



Tregortha Bed & Breakfast | Tighnabruaich | Argyll and Bute | PA21 2BD

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# Tregortha Bed & Breakfast, Tighnabruaich, Argyll and Bute, PA21 2BD

- Stunning Loch View
- Charming Victorian Villa
- 4 Wonderful Letting Rooms
- Immaculately Presented Throughout
- Charming 2 Bed Owners Accommodation
- Garden Studio

## Situation

Tregortha Bed and Breakfast is situated in the picturesque coastal town of Tighnabruaich, located in Argyll and Bute, Scotland. This charming Victorian villa offers a prime location for visitors looking to explore the stunning beauty of Scotland's west coast. Tregortha B&B is conveniently positioned within walking distance of the town centre, allowing guests easy access to local amenities, including a selection of shops, eateries, and attractions. The area offers numerous opportunities for outdoor activities and exploration, such as venturing to nearby islands like Bute and Islay or exploring the diverse landscape of the Argyll region. Tighnabruaich's coastal setting provides ample opportunities for water-based activities, while the surrounding countryside is perfect for hiking and nature enthusiasts. Located approximately 90 miles from Glasgow, Tighnabruaich is accessible via scenic routes through the beautiful Argyll countryside. The town is well-connected by public transport, with regular bus services and train connections from nearby towns like Dunoon and Gourock. Tregortha Bed and Breakfast's location in Tighnabruaich ensures guests have easy access to these amenities and transport links, making for a comfortable and enjoyable stay in this picturesque part of Scotland.





## The Business

Tregortha Bed and Breakfast is a charming, owner-operated lifestyle business situated in the picturesque and popular region of Argyll and Bute, Scotland. This cozy establishment operates beneath the VAT threshold and welcomes guests for eight months of the year, from mid-March to mid-November, with peak seasons in May, July, and August. The B&B offers a range of accommodations, including sea view large double or twin rooms with en-suite shower facilities for £110 per room per night, and smaller double rooms for £80-85. While dinner is not provided, guests can enjoy a hearty breakfast to start their day. Tregortha caters to a diverse clientele, including holidaymakers, local workers, walkers exploring the renowned Loch Lomond and Cowal Way, and cyclists taking on the 5 Ferry Challenge.

The B&B maintains an impressive average occupancy rate of 75% during its operating months, with near-full capacity during peak seasons. Guests can enjoy modern amenities such as Wi-Fi and parking. Tregortha also partners with walking tour operators and promotes its services through various channels, including Facebook, Wild About Argyll, and Visit Scotland, ensuring a steady flow of visitors to this scenic and vibrant area known for its stunning landscapes and outdoor activities.



## Property

Tregortha is a charming Victorian villa that has been thoughtfully converted into a successful bed and breakfast while retaining its character as a family home. The property is cleverly divided to accommodate both the owners and guests comfortably.

The upper floor is dedicated entirely to guest accommodation, featuring four spacious double bedrooms, each with its own en-suite shower room. This layout provides privacy and comfort for visitors staying at the B&B. The rooms likely offer stunning views of the surrounding landscape, given the property's elevated position overlooking the Kyles of Bute.

On the ground floor, the large conservatory plays a central role in the B&B operation. Currently used as the dining and breakfast room for guests, it provides a bright and airy space with panoramic views of the sea and countryside. This setting allows visitors to enjoy their meals while taking in the breath-taking scenery that makes Tighnabruaich such a desirable destination.

The rest of the ground floor serves as the owners' private living quarters, including two double bedrooms (one with en-suite), a family bathroom, a sitting room with a log-burning stove, a private office and a modern dining kitchen. This arrangement allows the proprietors to maintain their own space while running the B&B business efficiently.

The property's versatile layout, combined with its stunning location and well-maintained grounds, makes Tregortha an ideal opportunity for those looking to continue the successful B&B business or for a family seeking a spacious home in a picturesque coastal setting with the potential for income generation.



