



Glenardran Bed & Breakfast, Crianlarich, Stirling, FK20 8QS

- Visit Scotland 3 Star Guest House
- Prime Tourist Location
- 5 Letting Rooms
- Private Car Park
- Excellent Reputation & Repeat Business
- STLL : ST00189F

Summary

Glenardran Bed and Breakfast is a charming 3-star guesthouse located in Crianlarich, within Loch Lomond & The Trossachs National Park. This late Victorian villa offers mountain views private parking and an excellent lifestyle opportunity. Crianlarich is a key stop on the West Highland Way, attracting many hikers and tourists. The village is well-connected, with Glasgow 60 miles south and Edinburgh 80 miles southeast, and Glasgow Airport 70 miles away. Local amenities include hotels, tea rooms, and outdoor activities like hiking and climbing. Crianlarich Primary School serves local families. The scenic beauty and strategic location make Glenardran Bed and Breakfast an ideal investment opportunity.

Situation

Crianlarich is a key staging post on the West Highland Way, a renowned long-distance footpath that attracts numerous hikers and tourists each year. The village is well-connected, with Glasgow approximately 60 miles to the south and easily accessible via the A82 road, while Edinburgh is about 80 miles to the southeast. The nearest major airport is Glasgow Airport, around 48 miles away, providing convenient travel options for international visitors. Crianlarich also hosts a variety of tourist services, including hotels, tea rooms, and access to outdoor activities such as hiking in Glen Falloch and climbing Ben More. For families, Crianlarich Primary School offers education for children aged 3 to 12, ensuring a supportive community environment. The thriving tourist industry, combined with the scenic beauty and strategic location, makes Glenardran Bed and Breakfast an ideal investment opportunity.



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The Business

Glendaran Guest House is a charming, traditional bed and breakfast located in the picturesque village of Crianlarich, Scotland. This well-established business is ideally situated for guests exploring the stunning West Highlands and those completing the renowned West Highland Way. The guest house operates from March to October, with peak trading times in May and September, catering to a steady flow of outdoor enthusiasts and walkers.

Glendaran Guest House is a Visit Scotland 3-star rated establishment, run by a dedicated husband and wife team without additional staff assistance. The guest house has built strong relationships with several tour operators, ensuring a consistent influx of guests who are completing the West Highland Way. This strategic partnership has been instrumental in maintaining high occupancy rates during the peak seasons.

The guest house offers five well-appointed en-suite rooms, designed to cater to a variety of guest needs. Room rates start from £85 per night for single occupancy, providing excellent value for the quality of accommodation and service offered.

Glendaran Guest House primarily targets guests who enjoy outdoor pursuits and those walking the majestic West Highland Way. The location is perfect for Munro-baggers, hikers, and nature lovers, offering easy access to numerous trails and scenic spots in the West Highlands.

All rooms are equipped with private bathrooms, ensuring guest comfort and privacy. Guests can enjoy a warm and welcoming atmosphere, with personalized service from the owners. Situated in the heart of Crianlarich, the guest house is close to local amenities and transport links, making it an ideal base for exploring the region.

The business has significant potential for growth, particularly by extending the operating season or expanding marketing efforts to attract a broader audience. The strong relationships with tour operators and the high demand during peak seasons provide a solid foundation for continued success.



Property

Glendaran Guest House is a charming Victorian property that formerly served as the station master's residence. This historic building seamlessly blends original architectural details with modern amenities, featuring a wealth of period features complemented by a contemporary rear extension. The ground floor boasts a spacious and bright dining room that can be reconfigured to accommodate various guest needs. The private owner's sitting room offers a cozy retreat with a wood-burning stove and front-facing views.

Upstairs, the guest house provides five well-appointed en-suite rooms, each tastefully refurbished to ensure a comfortable stay. At the front are two generously-sized family rooms, ideal for groups or families, while the remaining double, twin, and single rooms at the rear cater to couples and solo travelers.

The large, modern kitchen is well-equipped with a central island and ample base and wall units, facilitating efficient guest breakfast service. A utility room at the side provides convenient access to the rear garden area.

The owner's private quarters comprise a spacious double bedroom, dressing room, and en-suite bathroom, ensuring a comfortable living space separate from guest accommodations.

