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INCHNADAMPH LODGE *Lairg, Highland IV27 4HL*





Inchnadamph Lodge

An incredible business/lifestyle opportunity to own your own well established high quality Hostel/B&B annexe/self-catering style accommodation in a truly stunning setting on the North Coast 500; comprising the 12 Bedroom Grade B listed Inchnadamph former Manse/Shooting Lodge, 3 Bedroom Cottage & stone-built Steading with 3 self-contained apartments and approx 6 acres of walled garden and grounds, loch and mountain views that cannot fail to impress!

At AMAZING RESULTS!™ Commercial we are delighted to offer to the market an exciting and rarely available residential / commercial opportunity in Assynt, Sutherland, that includes a substantial B-Listed 3 storey stone-built former Manse / Shooting Lodge dating from 1821, 3 bedroom bungalow, large converted steading, house site, shepherd's hut and large shed / storage building. The extent of the properties and grounds extends to approximately 6 acres.

The Lodge has been an extremely popular base for individuals as well as groups, particularly university geology students (UK and Europe) and mountaineering clubs for many years; which presents a rare and unusual lifestyle and development opportunity for either Residential and/or Commercial purposes.

This is a wonderful business / lifestyle opportunity that is not to be missed. To express an interest in this business and to receive full business sales details, call Myfanwy at AMAZING RESULTS!™ Commercial on 0800 999 1565 or 07741 483420 for further details and appointment to view!

Offers Over £849,000





THE PROPERTIES

The subjects for sale comprise a 200 year old stone built B listed Lodge (originally a Manse which was significantly extended post 1930s)

INCHNADAMPH LODGE

Grade B listed former Manse / Shooting Lodge dating from 1821. There are 4 hostel rooms which provide accommodation for 30 beds; 8 private twin/double rooms, shared washrooms, lounge, dining room, kitchen and drying room; reception area / office.

WALLED GARDEN BUNGALOW

A 3 bedroom self-contained bungalow located in the former walled garden of the old Manse. Constructed circa 1972

