



Craigard House Hotel

Low Askomil

Offers Over £800,000

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PROPERTY



Craigard House Hotel

Campbeltown, PA28 6EP

A rare opportunity has arisen to purchase a fully licensed 13 bedroom hotel with elevated and panoramic views across the charming Campbeltown Loch. Built by a former distillery owner in 1882 this beautiful Victorian mansion house has been tastefully, and impeccably, restored by the current owners. The property boasts an array of original features including wood panelling, ornate cornicing and painted glass windows. With current turnover in the region of £300k there is an excellent opportunity to increase revenues and to add an extension that will increase the number of rooms available.







The Business

With a Scottish Tourist Board three star award and certificate of excellence from Trip Advisor the Craigard House Hotel offers some of the most comfortable rooms in Campbeltown and without a doubt some of the best views on the Kintyre Peninsula. The hotel trades throughout the year and has a good mix of income from accommodation, food and wet sales. During the spring, summer and autumn months there is a good level of trade from tourists exploring this popular and remote corner of the West of Scotland, golfers and those enjoying the Whisky Trail or outdoor pursuits. During the winter months there is a steady stream of contractors and business people. The local economy is growing and there is now a greater influx of tourists and business people to the area throughout the year.

Room rates currently range from £66 per person per night for the single room up to £139 per room per night for the suite with the 4 poster bed. They offer various deals on short breaks and stays over the winter period. The hotel uses a number of online booking platforms such as booking.com that secure a considerable amount of advance bookings.

In addition to breakfast for guests the hotel is also open for evening meals. The Lochside Restaurant specialises in freshly prepared local seafood and shellfish from Kintyre waters; Lamb, Beef, Pork and Eggs from nearby farms; award-winning cheese and smoked produce from the local area.

The hotel can cater for small bespoke functions and has successfully done so on many occasions in the past. Craigard is suitable for small weddings and for the hotel to be completely taken over by parties for the whole duration. Events and Functions have not been heavily promoted but are areas where business could be further expanded.

The Property

Entrance is to this beautiful Victorian mansion house hotel is through the imposing front double doors and into the main hall and reception. Guests are immediately impressed with the original features including solid wood floor, wood panelling and ornate cornicing. From the main hall access is provided to the public rooms, kitchen and service area, staff quarter and a beautiful staircase leads to the first floor and letting rooms.

The Lochside Restaurant is located off the main hall and, with a large bay window, enjoys fantastic panoramic views across Campbeltown Loch and the town itself. It is currently configured for 32 covers. Again there is a wealth of original features. This room is used for all meals. The adjacent guest lounge, with a range of sofas and easy chairs, fireplace with impressive mantelpiece, bookshelves and views across the loch, is the perfect place for guests to relax with a drink from the bar. Both the restaurant and lounge can be used together to cater for functions.

At the rear of the property is a well-equipped commercial kitchen and a good sized food preparation area. A comprehensive drink store also serves as the dispensing bar for wines, beers and spirits by tray service. All laundry is undertaken in house using the internal laundry and there are several external stores housing a range of dry goods, fridges and freezers.

The majority of the letting rooms are located on the first floor and accessed via the main staircase which benefits from the most wonderful original painted glass window. All rooms are individually decorated and furnished and have en suite bathrooms. Most have a sea view. The current configuration is six twin/family rooms, five double bedrooms, one suite with four poster bed and a single room. All rooms are very tasteful and benefit from Digital TV's, welcome tray, hair dryer, complimentary cosmetics and bath robes. One room is suitable for disabled access and located off the main hall on the ground floor. Two other rooms located on the ground floor are accessed





from a separate courtyard entrance at the front East Lawn.

The property was previously used as a maternity hospital from 1942 to 1973, when it was then converted into two flats. The building subsequently fell into a state of disrepair and was purchased by the current owners in 1996.

Since then it has been patiently restored to the highest standard and has had many original features beautifully restored to their former glory.

External

Craigard House Hotel sits in an elevated position overlooking Campbeltown Loch and town. A driveway through the mature gardens gives access to both the side and rear guest parking areas. To the front is the main mature garden area that is mainly laid to lawn. A patio at the front of the building provides an outdoor seating area to enjoy the stunning views. There is a path with steps leading down to the front shore road.

To the rear is another substantial garden area that is mainly laid to lawn. There is ample opportunity for the property to be extended to the rear to provide additional letting rooms or function space.

Situation

With a population of around 7000 people Campbeltown is situated on the beautiful Kintyre Peninsula. Once known as the whisky capital of the world, today it now has 3 active distilleries. With a natural deep harbour the town has retained its fishing fleet and is also a safe haven for local and touring yachtsmen.

The main pier has recently been extended to accommodate larger cargo vessels and a popular new ferry service to Ardrrossan has also been introduced. The local airport is about 3 miles outside the town and during the week, and weekends in season, it offers two flights daily to Glasgow (30 mins).

excellent range of shopping facilities including a number of galleries, craft shops, independent retailers and 2 supermarkets. There are excellent primary and secondary schools in the town. There are 4 banks, a library and large leisure centre with swimming pool. For golf lovers there are 3 18 hole courses close by, including then, championship links course at Machrihanish and also the recently opened Machrihanish Dunes course. There are plenty of other outdoor pursuits close by including loch and sea angling, wind surfing, surfing, walking and horse riding.

Services

The property has mains water, drainage and electricity. Cooking is by gas. There is gas central heating.

Trading Figures

Full trading information will be provided after formal viewing has taken place. The latest accounts show a turnover is circa £300,000 with a Gross Profit of circa £215,000.

Summary

The sale of the Craigard House Hotel is a wonderful opportunity to purchase a beautifully restored Victorian Mansion House, with 13 letting rooms occupying, an elevated position with the most stunning panoramic views over Campbeltown Loch and town. Very profitable, and with an excellent reputation, the business is ready to be expanded by new owners. Viewing is highly recommended to appreciate how easy this business is to run and the great potential that it offers.

Price

Offers over £800,000 are sought for this heritable property, fixtures and fittings.



1ST FLOOR
APPROX. FLOOR
AREA 2065 SQ.FT.
(191.8 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 2251 SQ.FT.
(209.1 SQ.M.)

CRAIGARD HOUSE HOTEL, LOW ASKOMIL, CAMPBELTOWN, ARGYLL AND BUTE, PA28 6EP
TOTAL APPROX. FLOOR AREA 4316 SQ.FT. (401.0 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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