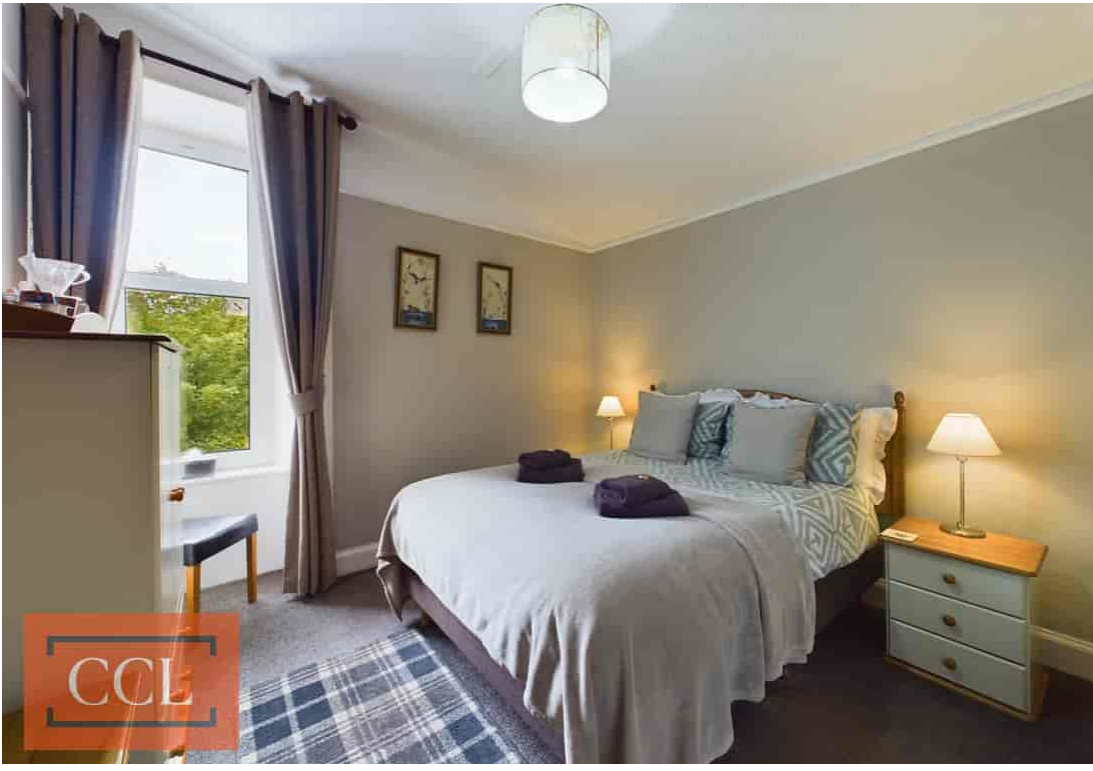
## External

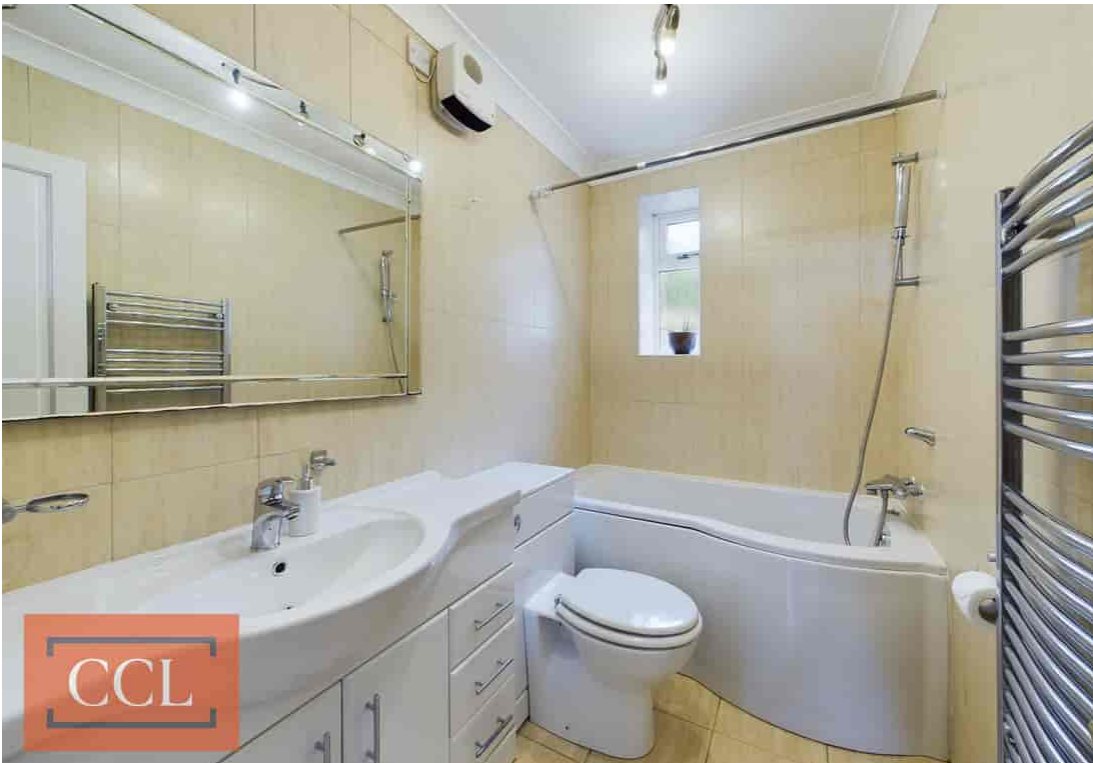
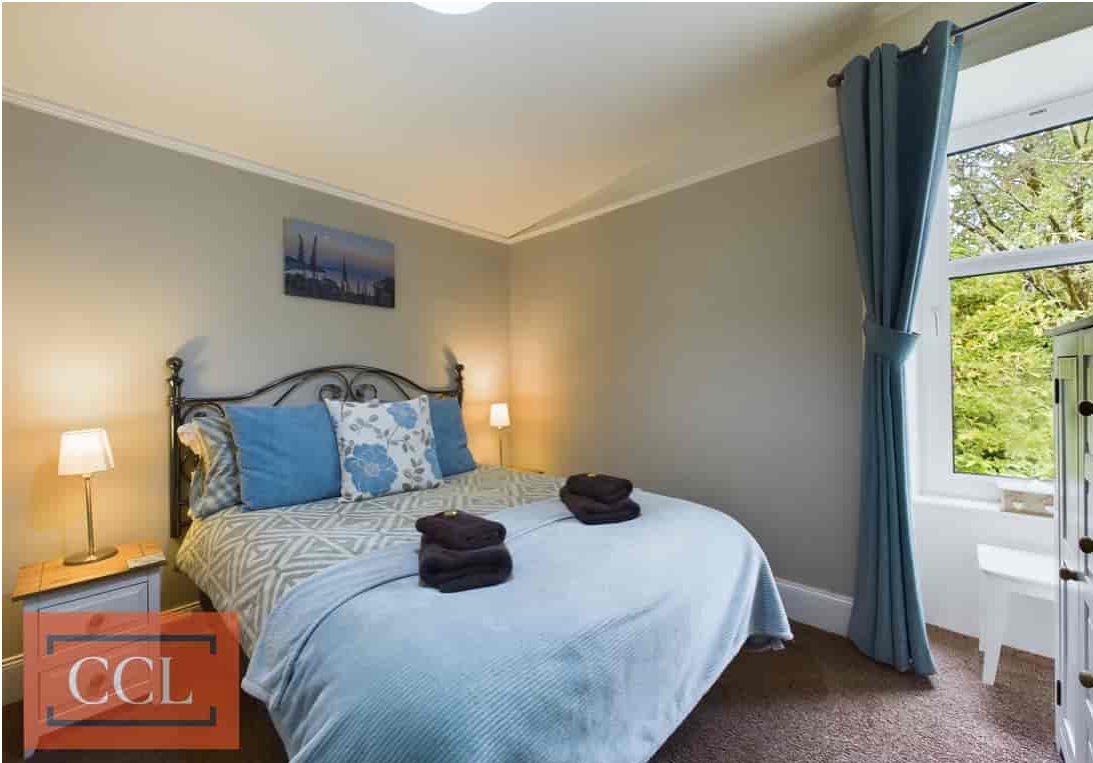
Tregortha boasts expansive and meticulously maintained gardens that take full advantage of its elevated position, offering stunning views across the Kyles of Bute. The front garden features a gently sloping lawn bisected by steps leading from the front gate. A stone wall at the lower boundary provides privacy from the road. To the side, a generously sized patio area is ideally situated to capture the breathtaking vistas of the surrounding landscape.

The elevated back garden is thoughtfully designed with multiple tiers, each serving a distinct purpose. It includes areas of manicured lawn, a comfortable seating area for relaxation, a practical drying green, dedicated vegetable plots for home gardening enthusiasts, and a charming studio at the topmost level. This tiered layout not only maximizes the use of space but also creates various zones for different activities while taking full advantage of the property's elevated position and the spectacular views across the Kyles of Bute.

A decking area adjacent to the studio offers an additional spot to soak in the beautiful surroundings, further enhancing the outdoor living experience and providing yet another vantage point to appreciate the stunning seascape.









### Trading Information

The business trades beneath the VAT threshold. Accounting information will be released after formal viewing has taken place. The business is run to suit the owners' lifestyle.

### Services

The property has mains water and electricity. Drainage to septic tank. Oil Central Heating. Cooking LPG Gas.

Floor 0 Building 1

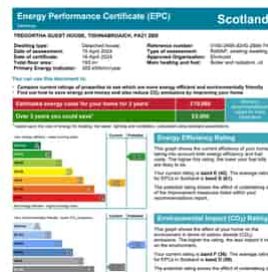
Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**  
209.74 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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