



# Newton Hall Guest House

Shore Road | The Newton | Inveraray | PA32 8UH



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- Stunning Church Conversion
- Views Across Loch Fyne
- 6 En-Suite Letting Rooms
- Outstanding Reviews
- Luxury Accommodation
- Grade B Listed
- All Individually Decorated & Refurbished
- Freehold

The sale of Newton Hall on the banks of Loch Fyne is a wonderful opportunity to acquire a luxury guest house in the heart of Argyll and Bute. Located in the ever-popular town of Inveraray the Guest House benefits from much repeat business and a steady stream of tourists. Immaculately decorated and furnished throughout, Newton Hall offers 6 luxury ensuite letting rooms that have all been individually decorated and refurbished. All rooms have the benefit of Wi-Fi, tea and coffee making facilities and complimentary bath products.

## Situation

Newton Hall, with stunning views across the beautiful Loch Fyne, is located on the A83 a few minutes' walk from the centre of Inveraray. A popular and much sought-after town located deep in the heart of Argyll and Bute. Inveraray Castle is home to the Duke of Argyll. A very popular tourist destination Inveraray has a good range of local amenities including primary school, doctor's surgery, leisure club with swimming pool, and a wide range of independent shops and with many places to eat and drink. The area is also well known for its choice of outdoor activities and is particularly sought after for its water sports, including sailing, boating, fishing, and diving. It is also a haven for wildlife enthusiasts, climbers, and hill walkers. Inveraray is 24 miles from Lochgilphead, 40 miles from Oban and 64 miles from Glasgow. The nearest station is Dalmally railway station approximately 15 miles away.



### The Business

Newton Hall has been tastefully decorated and furnished by the current owners to provide 6 luxury and individually furnished and decorated lettings rooms, all with ensuite facilities that provide a high degree of elegance and charm. With an excellent reputation and wonderful reviews, the business benefits from much repeat business and is very popular with tourists exploring the west coast of Scotland. Trading at full capacity during the season the business has the potential to be busy all year round. Guests come for a variety of reasons; either for a short break, to enjoy the coastal scenery and loch views, to explore the historic town of Inveraray or partake in the wide range of outdoor activity and pursuits available close by. There is an opportunity to increase revenues further with the easy addition of another letting room.



### The Property

Newton Hall dates back to 1895 and is a substantial property of stone construction under a slate roof. A former church that has been converted into a substantial Guest House the property retains many original features that have been incorporated into the current layout.

With the impressive Loch Fyne on one side of Shore Road entry to the property is through solid wooden double doors into the entry vestibule and onward to the main reception area. Steps lead up to a hallway with doors leading to:

Snug [4.2 x 2.6 ]: formerly used as a Double bedroom with views to Loch Fyne. Original woodwork and gothic windows. Now used as a relaxing snug for the owners.  
Ensuite: [1.0m x 2.6m] Walk in shower, wash hand basin, WC

Owners' accommodation: Private accommodation located to the rear which includes spacious hall and large private lounge with rear views, double bedroom, and modern bathroom with, shower, WC, and wash hand basin.

Dining Room: [7.2m x 5.3m at widest] Large and spacious room with windows overlooking the loch and countryside beyond. Set for 12/14 covers with room for more. Original features and church windows. Door at rear leads to:

Kitchen: [3.7 x 3.2m] contemporary kitchen with good range of base and wall mounted units. Central Island. 6 burner ranger cooker (LPG gas) with double electric oven. Windows to rear garden.

A rear hallway provides access to:

Guest Room 2 (Jura) [3.9m x 4.9m] spacious double room with high ceiling and original features. King sized bed. Windows to rear garden area.

Ensuite [3.6m x 1.5m] Spacious ensuite bathroom with walk in shower, WC, and wash hand basin.

A utility area [5.1m x 1.8m] is located at the other end of the hall. It is used for storage and laundry purposes. There is also another store with double doors that could be utilised for a variety of purposes. There is also an extensive cellar underneath all of the downstairs rooms.

Stairs lead up to the first floor and further letting rooms:

Guest Room 3 (Iona) [4.8m x 5.0m] Large king size bedroom with triple aspect windows overlooking Loch Fyne. Original features and exposed timber beams. Gothic windows and window seats.

Ensuite: [3.1m x 2.6m] Luxurious tiled bathroom with roll top bath and large walk-in shower, wash hand basin and WC.

Guest Room 4 (Colonsay) [4.0m x 3.6m at widest] spacious front facing double room with Velux window.

Ensuite: [1.6m x 2.4m] contemporary ensuite with shower, wash hand basin and WC.

Guest Room 5 (Lismore) [3.9m x 4.9m at widest] Luxurious bright and spacious deluxe double room with views overlooking Loch Fyne. Original features. King sized bed.

