



# Achilty Guest House | Contin | Strathpeffer | Highland | IV14 9EG

## £425,000 Freehold

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Located 20 m north west of Inverness and 7 m west of Dingwall, the guest house benefits from an extremely well serviced road position and easy links to Inverness and beyond. Inverness City Airport boasts daily domestic flights and a number of international flights too.

The area boasts an abundance of activities for all. For walkers or hikers, there are extensive trails through an array of terrain with a variety of routes to suit all levels. Stunning settings for fishing and sightseeing spoil you for choice while the increasingly popular Whisky Trail (distillery tours) is close by. An abundance of natural and cultural heritage is on offer, all of which shall leave you in awe and the Achilty Guest house is a natural base camp for exploring the whole of the Highlands

### Situation

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### The Business

The guest house attracts a variety of visitors from families to business travellers, with high demand for accommodation all year round; this has been dramatically increased by the spectacular popularity of the NC500. Free WiFi, a comfortable lounge, and high-quality services together with an extremely competitive pricing scheme add to the outstanding services on offer. The guest house offers a tranquil setting to relax and unwind in comfort and harmony. The business operates a simple Bed and Breakfast model with the average room rate starting from £70 per night.

There is a great opportunity to significantly increase revenues. The dining room is suited to cater for lunches and evening meals, particularly given the passing tourist trade on the NC 500 and large carpark that can accommodate in excess of 50 cars. In addition, the guest lounge could be transformed to create a lounge bar.

Outside there is room to construct a number of glamping pods. In addition, there is an opportunity to increase revenues further with bile and kayak rentals.

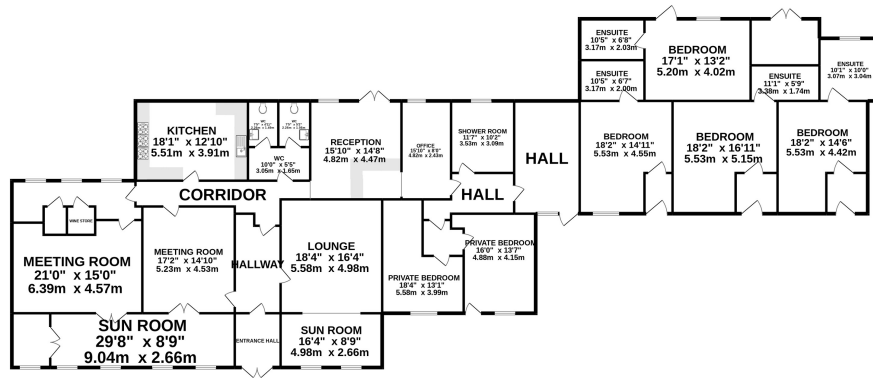
Full trading information will be made available after a formal viewing has taken place.

Accounts to the business show a healthy turnover in excess of the VAT threshold.

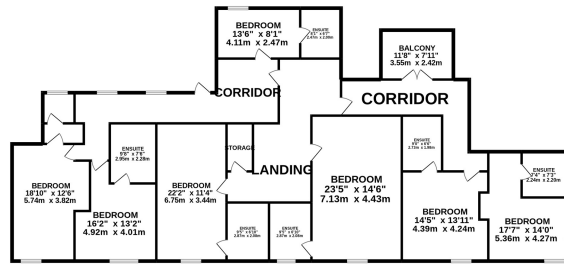




GROUND FLOOR  
4717 sq.ft. (438.2 sq.m.) approx.



1ST FLOOR  
2633 sq.ft. (244.6 sq.m.) approx.



TOTAL FLOOR AREA : 7350 sq.ft. (682.8 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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## Property

Tastefully refurbished the guest house is exceptionally well maintained and presented throughout. Entering through the main front door, visitors are welcomed by a small reception area.

Adjacent to the reception is the front hall where the guest can access the guest lounge and dining room and conservatory. In total there are 30 covers. The lounge would be ideal to create a licenced bar area. The well-equipped commercial kitchen is at the rear of the dining room. On the opposite side of the front entrance is the owners accommodation. This consists of a large lounge / diner, bedroom, bathroom and kitchen. There is also a laundry and office.

8 of the guest bedrooms are located on the first and second floor and consist of a mixture of double and family rooms. All are ensuite and have front facing aspect over the NC 500.

There are 4 further bedroom situated at the eastern side of the property. All are accessed from the exterior of the building. One is to the rear with three to the front.

The property has mains water, drainage, LPG gas central heating and electricity.

An inventory will be compiled to detail all items of a personal nature excluded from the same and items subject to lease. This will be available to all parties wishing to offer.

The property is held on a Scottish equivalent of Freehold.

## External

The property is part of what was once a much larger former hotel. As such it benefits from an extremely large car parking area. Which could be utilised to capture passing trade from the adjacent NC 500.

There is a raised and enclosed area of decking with firepit where guest can enjoy relaxing in the pleasant surroundings.

At the rear of the car park there is an area of vegetation and a small burn where a number of glamping pods could be erected.

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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 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 in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.