Glendaran Guest House offers discerning guests a unique opportunity to experience the elegance of a historic Victorian property combined with modern comforts and amenities, making it an attractive investment for those seeking to provide exceptional hospitality in a distinctive setting.



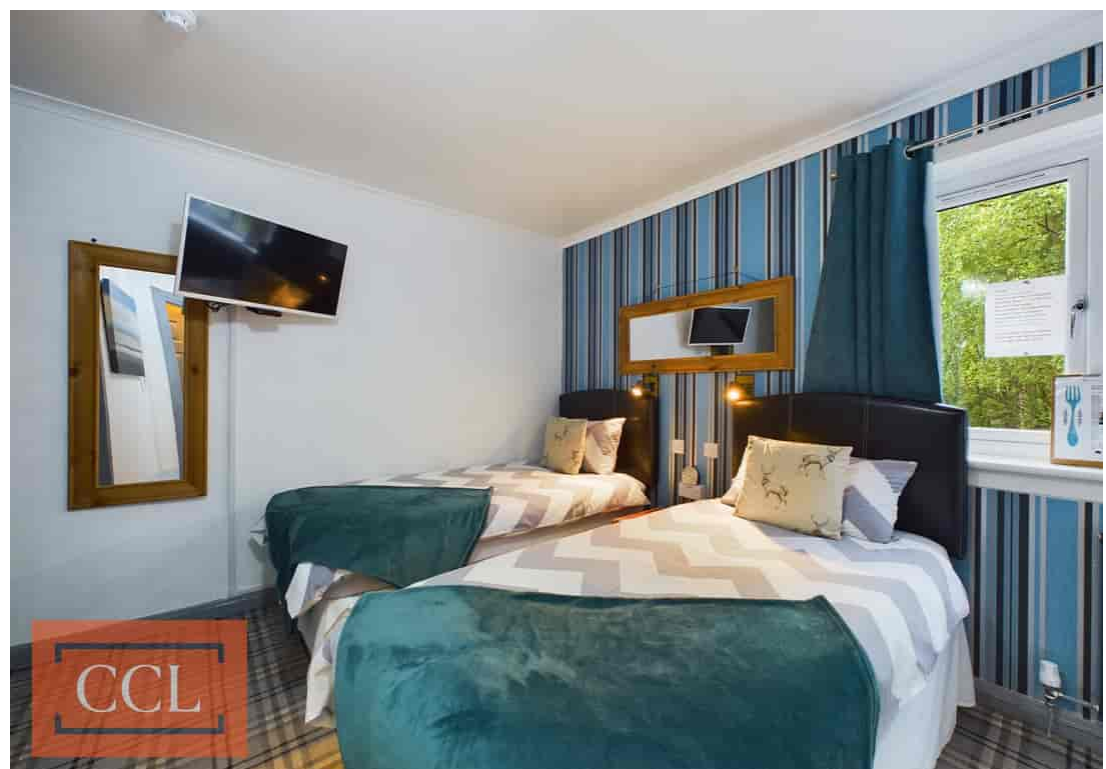
External

Glendaran Guest House in Crianlarich boasts several external attributes that enhance its appeal. The property features a double garage and a storage shed, providing ample space for vehicles and additional storage needs. Additionally, there is a garden shed for gardening tools and equipment.

At the front of the property, there is parking available for over six cars, with direct access from the A85, making it convenient for guests arriving by car. The rear of the property is adorned with a mature garden, offering a private sloping lawn and a variety of shrubs. This garden provides a serene and picturesque setting, with great views over the surrounding countryside, making it an ideal spot for relaxation and enjoying the natural beauty of the area.









Tenure

Scottish equivalent of freehold

Trading Information

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

Inventory

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

Services

The property benefits from mains water and electricity, Drainage to septic tank. LPG heating.



Floor 0



Floor 1

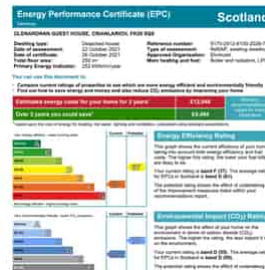


Approximate total area⁽¹⁾
217.63 m²

(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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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.