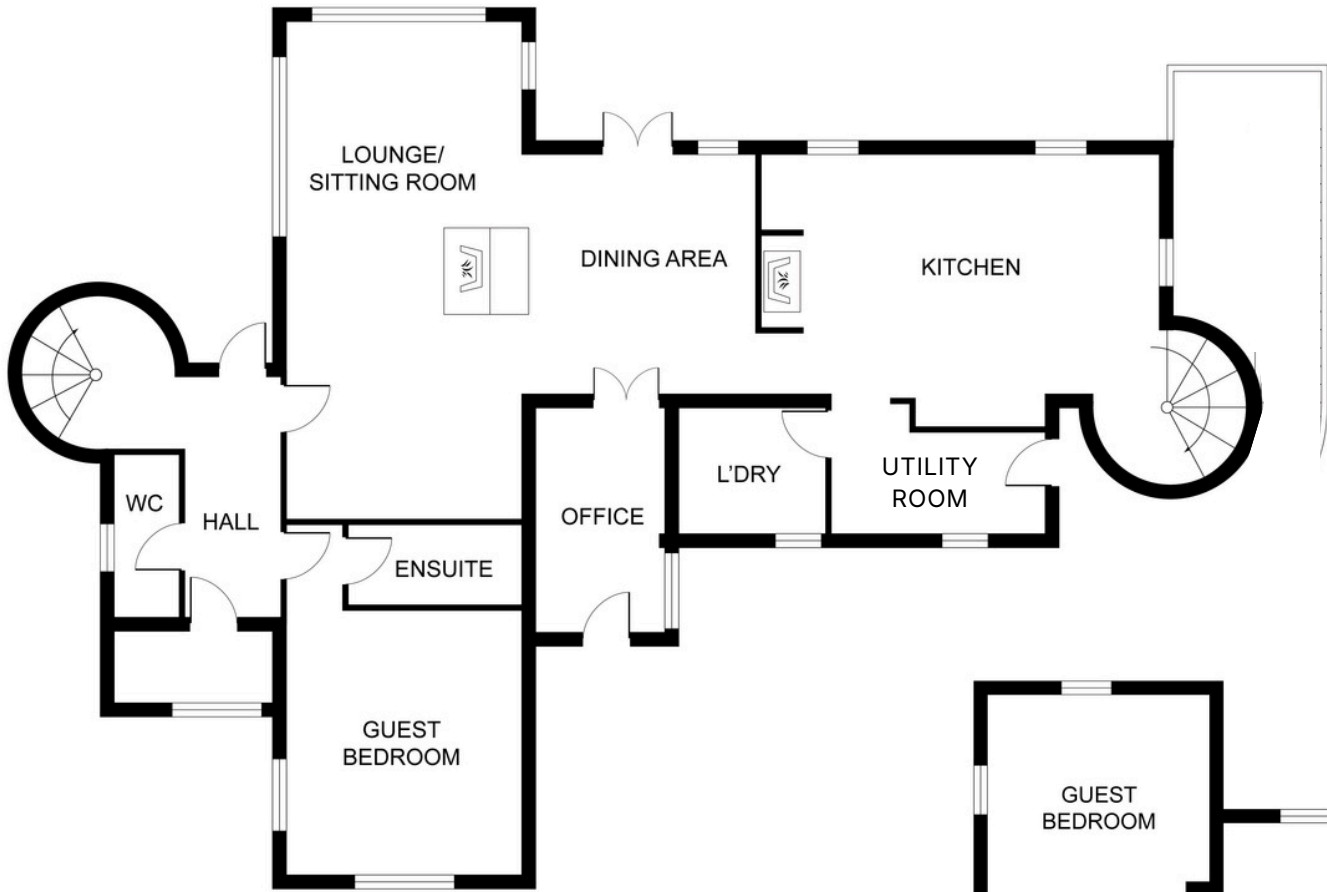




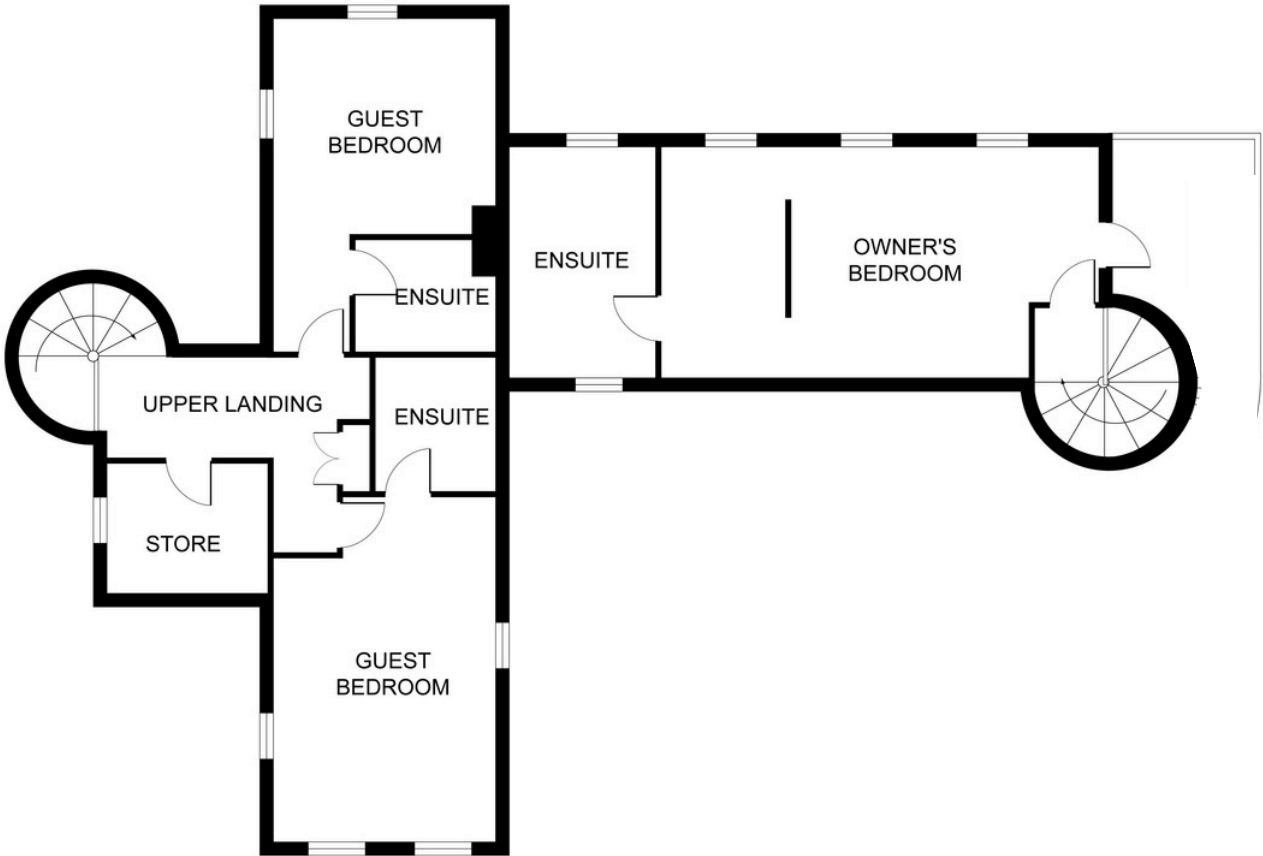








GROUND FLOOR



FIRST FLOOR

FURTHER INFORMATION

Services:

The subjects are connected to mains electricity although this is supplemented by solar panels on the south-most roof slope. Drainage is to a septic tank and the water supply is from an external private source. We understand both drainage and water are supplied by the owners of the nearby village marina complex with the annual cost of supply and maintenance in the region of £1143 per annum.

Tenure:

Heritable (Freehold)

The Business:

The business has been owned and operated by the current proprietors for over 4 years. The luxury Guest House has an enviable reputation and enjoys excellent reviews on the various OTA sites. Accounts available on request. Retirement sale. Inventory: All furniture, fixtures and fittings utilised for the operation of the guesthouse will be included in the sale price as a going concern business. Personal items not included.

Rateable Value:

£6,000 (2023) As such the property will likely benefit from full rates relief.

Asking Price: Offers over £795,000

EPC:

EPC rating D

Finance:

We are in regular contact with specialist finance brokers in the sector and would be happy to refer a purchaser to the appropriate contacts

GET IN TOUCH

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For enquiries and viewing appointments, please contact:



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AML

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26 June 2017. This now requires us to conduct due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence.

Drysdale & Company specialise in the hospitality property market

Looking for guidance with selling or buying in the sector?

Get in contact with Drysdale and Company today

www.drysdaleandcompany.com