



Corrie View | Spean Bridge | Highland | PH34 4DX

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Corrie View, Spean Bridge, Highland, PH34 4DX

- 6 Bedroom family home
- 2 self-catering cottages
- Self-contained, wheelchair accessible suite
- Truly excellent lifestyle opportunity
- Spectacular views
- Double garage and large carport
- Excellent reviews

Summary

A truly unique opportunity to acquire a flexible family home and a lifestyle business in a stunning Highland location, ready for immediate operation. Viewing is highly recommended to truly appreciate the quality of Corrie View and the flexibility that the accommodation has to offer.

Situation

Spean Bridge is a popular village located in the Scottish Highlands offering a wide range of amenities, including a small supermarket, hotels, cafes, bistro, restaurant, and golf course. Additional amenities are available in Fort William which is just 10 miles away via the A82. The village has a regular train and bus service connecting Spean Bridge to the rest of the Highlands. The local area provides the opportunity to access a wealth of outdoor activities including the Great Glen and Nevis Range Ski Area, cross country mountain biking, hill walking, sailing, or exploring the footpaths along the Caledonian Canal which is only a few minutes' drive from the property. The historical Highbridge Walk starts directly opposite the lodges and the world famous Commando Memorial is a brief walk away. Fort Augustus and the famous Loch Ness are about a 30-minute drive North and visits to Oban, Aviemore and the Isle of Skye are popular day trips.





The Business

The lifestyle business provides the current owner with a healthy profit each year and has supplemented their main income for over 20 years but they now wish to retire. Owned and operated purely by the current owners Corrievew Lodges offers a completely flexible additional income stream with the opportunity for further expansion. With 5 star guest ratings its easy to see why Corrievew benefits from the income of both repeat custom and new guests.

The business is being sold as a going concern and will provide the next owner with a 'turn key' opportunity to grow and manage the properties as their main income or indeed offer an additional healthy income stream.



Property

The main property offers flexible accommodation for a large extended family, lending itself to a modern family home with a self-contained suite which has been adapted to meet the needs of someone with restricted mobility. The apartment space has its own wheelchair accessible entrance which leads directly from the private car park. Internally, the suite is accessed from the main hallway and consists of a spacious lounge area with storage, double bedroom and large wheelchair friendly ensuite. A remote controlled ceiling track hoist leads from the bedroom to the en-suite allowing the user to be comfortably transferred to either the adapted toilet unit, the "Rise and Fall" bath or their wheelchair.'

The main hall also gives access to the sizeable family accommodation, on the ground floor you will find a spacious lounge area, cosy tv room, formal dining room with an additional seating area, modern fitted dining kitchen, utility room and boot room. The rear garden is accessed from the boot room. On the first floor is six good size bedrooms, the master bedroom has an ensuite bathroom, dressing area and views over the glen to the Nevis Mountain Range thanks to the double glass doors which lead out to a viewing balcony. In addition, on the first floor you will find a shower room, bathroom and ample storage throughout.



The two self-catering cottages offer two double bedrooms and a bathroom on the ground floor. Both have an open plan lounge, dining area and fitted kitchen on the first floor and double doors opening to a viewing balcony.

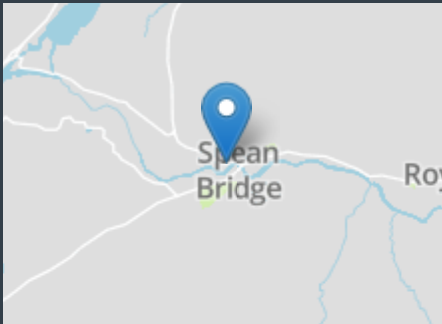
External

The property occupies a generous size plot, with a sizeable carpark, large car port and double size garage/workshop. The garden grounds to the front are mature and planted with trees, bushes and flowers making the garden enjoyable all year round. The front patio area is large enough for the use off all guests and includes a pergola with picnic table and barbeque hut. To the rear and side of the property is the private closed in garden facilities enjoyed by the current owners. Including a large raised decking area, 2nd pergola and patio.

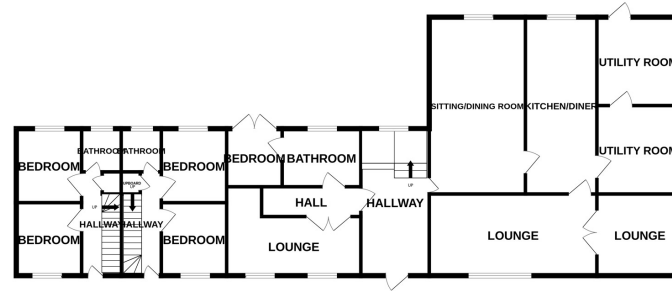




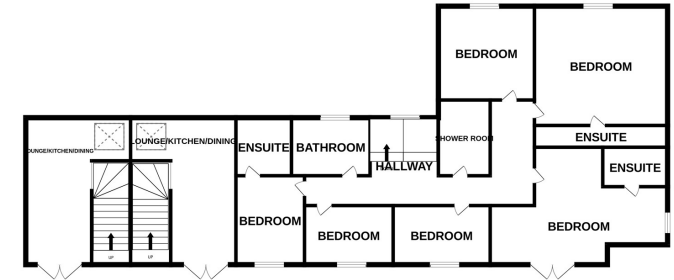




GROUND FLOOR
1588 sq.ft. (147.6 sq.m.) approx.



1ST FLOOR
1495 sq.ft. (138.9 sq.m.) approx.



TOTAL FLOOR AREA : 3083 sq.ft. (286.4 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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Inventory

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

Tenure

This business / property is offered on the Scottish equivalent of Freehold.

Services

The property has mains water, drainage, electricity and oil central heating.

Trading Information

The business trades beneath the VAT threshold. Accounting information will be released after formal viewing has taken place. The business is run to suit the owners' lifestyle. The recently introduced STL license has been applied for: Reference No. FS-Case-55000572 and is currently being processed.



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

T: 01343 610520

www.cclproperty.com



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.