



17 Ardmory Road | Rothesay | Isle of Bute | Argyll and Bute | PA20 0PG

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# 17 Ardmory Road, Rothesay, Isle of Bute, Argyll and Bute, PA20 0PG

- Popular Scottish Island
- 8 letting rooms 7 of which are en-suite
- Large dining kitchen
- Spectacular views
- Separate owner's apartment
- Lifestyle business
- Large 1 acre plot
- Mature gardens
- Outdoor organic plunge pool
- Period property

## Summary

This is an exceptional opportunity to acquire a long-established lifestyle business on a thriving Scottish Island full of independent operators. The business can be taken in a number of different directions by new owners who could concentrate on either self-catering business, bed and breakfast or enjoy living in the house and offering a few of the en-suite bedrooms on an Airbnb basis. Early viewing is highly recommended to appreciate the opportunity that is available.

## Situation

Munro's is situated on the Isle of Bute on the west of Scotland. The property is located approximately 1 mile to the north of Rothesay which is the main town on Bute. The house sits in an elevated position in Ardbeg and occupies a larger than average plot with uninterrupted views to Loch Striven and the Firth of Clyde.

Rothesay has thriving shopping, leisure and educational facilities. Caledonian MacBrayne operates a frequent ferry service from Rothesay to Wemyss Bay (35 minutes), which has direct rail links to Glasgow. A second ferry service (4 minutes) runs from Rhodobdach, at the northern end of the island, to Colintraive giving access to Argyll. Glasgow and Prestwick Airports are within 40 and 50 minutes' drive from Wemyss Bay.

Rothesay has an 18 hole golf course. Smaller courses are at Port Bannatyne and Kingarth. Bute is an area of significant natural







## The Business

Munro's has been run by the current owners for over 16 years and in that time they have built up an excellent reputation for quality self-catering accommodation. It is an exceptionally popular option for both visitors and tourists to the area.

There are 8 letting rooms, 7 of which are en-suite. There is a capacious dining kitchen which is equipped with everything required to enjoy a self-catering break including a dining table for 12 people and an Aga log burner.

Under normal circumstances the business operates as self-catering accommodation however the current owners previously offered a bed and breakfast option which could easily be an alternative business model for the new owner.

This is an easily managed and well-run business that enjoys much repeat custom. The establishment maintains a consistent trade with a healthy turnover while the property is in good condition throughout. New owners will be able to commence immediate trading and benefit from a healthy income and strong demand for holiday accommodation.

## Property

Munro's is a beautiful detached Victorian villa that has many attractive and original features including ornate cornicing, ceiling roses and high ceilings. It is a grand and elegant property.



The house is accessed from the car park via a traditional vestibule to the front door, into the main hall. Off the entrance hall you will find the first of the spacious en-suite guest bedrooms and a convenient WC. The hall also gives access to the grand communal lounge and conservatory and the 2nd hallway which leads to the dining kitchen, a further 2 guest bedrooms, cinema/play room, laundry room, boot room and owner's apartment.

The self-contained owner's apartment is spacious in size with views across the Firth of Clyde. With a large dining lounge, well-equipped galley kitchen, double bedroom, large bathroom, and its own private garden it lends itself to the perfect accommodation for the new owners, live-in manager or indeed an additional income.

The impressive Victorian switchback staircase leads to the first floor. On this floor you will find 4 double bedrooms, a family bedroom room and a small snug to provide a space to relax and enjoy some quiet time. Each room is individually dressed and stylishly decorated.

## External

There is parking for approximately 7 cars at present. The garden is mainly laid to lawn with a number of borders and mature shrubs, a polytunnel with a mature grapevine and a plunge pool to enjoy on summer days. There is a large decking area at the front of the property for guests to enjoy the spectacular views. At the rear of the property there is a wood store, a large wooden garage and access to the owners' private garden to the side.

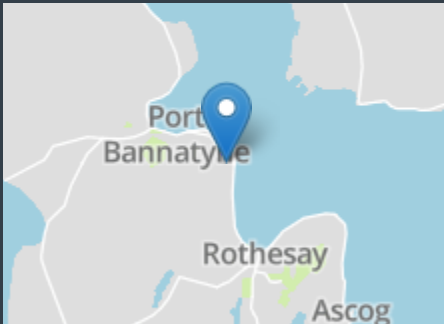




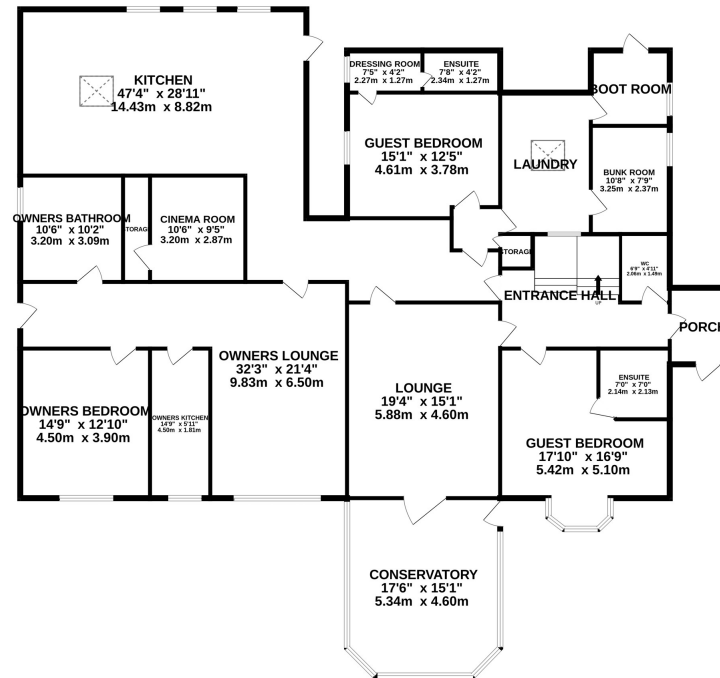




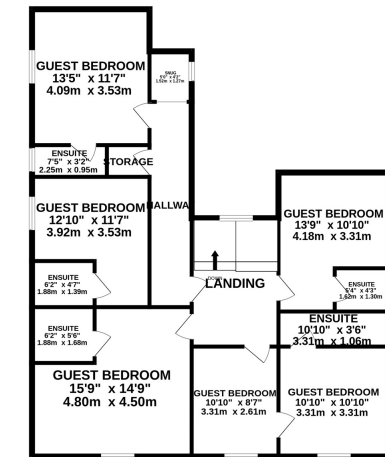




GROUND FLOOR  
3164 sq.ft. (294.0 sq.m.) approx.



1ST FLOOR  
1185 sq.ft. (110.1 sq.m.) approx.



TOTAL FLOOR AREA : 4349 sq.ft. (404.1 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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