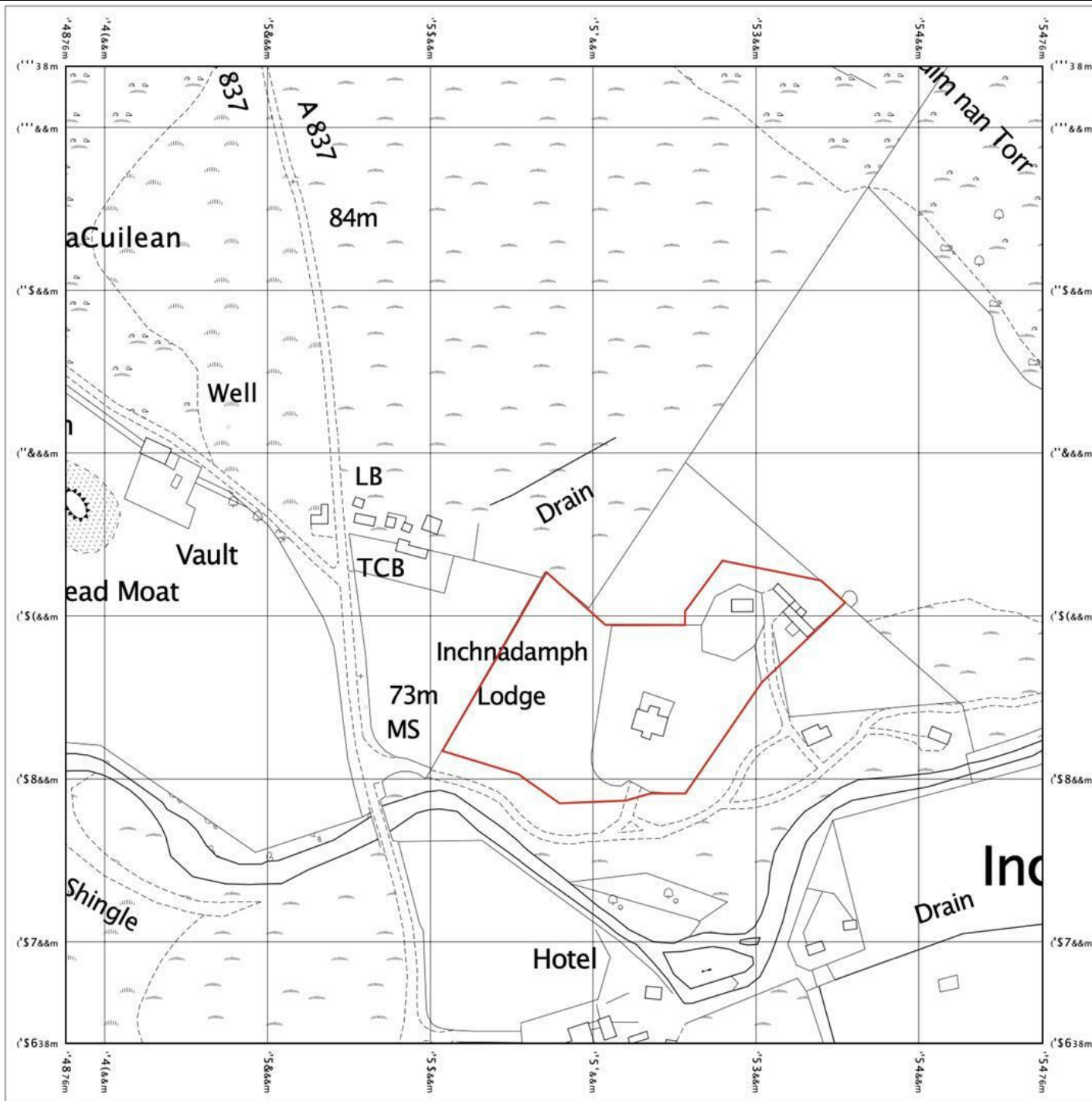
THE STEADING / ANNEXE

Traditional stone built / slate roofed steading linked to the old Manse. Tastefully renovated in 2018/19 to provide 3 en-suite guest rooms. Full planning and building warrant in place to add an extension with extra bedroom and kitchen / lounge area

POTENTIAL SITE

Located behind the walled garden there is a site with now lapsed planning permission for a 3 bedroomed bungalow.





DESCRIPTIONS

THE LODGE

Fully renovated in 1996 to provide quality budget accommodation to groups and individuals. The attic floor has 6 double/twin or family rooms, all fitted with wash basins, and has a single shower room/WC. The middle floor has 5 bedrooms, currently made up of 4 hostel dorms and a twin room. There are Ladies & Gents washrooms, and a shared shower room with 7 individual showers. There is a double bedroom on the ground floor, with an adjacent DDA shower room / WC. Additionally there is a reception/office, drying room, a guest lounge, a large self-catering kitchen and a 50 seat dining room.

A building warrant is in place to create 3 en-suite rooms in the Lodge, and provide 2 additional showers/WC's on the top floor (with the loss of one twin room), and also simplify the washrooms to provide a male and female washroom with showers.

Planning permission has been granted for a significant extension to the north of the main Lodge, replacing the existing kitchen with larger kitchens (allowing for a catering option), a second dining room and laundry. This permission requires renewal. The existing planning permission for the main Lodge allows for many different types of holiday accommodation (hotel/guesthouse with apartments/hostel) without the requirement for a change of use (although such permission would probably be required to use the property as a private house).

THREE BEDROOM BUNGALOW

The detached bungalow is thought to have been built in about 1972, using a Spey Roc prefabricated kit. The bungalow has 3 bedrooms, a kitchen with dining area, utility room, large lounge, washroom with shower and WC. It is located in one half of the former walled kitchen garden of the old Manse. The bungalow has full gas central heating from a calor bulk tank.

THE STEADING ANNEXE

In 2018/19 the former steading to the rear of the Lodge was converted to provide 3 en-suite guest rooms, and a small kitchenette that can be exclusive for one room, or shared between 2 rooms. Each room has its own external door. A new oil boiler was installed in 2018 and all rooms have underfloor central heating.

Quinag - The largest room in the converted steading, with a King bed, single bed, sofa bed and extending dining table for four. There is an en-suite shower room. An adjacent full kitchen can be used exclusively, or shared with others.

Canisp - This guest room has a double and a single bed, plus a bar stool seating area for two. There is also an en-suite shower room. The painted exposed stone wall of the original steading enhances its charm.

Beinn Uidhe - The smallest annex room with just one double bed, but also a worktop and sink, baby hob and microwave; dining table for two and an en-suite shower room.

