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# Farr Bay Inn

Bettyhill | Thurso | KW14 7SZ

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# Farr Bay Inn

Bettyhill | Thurso  
KW14 7SZ

- 4 En-Suite Letting Rooms
- Coffee Shop & Takeaway
- Popular Bar & Restaurant
- Stunning Costal Location
- 2 Self-Catering Cottages
- Located on North Coast 500
- 3 Bed Owners' Accommodation
- Substantial Gardens

Located directly on the North Coast 500 is the Farr Bay Inn, a tastefully refurbished and exceptionally well-presented former Manse nestled amongst the sand dunes of Farr Bay Beach. This historic property, built in 1819, has been transformed by the current owner to be a very successful business with multiple income streams, including 2 self-catering cottages, a popular Bar and Restaurant and Coffee House along with 4 ensuite letting rooms. Popular with both locals and the significant number of tourists that pass directly by the hotel along the North Coast 500 tourist route, the property benefits from its unique trading position and features direct Beach access from its car park. There is scope to expand the offering and revenues of the business to further capitalize on the growing clientele and visitors to the area.

## Situation

Farr Bay Inn is situated directly on the North Coast 500 route and nestled in the sand dunes of the stunning Farr Bay Beach a short distance from the beautiful village of Bettyhill. Bettyhill is a small & bustling village boasting another popular hotel, village store and petrol station, gym & swimming pool, cafes and other local amenities including a nursery, primary and high school. This area of Sutherland is particularly scenic with a number of secluded beaches and majestic inlets and bays scattered along the coastline with further dramatic mountain scenery inland. Thurso is the nearest principal town and is roughly 30 miles to the East. It offers full retail, professional, medical, and educational facilities. It also has a mainline railway station for access to Inverness whilst flights are available from Wick. The nearest medical practice to the Farr Bay Inn is located in Armadale, approximately 6 miles from the village of Bettyhill.





This is an exceptional opportunity to acquire a long-established, highly profitable business in a unique setting with multiple income streams located directly on the North Coast 500. The business boasts strong growth potential and can be developed further in a number of ways by new owners who can choose to target the development of the Farr Bay Inn's income streams such as Restaurant Service, Bed & Breakfast and scope for further accommodation and its day-trade & take-away offering to fully maximize the revenue potential of the business.

The Farr Bay Inn features a unique business model in which new owners can enter and begin trade immediately to suit their requirements. Early viewing is highly recommended to appreciate the opportunity that is available.



## Business

The Farr Bay has been run by the current owner since 2009. During that time, they have transformed the business from being small B&B/Inn to operating now with a popular Restaurant, Bar, Coffee House and 2 self-catering cottages and has shown substantial growth year on year.

The Coffee House was one of the first to open up within the locality specifically to take advantage of the plethora of tourists that pass by on the North Coast 500. Offering hot and cold artisan beverages along with light meals and snacks the Coffee House is ideally placed with its large car parking area and proximity to the beach to take full advantage of the passing trade and significant number of campervans and tourers that frequent the route. The Coffee House can seat 14 covers, but also makes use of the further dining areas across the premises and outdoor seating for 24.

The Farr Bay Inn, known locally as the FBI, has built up an excellent reputation for quality British food with fusion influence cooked from seasonally available locally sourced produce. It is an exceptionally popular retreat for both locals and visitors to the area. The Hotel letting rooms are tastefully and individually decorated, benefitting from high end En-Suite facilities and amenities. Accommodation rates vary from £142 to £210 per night in peak season.

Located within the substantial grounds of the main hotel are 2 purpose built modern self-catering cottages. Both feature double and twin rooms, kitchen facilities and living area, and are available for single night or longer stays. The cottages are perfect for small families and prices start from £170 per night for couples.

This is an easily managed and well-run business that enjoys much repeat custom. The establishment maintains a consistent trade with a strong turnover and boasts an exceptionally high occupancy rate during the trading season. The property is in immaculate condition throughout, new owners will be able to commence immediate trading and benefit from its excellent reputation and repeat business.

