

Hotels, Guesthouses, Licensed, Retail



Commercial

## TULLOCHARD GUEST HOUSE, ALNESS, ROSS-SHIRE, IV17 0TU

Hotels  
Guesthouses  
Licensed  
Retail

High quality and spacious 6-bedroom (5 En-suite / 1 Private Facilities) 3-Star Scottish Tourist Board Highland guest house

Profitable, "home and income" lifestyle opportunity within rural Ross-shire

Easy to operate business model within a superb trading location in the thriving town of Alness

Includes owner's accommodation all set amidst spacious and beautifully maintained grounds.



The sale of Tullochard Guest House represents an outstanding opportunity for self-employment combining a comfortable home and a rewarding business with year-round trade and the potential for further business development.

**Offers Over £395,000  
(Freehold)**

York House  
20 Church  
Street  
Inverness

Telephone  
0845  
450 0790

## DESCRIPTION

Tullochard Guest House is a substantial and attractive late-Victorian Scottish villa dating back to circa 1900. Prominently located on the outskirts of the town of Alness, this elegant stone built property is set in beautiful, mature gardens enjoying prime roadside frontage. Operating as a guest house, the subjects radiate character and charm, offering a truly professional highland welcome where comfort, service and quality feature highly. The present owner's have cared for their clientele through the provision of a warm and friendly service but have also applied themselves to the upgrading of the guest house and gardens, investing considerable time and finance, bringing the property onto the market in immaculate condition. Income is derived, in the main, from the bed and breakfast operation which is supplemented by the provision of a limited evening meal service. The proprietors operate their business effectively to ensure a good level of turnover and achieving a sound profit conversion rate. The excellent property, good owners accommodation and service areas, attractive guest facilities and established gardens come together to form this attractive and stylish, well established guest house business opportunity.

The town of Alness is set adjacent to the busy A9; the arterial route from Inverness to Thurso. The property is highly convenient for guests wishing to walk to the excellent range of nearby shops, restaurants etc. The town is well served with facilities and services for visitors and residents alike. The location of Tullochard Guest House ensures that it benefits from the busy tourist season but also profits from the industries based within the region thereby affording a year-round



business activity. Alness is centrally located for exploring the wider area and taking in its many attractions. Inverness, Culloden Battlefield and Loch Ness are all within a day trip distance. Outdoor pursuits such as bird watching and fishing also draw a great many visitors to the area who take advantage of the abundance of wildlife. Within the Cromarty Firth seals are readily observed and in the Moray Firth dolphins are a great attraction. For the dedicated golfer there are a number of outstanding quality golf courses within the immediate area, the most famous being Royal Dornoch. Castles, potteries and distilleries offer the more pedestrian tourist with places of culture, interest and history to visit. Alness enjoys a most suitable geographic location as a base from which visitors can continue their odyssey of Sutherland, Caithness and the West Coast.

The present owners bought Tullochard in April 2008 and it has offered them an enjoyable, rewarding and successful lifestyle to date. During their tenure they have lifted the decor and service provision to a high standard resulting in much repeat trade and the forging of many friendships with regular guests. The accommodation is the main income generator but the current owners provide home-cooked food on a restricted basis. There is capacity to increase turnover and therefore profitability through the increasing of catering provision. Another attractive feature of this property is the expansive gardens which provide some scope for further development





subject to necessary consents. Due to new challenges presenting themselves, the proprietors have chosen to bring this excellent home and income opportunity onto the market.

### THE PROPERTY

Of traditional stone construction Tullochard Guest House is a highly attractive and tastefully decorated, detached late-Victorian villa under a slate roof. With an attractive walled frontage, with gravel parking for a total of 13 guest cars and owners' vehicles. Spacious gardens provide superb surroundings for guests and an excellent level of amenity for the owners.

### PUBLIC AREAS

A generous gravel driveway leads to the beautiful wooden double door. An entrance portico protects the etched glass inner door which opens into the spacious main reception hallway. The initial impression gained on entry to the property reflects the age and style of this quality property which possesses a number of original features including a working room-service bell system. To the left of the reception hallway is a bright and commodious breakfasting room with 6 tables comfortably laid to seat 12 guests. With a large bay window surrounded with wood panelling, supplemented with other original wood fixtures, the room has a restful and relaxing

ambience. The subtle wall lighting and other fittings are in keeping with this most attractive property. On the ground floor is one of the en-suite bedrooms. A charming banister and stairs lead up from the reception hallway to 5 further bedrooms via a spacious landing.