Annexe Future Planning

The planning permission and building warrant that covered the renovations of the existing steading building also allowed for the construction of two extensions – one at each end to create a U shaped building. Currently the extensions have not been built, but if they were built this would add a further en-suite bedroom and a large kitchen/lounge/dining area. The drainage for these extensions is in place, as is the manifold for underfloor heating; and domestic water supply tails are also in place.

POTENTIAL HOUSE SITE

Just behind the former walled garden there is a potential house site. Planning permission was granted in 2011 for a house on this site, which has now lapsed. The planning application is currently being re-submitted. The site is on a slightly elevated position and enjoys lovely views west to Loch Assynt and Quinag, while to the east there are views towards Conival.

HISTORY

The Lodge, which is 200 years old this year, was originally built as a manse in 1821, and then later acquired by Lord and Lady Rootes as their Scottish shooting lodge during the 1960's. Inchnadamph Estate was later bought by the Vestey family who subsequently sold the Lodge with other properties in 1995 to the current owner.

SERVICES

The Lodge, cottage and annexe benefit from mains electricity.

Private Water Supply - the water supply to all the properties is provided from a borehole located in the field west of the main Lodge. The borehole was drilled in 1995 and the pump replaced around 2010. Water is pumped to a large storage tank on the north of the Lodge, then feeds by gravity to the Lodge, where a pump pressurises the supply to 3 bar.

Waste water - the Lodge had a large Septic tank installed in 1996. The Annex and Cottage are serviced by a BioRock Treatment plant (installed in 2018) sized for a population of up to 30 people. This will also be sufficient for any house built on the proposed site behind the walled garden, and there is a connection to the site already.

Heating - Lodge : Oil boiler installed in 1996, new supply tank installed in 2017.

Cottage - Calor Gas Bulk Tank and gas Combi Boiler installed in 2010.

Annex : Oil boiler and tank installed in 2019.

COMMUNICATIONS

BT WiFi – up to max 20Mbps

EE - 4G signal across the area

THE BUSINESS

This well established business which has offered much needed Hostel / B & B accommodation for the last 26 years, is located on the increasingly popular main NC 500 route. The principal activity of the company is the provision of accommodation and study facilities in the Lodge and the adjacent cottages. This includes bed and breakfast accommodation in the Lodge and annex. Primary customers include UK and overseas university field study groups, hillwalking clubs, and many individual holidaymakers and tourists.

This is an excellent opportunity to acquire a sound business, therefore early contact is highly recommended to avoid disappointment. Inchnadamph Lodge has an excellent reputation, excellent client base and enjoys repeat business.

This opportunity would suit anyone who could push the business forward and build upon the solid and impressive trading foundations. It may also be of interest to a similar business looking to expand into this area. Early viewing is strongly advised.

TRADE

Turnover and profitability has been consistent for many years with the current trading pattern resulting in a profitable operation with a turnover of circa £200,000 p.a. (2020), with excellent profits and further growth potential for the new owners. Accounting information will be made available to seriously interested parties subsequent to viewing.

Inchnadamph Lodge has an excellent website which is included in the sale.

LOCATION

Inchnadamph, which sits beneath the rolling hills of Sutherland, enjoys unspoilt and beautiful landscape of greenery and loch scenery, with nearby Loch Assynt; and the majestic Beinn Uidhe, Canisp and Quinag. It is an ideal location for outdoor enthusiasts, i.e. fishing, shooting, cycling and of course hillwalking; or just simply relaxing and enjoying the tranquil surroundings. Ullapool is approximately 24 miles distant and has a wide range of amenities including supermarkets, bank, Post Office, hotels, restaurants and retail outlets. It offers nursery, primary and secondary education. Further exploring to the Outer Hebrides etc can be made from Ullapool harbour.

The popular historic Mart town of Dingwall is approximately 69 miles distant and the Highlands city of Inverness, which is the main business and commercial centre, offering all city facilities including links by road, rail and air to further destinations, is approximately 81 miles away.

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Agents Note

Arrange a viewing: Viewing is strictly by appointment through **AMAZING RESULTS!**™ Head Office, 9-10 St. Andrews Square, Edinburgh EH2 2AF on 0131 242 0011.

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Head Office: 9-10 St. Andrew Square, Edinburgh, Scotland EH2 2AF
Tel: 0131 242 0011 Fax: 0845 301 1518 Email: sales@AMAZINGRESULTS.com

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