## Property

Dating back to the early 19<sup>th</sup> Century the Farr Bay is an impressive, detached and historic former Manse that features many of the architectural characteristics of the era. It has been sympathetically and tastefully upgraded by the current owner to provide a contemporary feel and eclectic experience.

The property is accessed from the main car park and boasts three entrances. Visitors can enter via the front door leading into the main reception and public areas, via the on-site Coffee House or via the side porch which leads to the main Restaurant & Lounge and access via stairs to the 1st floor Guest Rooms. When entering via the main

entrance to the left is the bright and more intimate private Dining & Breakfast room, featuring large double aspect Windows with views across the Hotel front gardens, it can cater for 16. To the right of the entrance hall is the cosy bar with wood burning stove. The main customer conveniences are located through the bar, via a corridor which leads to the on-site Coffee House.

At the southern end of the building is the main Restaurant dining room, featuring eclectic design in intimate surroundings with open fire & seating for 16 covers with double aspect windows with views over the hotel gardens and surroundings.

At the north end of the building is the Coffee House and takeaway. This consists of a converted single-story extension. It has a kitchenette at the rear and a direct entrance from the main car park. The large fully equipped semi commercial kitchen is also located at the rear of the property. There are ample service areas throughout.

A stair from the reception hall adjacent to the Restaurant leads to the first floor and the letting rooms. In total there are 4 individually decorated letting rooms all with en suite bathroom facilities. There are a mix of twin and double rooms. All rooms are modern and furnished to a very good standard.

The owner's accommodation is located via private access from the first floor and consist of 3 bedrooms and large bathroom.