### LETTING BEDROOMS

The Tullochard Guest House currently has 6 letting bedrooms to sleep 12 guests (1 family (sleeps 3), 1 king-size, 2 double, 1 twin and 1 single). Five bedrooms benefit from modern en-suite facilities. The king-size room is located on the ground floor, which provides access to facilities for less able guests. All rooms are very comfortable, have controllable central heating, flat-screen (free-view) television, radio alarm clocks, hairdryer, complimentary toiletries and tea/coffee hospitality trays. All rooms are delightfully furnished and attractively decorated to a common high standard.

### SRVICE AREAS / PRIVATE ACCOMMODATION

The owner's currently make use of a large bedroom with a modern spacious bathroom on the ground floor which can be accessed from the rear of the property without going through the public areas. Additionally, on the ground floor there is a smart owner's lounge which is presented to a comfortable standard and is also used as an office. This lounge situated to the right of the reception hall has beautiful ornate cornicing, an elegant ceiling rose centred within a high ceiling and deep skirting's, all reflective of the origins of this substantive property. The room has a flame-effect gas fire set within a most-attractive original surround. The bay window allows for excellent natural lighting and faces to the front of the property facilitating ease of reception of guests. The modern large kitchen is a most attractive feature of this property with excellent storage. It provides excellent work-space, meeting both business and personal requirements. To the side of the kitchen there is a cosy hallway with a door leading to the rear garden. There is also a utility room with good storage and has an industrial laundry press.





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### GROUNDS

The Tullochard Guest House is a substantial property and benefits from a prime roadside trading position. There is parking for up to 3 cars to the front and 10 vehicles to the rear; ample for business needs and owners use. Attractive mature gardens, covering approximately 1/4 of an acre, to the rear of the main building complement this prestigious property.

A significant feature of this sale is the spacious double garage plus workshop space which is insulated and fitted with lights and power sockets. A decking area provides a lovely amenity for both guests and the owners alike. The grounds are surrounded by a high fence providing a good level of privacy.

### GARDEN

#### DEVELOPMENT POTENTIAL

Within the present range of accommodation there is scope to add further accommodations to the rear of the property subject to planning consents. There is also the opportunity to introduce more fully the provision of evening meals together with a table licence subject to consents. These measures would significantly boost turnover beyond its presently successful level with limited associated capital outlay.

### SERVICES

The subjects benefit from mains utilities; electricity, gas, water and drainage. The property boasts double glazing throughout. Gas fired central heating and Megaflow boiler system provides a consistently high level of service. The building benefits from an integral fire alarm system.

### TRADE

The present trading pattern provides a most comfortable family home and an excellent level of profitability. Full trading figures will be made available to interested parties subsequent to viewing.

### PRICE

Offers over £395,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.



### FINANCE & LEGAL SERVICES

ASG Commercial is in touch with several lenders who provide specialist finance to the hospitality trade. Paul Hart (Head of Commercial Sales) will be delighted to discuss your financing requirements with you and make an appropriate introduction.

We have a large team of legal experts in-house and can act in all legal matters arising to include conveyancing and licence transfers.

### DIRECTIONS

From Inverness take the A9 north continuing on the A9 over the Tore roundabout and the Cromarty Bridge. At Dalmore, turn off the A9 taking the B817 towards Alness. At Obsdale Road turn right and the Guest House is on the left.

(Inverness 23 miles, Tain 13 miles, Dingwall 12 miles).

### WEBSITE

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

### VIEWING

All appointments to view must be made through the vendors selling agents:

ASG Commercial

York House

20 Church Street

Inverness IV1 1ED

Tel: 0845 4500790

Fax: 01463 711083

E-mail: [info@asgcommercial.co.uk](mailto:info@asgcommercial.co.uk)

Web: [www.asgcommercial.co.uk](http://www.asgcommercial.co.uk)

### OFFERS

All offers should be submitted in writing to ASG Commercial with whom purchasers should register their interest if they wish to be advised of a Closing Date.



Property Misdescription Act 1991

These sales particulars are prepared as a general outline of the property and business. Buyers should make their own enquiries to satisfy themselves as to the accuracy of information given. Neither we, nor any member of our staff, has authority to offer or imply any representation or warranty over this property.