



Kilchrenan House

Corran Esplanade | Oban
Argyll & Bute | PA34 5AQ

- Victorian Villa
- Immaculate Condition Throughout
- 16 Letting Rooms
- Private Parking
- Detached Owners House
- Highly Profitable
- Majestic Sea Views
- Freehold
- Prominent Location

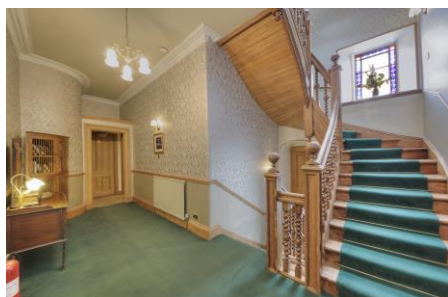
CCL are delighted to bring to market Kilchrenan House; a rare opportunity to acquire a very impressive Victorian Villa occupying a prominent position on the Corran Esplanade overlooking the beautiful Oban Bay and enjoying one of the most enviable positions on the West Coast of Scotland. The property has been tastefully upgraded, refurbished, and extended by the current owners to provide a total of 16 individually decorated and furnished letting rooms. Kilchrenan House benefits from a wealth of original features and an Architect designed modern extension that has been beautifully integrated into the original Victorian building. Setting itself apart from nearly all other Guest Houses is the detached 4 Bedroom owners house that has been designed to take full advantage of its setting and sea views.

Situation

Kilchrenan House is situated in one of the most picturesque locations on the west coast of Scotland. Set in a secure site the property sits in a prominent position and enjoys stunning sea views over Oban Bay and the islands beyond. The property is located a short walk from the town centre with its many amenities including excellent award-winning restaurants and shops. The small traditional town boasts an extensive tourist trade and hospitality sector and is a great base to explore the surrounding area and the neighbouring islands of the Inner Hebrides, with stunning scenery, boat trips, walks, wildlife-watching, castles, gardens, and numerous outdoor activities all within easy reach. The town is also an important ferry port, acting as the hub for Caledonian MacBraynes Ferries to many of the islands of the Inner and Outer Hebrides. The town is located at the western end of the A85 and is extremely well serviced with good road, rail and ferry networks providing links to Glasgow, Edinburgh and Inverness and respective airports.



The Sale of Kilchrenan House is a rare and wonderful opportunity to acquire a stunning business and a period property with outstanding sea views. The business is exceptionally well performing and highly profitable even though it only operates 6 months a year to suit the needs of the owners, who are now retiring from the trade. Viewing is highly recommended to appreciate the uniqueness and potential that Kilchrenan House has to offer.



The Property

Kilchrenan House offers accommodation over three floors and is presented to a particularly high standard. Entrance is via the front door into the main reception area. The dining room is located to the right-hand side which in turn connects to the central kitchen. On the ground floor there are a total of 4 letting rooms. Previously used as owners' accommodation there is an additional kitchen and dining area.

A magnificent solid wooden staircase provides access to the first floor. In total there are 8 letting rooms on the first floor. Again, all are beautifully presented and individually designed. A further stair leads to the upper floor and the remaining letting rooms.

There is an abundance of original features throughout the main building, including original woodwork, ornate cornicing, windows, and there are of course sea views.

At the rear of the property is a private living room that is accessed via a spiral staircase from the rear dining area. It would make a stunning licensed lounge bar.

In 2017 the owners built a truly stunning 4 bedroom detached house at the rear of the site, designed to take full advantage of the location and sea views. With porcelain floor tiles throughout the ground floor this generously proportioned house has a contemporary kitchen and dining room along with 2 bedrooms both with ensuite bathroom. A stair leads to the first floor where there are 2 further bedrooms with ensuite bathrooms and lounge with front elevation.

Business

Kilchrenan House is a wonderful boutique guest house offering high end luxurious accommodation in a truly wonderful and private setting with spectacular sea views. The business has been run by the current owners for nearly 17 years who have sympathetically extended the property to create 16 letting rooms

The business trades from the Easter to the beginning of October which is the peak tourist season for Oban. Occupancy numbers during this period will typically hit close to 95%. New owners could easily extend the operating period as there is demand all year round for accommodation.

Kilchrenan House is a family run business assisted by 2-3 Part Time members of staff who carry out housekeeping duties. Rooms are let on a B&B basis. Rooms are let from £85 per night £145 per night. All letting rooms are En-Suite with the majority benefitting from stunning sea views.

New owners will have an excellent opportunity to dramatically increase revenues. Immediate opportunities exist to extend the opening season and introduce a licensed bar or serve evening meals.

The guest house benefits from a good mix of new visitors and repeat trade, with a core market of tourists exploring Scotland by car. The town serves as a great base for touring the West Coast and the neighbouring islands.

Exterior

Kilchrenan House sits on a substantial plot that has been developed to maximise its location and income potential.

To the front of the main house is a seating area where guest can enjoy the views across Oban Bay. There is ample parking to the front side and rear of the property. The owner's house is located to the rear of the site which has a private garden at the rear and its own private access. There is currently a movable one-bedroom static chalet at the side of the property which could be used as further letting accommodation. The garden areas are easily maintained.









Tenure

The property is held on a Scottish equivalent of Freehold.

Trading Figures

Kilchrenan House is a very successful bed and breakfast that trades well above the VAT threshold. It is a highly profitable business that trades for 6 months of the year. Full trading information will be released after a formal viewing has taking place.

Price

Offers Over £1,750,000 are sought for the heritable property. The fixtures, fittings, and furniture (excluding items of a personal nature) are included in the sale.

OFFERS OVER

£1,750,000



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be submitted in writing to CLL Property Ltd with whom the purchasers should register their interest if they wish to be advised of a closing date.

All appointments to view this or any of our other properties must be made through the vendors sole agents:



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