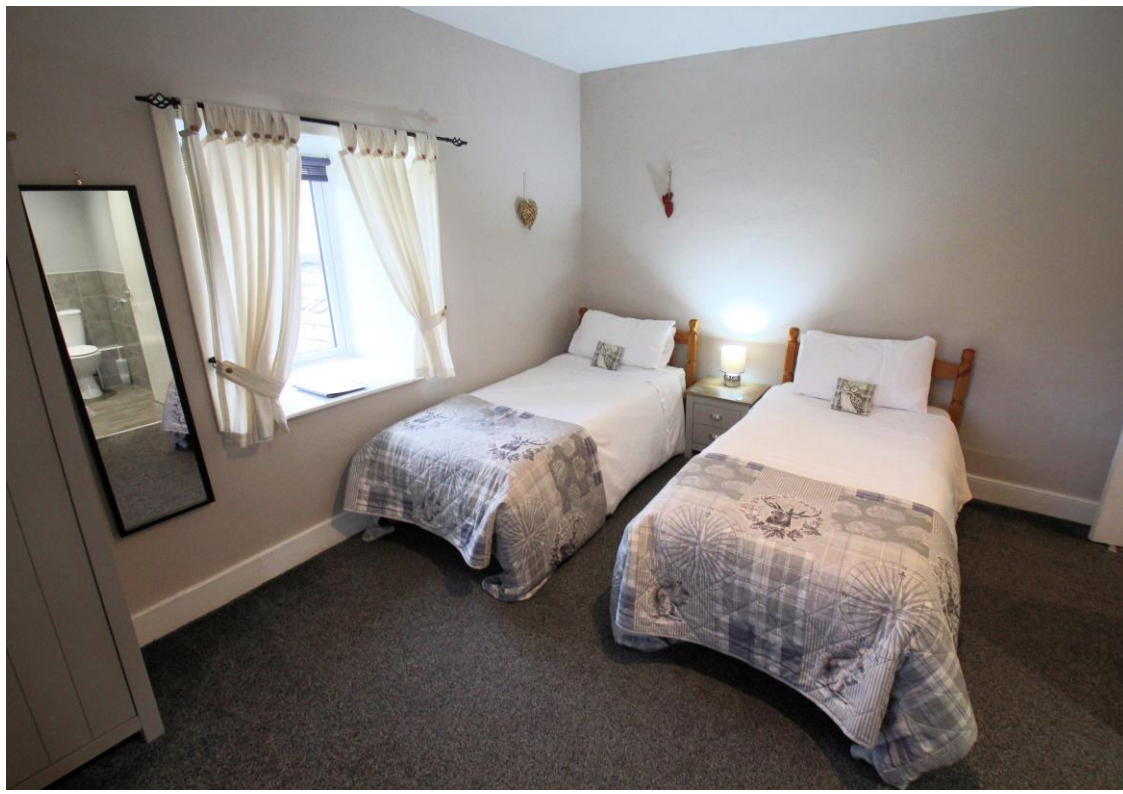
## External

The Farr Bay Inn is a detached property that sits in a sizeable enclosed private garden extending circa 1.3 acres. Entrance to the property is from a private road the leads to the beach at Farr Bay. The property is enclosed by a solid stone wall. The garden is mainly laid to grass with a number of mature trees and shrubs. The 2 semi-detached self-catering cottages are adjacent to the main building and open into enclosed private gardens which in turn open on to a small paddock that leads to the main car park.

There is ample outdoor seating throughout the grounds of the property.



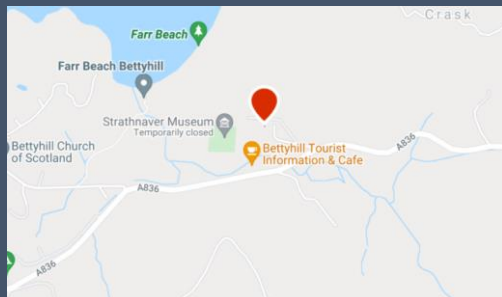












### Rates

Hotel Rateable Value is £6,000

Cottages Rateable Value £3,600

### Trading Figures

Full trading figures will be made accessible after a formal viewing has taken place.

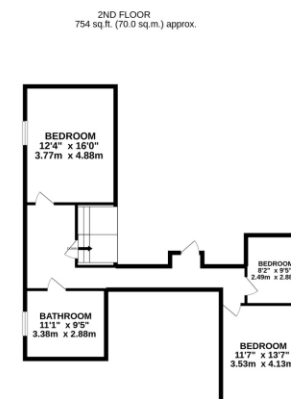
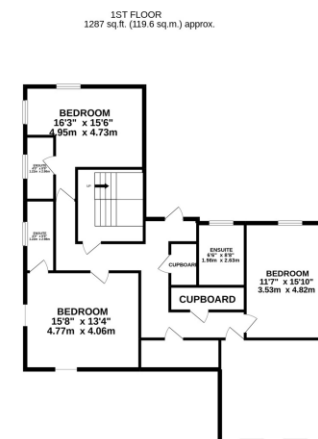
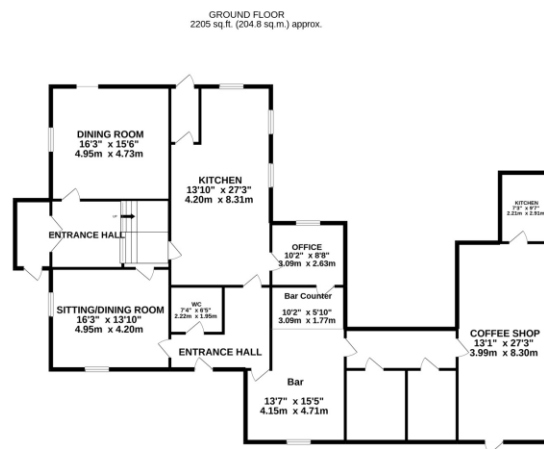
### Tenure

This property is held on the Scottish equivalent freehold.

### Services

This property has access to mains electricity, water. Drainage is septic tank. Oil central heating. Cooking by LPG & Electric.

**OFFERS OVER  
£550,000**



FARR BAY INN, BETTYHILL, THURSO KW14 7SZ

TOTAL FLOOR AREA: 4246 sq.ft. (394.4 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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