



CRAIGDARROCH HOUSE, FOYERS, LOCH-NESS, IV2 6XU

EXCEPTIONAL PROPERTY

Unique and modern 4-Star Hotel with stunning elevated views overlooking Loch Ness
14 first class letting bedrooms; 4 being used as owner's accommodation presenting
an excellent lifestyle business

Strong and consistent turnover with excellent profit conversion rates, benefiting from
year-round trade

Superb and luxurious public areas with Loch facing views

Beautifully presented and extensive grounds with possible development potential
STPP



Craigdarroch House is a unique and exceptional property in a dramatic and beautiful location. With an established client base, this quality establishment is a true destination hotel.

**Offers Over £649,000
(Freehold)**



Commercial

Panelled
Guesthouses
Licensed
Retail

York House
20 Church
Street
Inverness

Telephone
0845
450 0790



DESCRIPTION

Craigdarroch House is an impressive building with a most breathtaking location with elevated views over the village of Lower Foyers and Loch Ness. Built circa 16 years ago, this modern, purpose built, Hotel has many exceptional features including a large conservatory affording the opportunity to relax in sumptuous comfort and absorb this mind-blowing natural environment. With its prominent position and mature gardens, Craigdarroch House provides a prestigious excellent home and income opportunity. The owners operate the Hotel on a restricted basis to suit their own personal and family commitments. Currently, trading is on a restaurant-with-rooms basis, achieving a good level of turnover but the Vendors readily accept that new motivated owners could improve trading performance by making the Hotel the centre of the Foyers community. In essence new proprietors could operate the facilities to increase the sale of food and beverages. Craigdarroch is a sublime wedding venue and it is considered that this aspect of the business could be developed further. There are a number of self-catering accommodation units and B&B facilities within Foyers area which could provide an improved income stream, should these be pursued as potential customers. The Craigdarroch could also be used as a highly rated guest house.



The Hotel is located on the B862, 20 miles southwest of Inverness and 13 miles northeast of Fort Augustus; the road leading to Foyers provides a tremendously enjoyable drive along the banks of Loch Ness. Upon reaching Foyers the Hotel is clearly sign posted. Foyers has a shop, cafe and primary school. Inverness, the capital of the Highlands, has all the facilities required; with the airport approximately 35 minutes drive away.



The Highlands of Scotland are famous for magnificent scenery and rugged terrain, a repute which is comfortably upheld by Foyers. The astounding unspoilt scenery of the Great Glen plus beautiful forests, nature trails and the famous Falls of Foyers combined with luxurious family accommodation make Craigdarroch House a highly popular destination with visitors seeking a peaceful and comforting holiday in the region. As a validation of the Hotel's appeal, Craigdarroch enjoys a loyal client base and a good level of repeat bookings.



Within the area there is an abundance of recreational activities. For walkers the beautiful Scottish terrain offers varied degrees of challenge from the more leisurely hill-walking to more stretching mountaineering. A wide range of birdlife attracts the ornithologist and the area has a huge appeal to the naturalist with red deer, fox, pine marten, badger, otter and many more species locally. Golf, pony trekking, touring and genealogy are other favourite pastimes together with the opportunity to visit nearby Scottish Castles, Culloden Battlefield and historic sites. For the more sedate tourist simply relaxing amidst the beautiful unspoilt surroundings is another favourite option.

The vendor purchased Craigdarroch House in 2007 and has, since then, operated it as a rewarding and successful venture. Due to the birth of his second child, the vendor has decided that he wants to follow a more food orientated business in a less remote area. The Craigdarroch House is brought to the market in exquisite condition.

THE PROPERTY

Craigdarroch is a three storey modern property set within its own grounds.

PUBLIC AREAS

From the well-maintained gardens and gravel car park access to the main building is via tiled steps or a disability ramp leading to an open pillared porch on to double wooden doors. These in turn direct guests to the entrance portico with its partially glazed doors and cornicing. Upon entering the charming entrance hall and reception area, guests immediately understand the quality and comfort that is in store for them. The decor and finishing on display are reflected throughout the property. With partially wood paneled walls, open (coal effect) gas fire place, intricate cornicing and ceiling rose all add to the character and splendor of the property. An archway leads to disabled and ladies restrooms and a further doorway leads to the gentlemen's facilities.

A further inner hall leads to the splendid drawing room which features further paneling, cornicing and of note a marble surround log fire. Its bay window, two windows looking on to the conservatory and the glazed triple door leading to the conservatory provides excellent natural lighting. With views over to Loch Ness and soft furnishings of excellent quality, this tranquil area is the ideal location to relax after a most enjoyable evening meal. The conservatory with its triple aspect windows has excellent views of the grounds and Loch Ness. This facility could be used as a supplementary dining area or a further lounge area.

To the other aspect of the entrance hall is the dining room which is set to 20 covers and provides a sterling ambience by which to take dinner. With its partially paneled walls, intricate cornicing and three ceiling roses this facility provides a wonderful backdrop as a function venue. The bar areas décor is similar to the dining room and is a most pleasant location to take one of the many malts on offer. A further marble surround solid fuel fire is located in the bar. From the main entrance hallway stairs lead up to the first floor where all letting bedrooms are accessible. |

LETTING BEDROOMS

The first floor has 8 letting rooms with a further 5 on the second floor. All letting bedrooms are spacious with en-suite facilities. Decorated to an outstanding level, facilities and furnishing are outstanding with a good level of storage. Rooms are provisioned with full hospitality trays, LCD digital TVs, radio alarms, direct dial phones, trouser presses and hair dryers. Most superior Loch-view rooms have ornate, antique four poster beds. Rooms are configured as follows; 1 triple, 8 double rooms and 1 twin room.

SERVICE AREAS

With a fully provisioned commercial kitchen and supporting storage facilities, the food production aspects of the business are of an excellent standard. The business has separate office, cellar, staff WCs and linen store.

GROUNDS

The Hotel boasts a good level of amenity ground extending to approximately 1 acre. The mature garden is laid to a mixture of grass, shrubs and native Scottish trees. There





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is a substantial car parking area laid to gravel. Within the grounds there is a boiler house, timber garage and two timber sheds. The vendors have contemplated developing part of the land to build a dwelling and this remains a possible course of action for new owners subject to planning consent.

View of Loch Ness

SERVICES

The subjects benefit from mains electricity and water. Heating and cooking is provided by way of LPG. The Hotel has private drainage services. With an integral fire alarm and security system, the Hotel is fully compliant with legislation. The Hotel has Wi-Fi capability.

TRADE

The Hotel has a turnover in the region of £180,000 returning a net profit of £60,000. Full accounting information will be made available to seriously interested parties subsequent to formal viewing.

WEBSITE

www.hotel-loch-ness.co.uk

LICENSING

The Hotel has a liquor license under the provision of the Licensing Scotland Act 2005. A copy of the Business Operating Plan will be made available to interested parties after viewing.

PRICE

Offers over £649,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory).

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 license transfers.

DIRECTIONS

Craigdarroch House is located in the village of Foyers on the B862 South West of Inverness as per map insert. Inverness 20 miles, Fort Augustus 13 miles.



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

Web: 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 if one is set.



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.