Ensuite: [5.0m x 2.1m] magnificent ensuite bathroom with loch views, tiled with roll top whirlpool bath beneath large Velux windows. Wash hand basin, walk in shower and WC

Guest Room 6 (Gigha) [3.0m x 3.5 m and 2.8m x 3.2m] Flexible accommodation and family suite with a double room and a twin room. Double bedroom is dual aspect with window to side and rear facing Velux. Twin room has double Velux window to the rear providing great light.

Ensuite: [2.6m x 3.0m] Large family bathroom with bath and over shower, wash hand basin and WC.

Guest Room 7 (Islay) [3.5m x 4.8m at widest]: rear facing triple aspect twin room. Many original features including gothic windows and window seats.

Ensuite [2.9m x 1.2m]: Large bathroom with walk in shower, wash hand basin and WC.

### External

The property is located immediately off Shore Road with a pavement outside the front of the property. To the rear is a patio style enclosed private garden. A communal lane leads to a private parking area.

There is a car park at the rear of the property that is rented from the local estate.

### Inventory

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



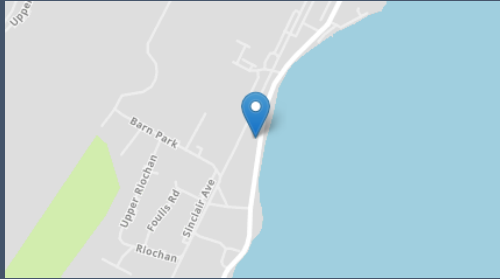












#### Tenure

The property is held on a Scottish equivalent of a Freehold.

#### Trading Figures

The business trades beneath the VAT threshold. Full trading information will be made available after a formal viewing has taken place.

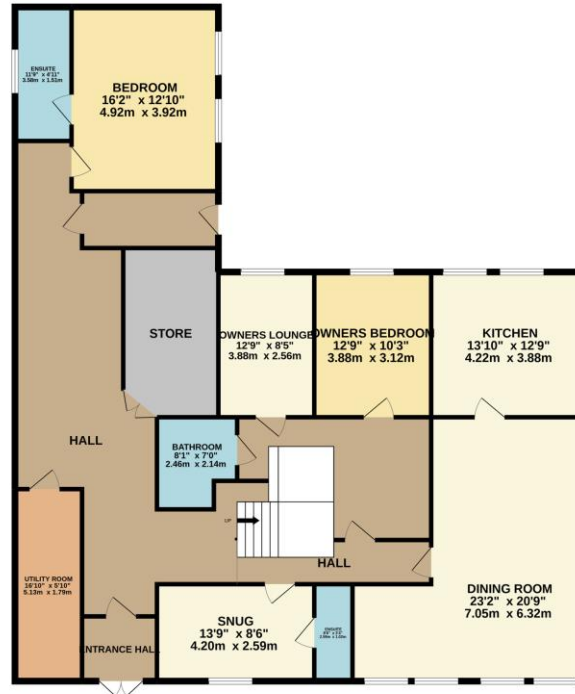
#### Summary

Newton Hall is an exceptional Guest House business set within a unique and inspiring building. The location on the banks of Loch Fyne and a short stroll from the centre of Inveraray makes Newton Hall an ideal stopping point for guests. The sale of the business represents an ideal lifestyle opportunity and viewing is highly recommended to truly appreciate the splendour, ambience and potential Newton Hall has to offer.

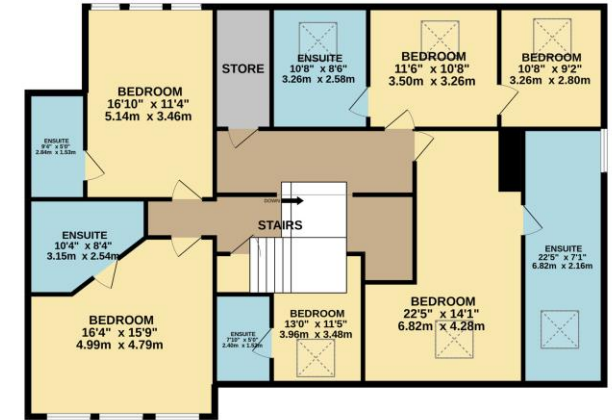
# OFFERS OVER

# £600,000

GROUND FLOOR  
2217 sq.ft. (206.0 sq.m.) approx.



1ST FLOOR  
1668 sq.ft. (154.9 sq.m.) approx.



NEWTON HALL, INVERARAY, ARGYLL & BUTE, PA32 8UH

TOTAL FLOOR AREA : 3885 sq.ft. (360.9 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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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 the 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 submitted in writing to CLL Property Ltd with whom the purchasers should register their interest if they wish to be advised of a closing date.

All appointments to view this or any of our other properties must be made through the vendors sole agents:



**CCL Property Ltd**

62 High Street, Elgin, IV30 1BU

T: 01343 610520

[www.cclproperty.com](http://www.cclproperty.com)

C2216 Ravensworth 01670 713330