



Doune Braes Hotel
Carloway, Isle of Lewis, HS2 9AA
Offers Over £495,000

ccl
PROPERTY



Doune Braes Hotel

Carloway, Isle of Lewis, HS2 9AA

CCL Property are delighted to bring to market the wonderful Doune Braes Hotel with its 15 en-suite letting rooms and spectacular surroundings, situated on the west side of the Isle of Lewis in the Western Isles of Scotland. This well-established hotel offers comfortable accommodation with outstanding views, together with its own lochan that fronts the hotel which offers guests unlimited trout fishing. Ideally located, this hotel offers the perfect location for those wishing to explore the rest of the island.

The Isle of Lewis is the most northerly of the group of islands known as the Hebrides or Western Isles. Steeped in history and culture the island boasts numerous sites of historical interest, endless sandy beaches renowned with surfing enthusiasts and countless lochs and lochans offering salmon and trout fishing. Stornoway is the main town of the island, home to the Western Isles Council with a population of just over 6,000 which accounts for around a third of the island's inhabitants. The economy is a mixture of traditional businesses such as fishing, Harris Tweed, and farming, with more recent influences like the Isle of Harris Distillery, which has achieved further success with its iconic, much loved gin after scooping the Gold award at this year's prestigious global awards. The rest of the island is more traditional and relies a great deal upon fishing, crofting, and the weaving of tweed. The Doune Braes Hotel is situated in the town of Carloway which is 23 miles west of Stornoway and is within minutes of picturesque beaches, excellent fly fishing, world class archaeological sites and breath-taking walks. Travelling to the island is by air or sea with daily ferry services operating between the mainland and the surrounding islands by Caledonian MacBrayne. The island airport which is located approx. 3 miles east of Stornoway town centre, offers daily flights to Inverness, Aberdeen, Glasgow, and Edinburgh airports.









The Business

The Doune Braes Hotel is a well-established hotel with a great reputation for quality accommodation, food, and attentive service, attracting a variety of visitors with demand for accommodation. Set in private ground the hotel offers a relaxing setting with plenty to see and do including trout fishing in its very own lochan which is situated to the front of the property.

Lunch and evening meals are served daily in the bar and restaurant, offering freshly prepared food made from the freshest of local produce. The dining area caters for 36 covers while facilities are available for function events such as wedding and conferences for up to 80 people. The public bar is popular with locals and visitors alike offering a friendly environment to relax and unwind with the aid of a pool table and large flat screen tv.

The hotel enjoys a good mix of income from wet, food and accommodation sales with each accounting for around a third of the annual turnover. The hotel is currently run by the owner who is assisted by a number of full and part time staff as and when required.

Offers in the region of £550,000 are sought for the business, fixtures, fittings, and goodwill. Stock in trade will be additional at valuation.

The Property

The hotel is exceptionally well maintained and presented throughout. Entering through a main front foyer, visitors are welcomed by a reception before proceeding to the spacious lounge, dining room and cocktail bar areas. Here visitors can enjoy a relaxing dining experience in a comfortable surrounding or after dinner drinks in front of a stone-faced fireplace. The restaurant provides for bar meals, with affordable menus offering a range of local produce all complemented by an extensive selection of alcoholic and non-alcoholic beverages including malt whiskeys.

There is a fully equipped commercial kitchen with ample surface and preparation areas. The area has been maintained to a high standard and benefits from additional storage rooms and work areas. The popular public bar which has its own private entrance is located to the left of the building. Benefiting from 15 en-suite rooms, the hotel provides a mix of 3 double, 5 twin, 2 family room and 5 single accommodations. Each room is immaculately presented and features en-suite bath/show room. Two rooms are situated on the ground floor which are suitable for disabled access, which also have access to the lounge bar area.. Most rooms offer lochan views but all benefit from breath-taking views of the stunning tranquil surroundings.

The hotel also boasts an additional owner's accommodation with large double bedroom with en-suite, large comfortable lounge, and spacious kitchen with a range of base and wall mounted units and appliances.

There are also well-appointed Ladies, Gents, and disabled toilets. All ground floor areas are accessible by wheelchair. There are up to date fire alarm systems/doors

throughout.

