

CCL



27 Newton Street | Stornoway | Western Isles | HS1 2RW

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27 Newton Street, Stornoway, Western Isles, HS1 2RW

- Prime Tourist Location
- Wooden Chalet
- Excellent Condition
- Amazing Lifestyle Opportunity
- 100% Business Relief
- Freehold
- Substantial Family Home Potential

Summary

Twenty Seven Bed & Breakfast is situated in a prime tourist location, just a short distance from the centre of Stornoway on the Isle of Lewis. The property enjoys a prominent coastal position, with views over the harbour and along the coast. It is conveniently located across from the island's ferry port and local bus station, making it easily accessible for both tourists and corporate visitors. The proximity to the deep water port is ideal location for catching the multitude of cruise ships that stop at Stornoway.

Situation

Stornoway is the main town on the Isle of Lewis, home to the Western Isles Council and a population of over 6,000. The island's economy is a mix of traditional industries like fishing, Harris Tweed, and farming, as well as more recent influences like tourism, the oil industry, and commerce. The Isle of Lewis is steeped in history and culture, offering numerous sites of historical interest, endless sandy beaches, and countless lochs and lochans for fishing.





The Business

Twenty Seven Bed & Breakfast is a well-established and highly profitable business, renowned for its great hospitality and quality accommodation. The property enjoys occupancy levels above 95% during the peak tourist season, with the remainder of the year benefiting from substantial corporate trade.

The business has seen considerable investment and substantial growth, and is in immaculate condition throughout. New owners will be able to commence immediate trading and benefit from a very healthy income, while also having the potential to utilize the property as a family home with additional rental opportunities.



Property

This delightful property presents an excellent opportunity anyone seeking a substantial family home with versatile living space or a solid business opportunity with multiple letting rooms. The guest house has been tastefully refurbished and upgraded, offering exceptional quality accommodation throughout and a layout that could easily accommodate a growing family.

The ground floor features a spacious dining room with sea views, a well-equipped galley-style kitchen diner that extends the width of the property, and a cosy sitting room, providing ample space for entertaining and quality time together. On the first floor, there are 4 bright and spacious en-suite letting rooms, each decorated to the highest standard. There is a recently installed Sauna in addition.

In addition to the main house, there is a modern, purpose-built wooden chalet in the rear garden, which could be repurposed to provide self-contained accommodation, making it a great choice for multigenerational living or hosting visitors.



External

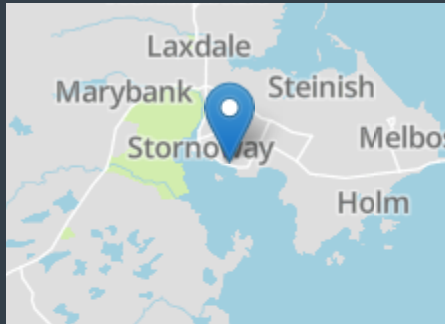
The guest house enjoys a prominent coastal position within walking distance of Stornoway's town center. The property has an enclosed rear garden with a private patio area, a large concrete hard standing, and a variety of borders planted with shrubs and flowers.

There is also a wooden outbuilding in the rear garden that has previously been used as a tourist craft shop, selling a variety of local crafts, Harris tweed, and gifts handcrafted from whisky casks. It is ready to be reinstated or suitable for a variety of uses.

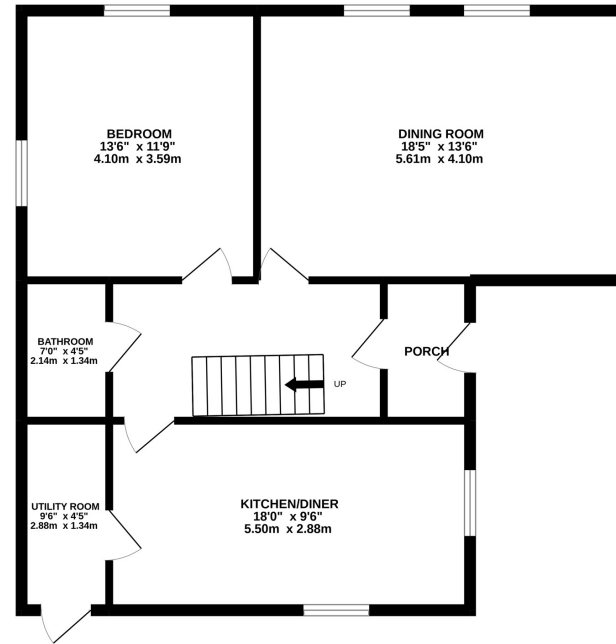




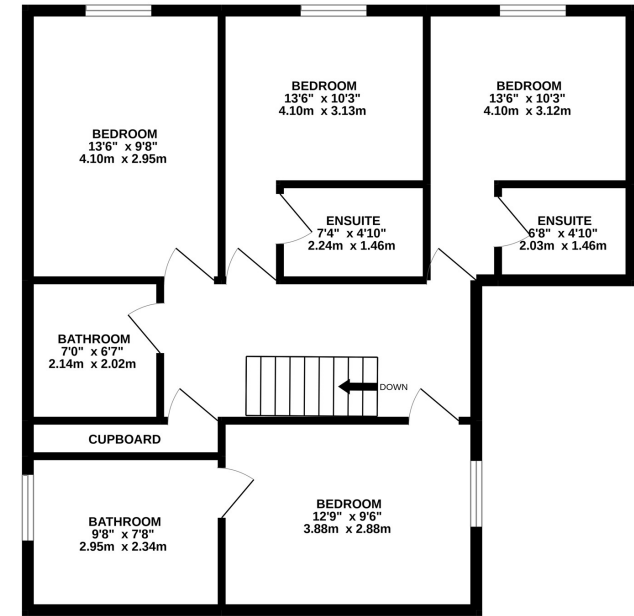




GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.

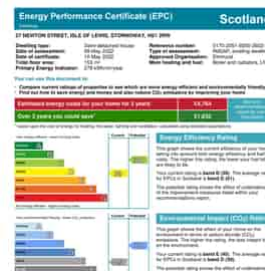


1ST FLOOR
776 sq.ft. (72.1 sq.m.) approx.



TOTAL FLOOR AREA : 1551 sq.ft. (144.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All appointments to view this or any of our other properties must be made through the vendors sole agents:

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