

FOR SALE

Established, Boutique Style 10-Bedroom Period Guest House

 **GRAHAM
SIBBALD**



Carra Beag Guest House

16 Toberargan Road, Pitlochry, PH16 5HG

Offers around - £1,100,000 - Freehold

Find out more at www.g-s.co.uk

- **Established, Boutique Style 10-Bedroom Period Guest House**
- **Recently Renovated & Upgraded to a High Standard**
- **Situated in Picturesque town of Pitlochry; a Tourist Destination**
- **Car Parking, Decking Area & Garden with Beautiful Views**
- **Substantial 3 Bedroom Owners' Accommodation**
- **Scope to Further Develop the Business & Increase Turnover**



INTRODUCTION

Carra Beag is a 10-bedroom boutique guest house located on Toberargan Road; a central but quiet street overlooking Pitlochry town centre with picturesque mountain views. The guest house has been refurbished to a high-quality and includes breakfast room, guest lounge, outdoor amenities, including electric car charging points, and substantial owners accommodation within a fantastic period property.

Pitlochry is located in Highland Perthshire, "the heart of Scotland", and is one of Scotland's most beautiful and vibrant places to visit, welcoming tourist trade year-round. Primarily a holiday destination, Pitlochry and its surrounding locality offers its visitors a variety of exciting activities such as nature trails for the walkers and cyclists, wonderful golf courses, fishing, and water sports. Together with this plethora of activities, Pitlochry and Highland Perthshire boast magnificent scenery enticing visitors from around the UK and international to visit and bask in the views.

The sellers have owned and operated the Guest House for almost 3 years and within that short time, their impact on the business and property is easily seen. The sellers have refurbished and upgraded the letting accommodation and public areas to a wonderful standard that is evidently appreciated by its guests.

Having now established Carra Beag as a boutique style guest house, the sellers have decided it is time to move onto new prospects offering a purchaser an exciting opportunity to acquire an impressive period property, fitted out to a fantastic standard in a highly popular tourist destination.

THE PROPERTY

Carra Beag is of a traditional stone construction surmounted by a pitched and slated roof, with original features maintained. The accommodation is arranged over three floors, with public areas available on the ground floor, and guest accommodation on the first and second floors.

Private parking, decking area and garden grounds can be found to the front of the guest house.

The owners' accommodation is located within the Guest House, accessed via the breakfast room or separate private entrance from the front of the property. It is arranged over two floors, with kitchen / living room, 3 king bedrooms (1 ensuite), bathroom and utility. There is a private decking area to the front. c

ACCOMMODATION SUMMARY

From the car park at the front of the hotel, the main entrance leads via a vestibule to the main hallway from where there is access to the public rooms and the letting rooms. The accommodation comprises, briefly, as follows :-

Public Areas

- Entrance Vestibule
- Hallway
- Guest Lounge (10)
- Breakfast Room (18)