To the front of the property enjoys stunning moorlands and lochan views which add to the relaxing setting, creating a charming ambiance for all visitors. The hotel boasts a warm and friendly atmosphere with excellent customer services, facilities, and comforts, making every stay relaxing and memorable.

External

The Hotel is on the A858, travelling North 6 miles from the world famous Callanish Standing Stones. There is parking for 30 cars within the grounds. The front of the hotel has 3 garden bed areas and outside seating. Overlooking the loch, which the hotel has the use of and offers brown trout fishing. There is dry stone diking around the property. There are mature trees within the grounds.

At the rear of the hotel there is a 40' x 40' building which has a large walk in freezer, a laundry and a vegetable store, with room for general storage. Cyclists have the use of some of this space for overnight safe storage.

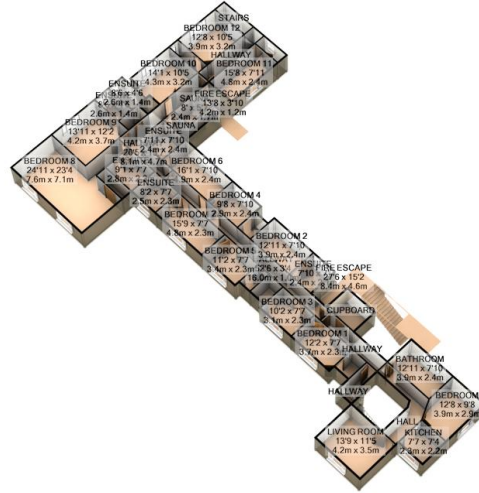
Situation

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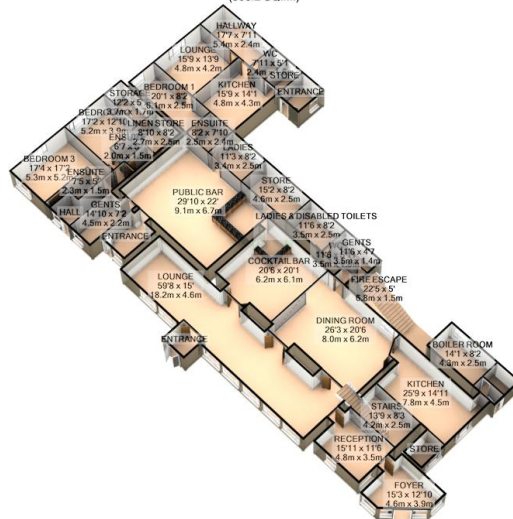
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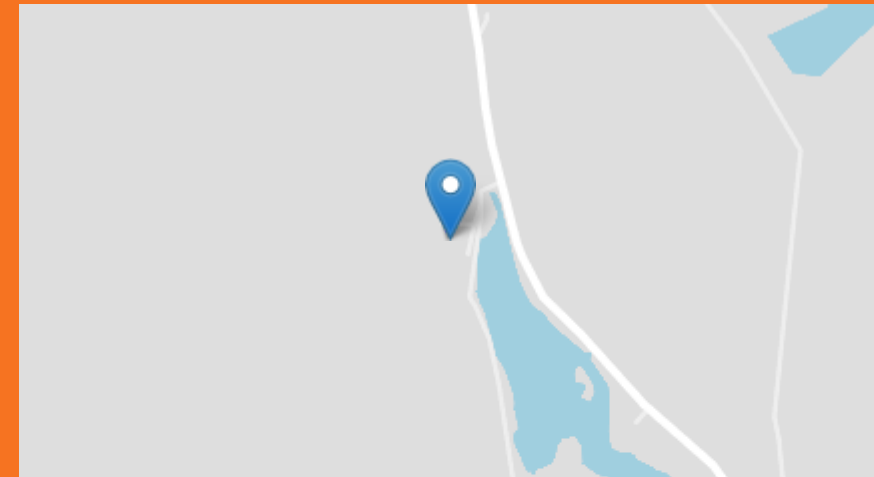
1ST FLOOR
APPROX. FLOOR
AREA 3318 SQ.FT.
(308.2 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 5542 SQ.FT.
(514.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 8860 SQ.FT. (823.1 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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