



Glede Knowe Guest House | Innerleithen | Scottish Borders |

Glede Knowe Guest House, Innerleithen, Scottish Borders,

- Visit Scotland 4 Star Guest House
- Stunning Views
- 7 Letting Rooms
- 0.9 acres site
- Immaculate Condition
- Excellent Reputation & Repeat Business
- STLL : SB00199F

Summary

Glede Knowe Guest House is an immaculately presented, modern, detached guest house that is currently operating as a warm and welcoming 4-star bed and breakfast, situated in an elevated position in the charming town of Innerleithen in the Scottish Borders. With 7 letting rooms (5 en-suite), the business is easily managed and generates healthy profits. While it currently runs from March to October as a lifestyle choice, it could be operated year-round, presenting a wonderful opportunity to acquire an excellent business in a beautiful location.

Situation

Glede Knowe Guest House occupies an elevated position overlooking the historic Scottish Borders town of Innerleithen in the picturesque Tweed Valley. The River Tweed and the town are surrounded by beautiful pine clad hills which dominate the skyline. The area is renowned for outdoor pursuits, including mountain biking and is close to the 7 Stanes mountain biking centre at Glentress which attracts 250,000 people annually and where the World Championships were held in 2023. The area is also popular for walking, golfing, road cycling and salmon fishing on the River Tweed where more salmon are caught every year than on any other Scottish river. The picturesque town is well served with a wide range of amenities including local independent shops, cafes, restaurants and health services. There is also a primary school in the town whilst highly regarded secondary education can be found at Peebles. The larger town of Peebles is a short drive to the west and offers a wider range of amenities. Edinburgh and its international airport are only 45 minutes away.





The Business

Glede Knowe is an established modern guest house offering bed and breakfast accommodation with an excellent reputation and strong reviews and is consistently the top ranked accommodation in the area on Booking.com. Currently operated as a lifestyle business, the property opens from mid-March until the end of October, typically achieving around 70% occupancy across the peak months of May to September.

The guest house features 7 guest rooms, 5 of which are en-suite, and 2 with private bathrooms. The current owners choose to let only 5 of these rooms, as they operate the business as a lifestyle choice. Rates range from £110 per double room during the low season to £125/£130 per double room in the high season. Two of the rooms can also be let as family rooms up to £180. The business generates approximately 60% of its turnover through its in-house website, is listed on Booking.com and Expedia and maintains an active Facebook page.



Innerleithen is a major hub for the Scottish Borders' thriving tourist industry, and Glede Knowe has established strong relationships with a number of boutique UK tour operators for those cycling the Coast & Castles cycle route and those walking the Southern Upland Way. Beneficial relationships are also in place with European tour operators.

Property

Nestled on an elevated 0.9-acre plot, this exceptional property offers a wonderful blend of indoor and outdoor living. Glede Knowe is presented in immaculate condition throughout and benefits from double glazing and photovoltaic panels which generate over 3MW of power annually, ensuring both comfort and energy efficiency.

The ground floor features a welcoming entrance porch that leads into the reception hallway. The spacious dining room overlooks the garden with beautiful views to the hills beyond.

The owners' accommodation is located on the opposite side of the reception hall, with a double bedroom, bathroom, living room and office. The living room is enhanced by a cozy dual fuel stove, while the office enjoys views and access to the tranquil outdoor areas. The contemporary kitchen is equipped with a range of integrated appliances and the adjacent utility room has a commercial washing machine and tumble dryer.

On the first floor, there are 7 impressive letting rooms, 5 with en-suite bathrooms and 2 with private bathroom facilities. Each room has been individually decorated and furnished.

The integral double garage, complete with water connection, power, light, and an electric door, provides ample secure storage for up to 10 bikes.



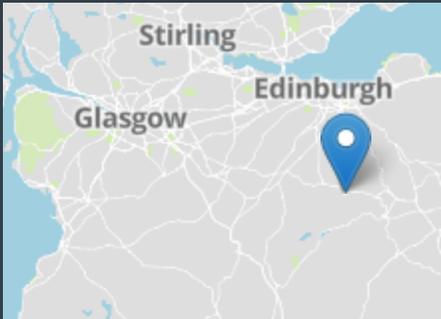
External

The large, mostly lawn-covered grounds are surrounded by a variety of mature shrubs and trees, offering a sunny, private space with a paved patio that showcases the stunning views. There is a tarmac driveway with parking for multiple vehicles.









16 St Ronans Terrace, Innerleithen, EH44 6RB

Approximate Gross Internal Area = 423.2 sq m / 4555 sq ft
(Including Garage)



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1001403)

Trading Figures

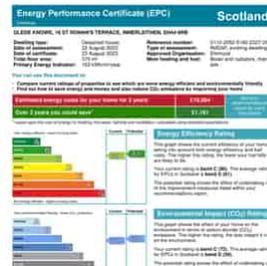
Full trading information will be made available after a formal viewing has taken place.

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, drainage, and electricity, along with gas central heating.



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

CCL Property

62 High Street, Elgin, Moray, IV30 1BU

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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.