Letting Bedrooms

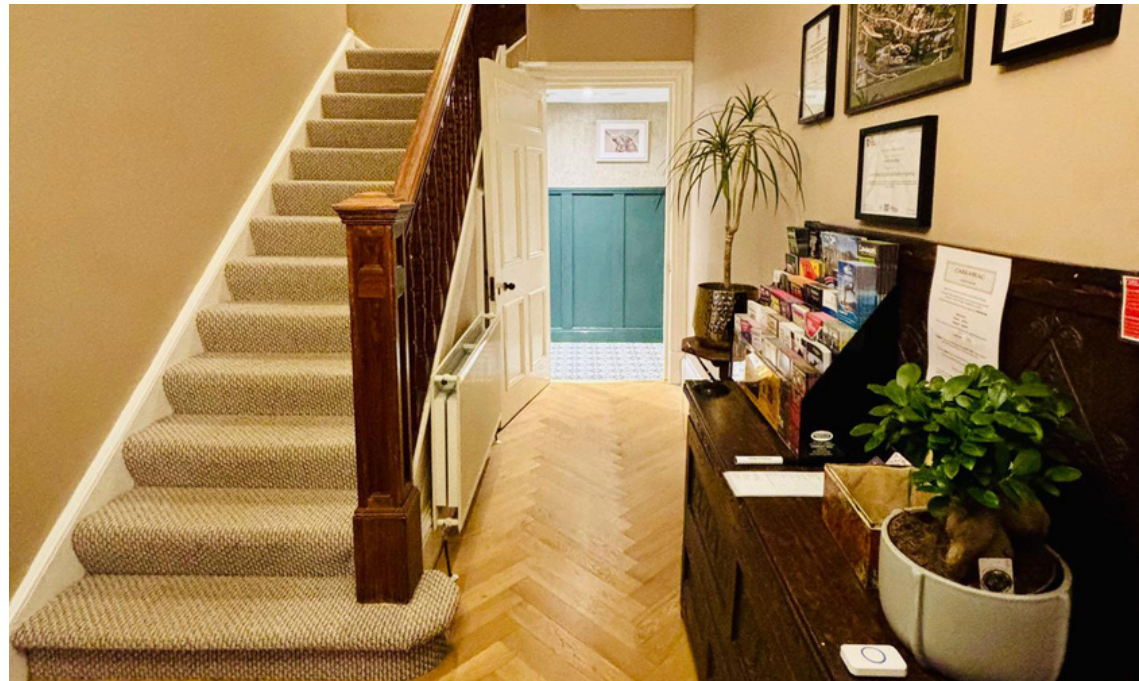
10 Letting Bedrooms to sleep 18

- 6 x King Bedrooms
- 1 x Super King Bedrooms
- 1 x Twin Room
- 2 x Single Rooms

All bedrooms ensuite; 10 x Shower only

Service Areas

- Utility Room
- Commercial Kitchen
- Storage areas



Outside

- Deck Seating (10)
- Large Garden
- Car Parking (8 car spaces)
- EV Car Charging Points

Owners' Accommodation

- 3 x King Bedrooms (1 with En-suite)
- Family Bathroom
- Open-plan Kitchen/Living Room
- Utility Room
- Private Decking Area



TRADE

Forward bookings for the remainder of the calendar year currently sit at £260,000, expected to reach over £280,000 by December. The business currently trades well with a healthy profit level. The sellers have upgraded the Guest House during their ownership, and now the works are all completed the Guest House is able to trade to its full potential, showing a real scope to develop the turnover at Carra Beag and see a good increase in sales and profit. There is also the potential to let out the current Owner's Accommodation.

Accounts will be provided to genuinely interested parties, preferably after a viewing.





STAFF

TUPE regulations will apply to all members of staff.

LICENCE

The Guest House has a Short Term Let Licence. We have been advised that the sellers are in the process of obtaining a Premises Licence, but the Guest House is not presently licensed for the sale of alcohol.

WEBSITE/RATINGS

<https://www.carrabeag.co.uk/>

Booking.com — 9.6 Exceptional

TripAdvisor — 4.5 Very Good

Kayak Travel Awards — 9.6

Wonderful Hotels.com — 9.2 Wonderful

SERVICES

Mains gas, electricity, water and drainage. Heating by way of gas fired boiler.

ENERGY PERFORMANCE CERTIFICATE

Carra Beag Guest House - EPC Rating — G

The EPC is available on request.

RATEABLE VALUE

Non-residential — £19,100 (Effective 1st April 2026)

Residential - £2,400 (Effective 1st April 2026)

TENURE

Heritable (Freehold)/Outright Ownership

EXCLUSIONS

Personal effects of the vendors. Standard industry items held under lease or lease purchase arrangements.





FINANCE/BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required

ANTI-MONEY LAUNDERING (AML)

Under HMRC and RICS regulations and the Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.









PRICE

Offers around £1,100,000 are invited for the heritable (freehold) interest in the whole properties, the trade fixtures, fittings and equipment, together with the goodwill of the business, which is to be sold complete as a going concern. Stock in trade to be purchased at an additional price at valuation on the date of entry.

VIEWING ARRANGEMENTS

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agent at the address below:

To arrange a viewing please contact:



Graham + Sibbald
40 Torphichen Street
Edinburgh
EH3 8JB



KATIE TAIT

Associate - Hotel + Leisure
katie.tait@g-s.co.uk
07500 423 941



MAX WALLACE

Graduate Surveyor - Hotel + Leisure
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