



CABERFEIDH GUEST HOUSE, BY KYLE OF LOCHALSH, IV40 8DY

Rarely available Highland Guest House with commanding views over Loch Duich and on to Eilean Donan Castle

Idyllic trading location benefiting from a stable seasonal customer base and good profitability

Easy to operate 3-Star business model providing a "home and income" lifestyle opportunity

Five well presented guest bedrooms 4 en-suite and 1 with private facilities

Includes spacious owner's accommodation set amidst some of the most beautiful scenery in Scotland



The sale of Caberfeidh Guest House represents a great self-employment opportunity in a truly stunning location. This successful and profitable guest house incorporates good owner's accommodation and further development opportunities.

Offers Over £350,000 (Freehold)



Commercial

Hotels
Guesthouses
Licensed
Retail

York House
20 Church
Street
Inverness

Telephone
0845
450 0790

DESCRIPTION

Caberfeidh Guest House is a substantial and attractive property situated in an outstanding location with views to Eilean Donan Castle with a back drop of Loch Duich. This property has been in the hands of the current owners for 12 years and it is their imminent retirement that brings this property to the market. The vendors have invested heavily into the infrastructure of the property through an on-going upgrading of facilities over many years. Moreover, they have developed the operating aspects of the Guest House providing comfort and quality in equal measure where now it not only provides an excellent income stream but it has forged many on-going acquaintances from repeat customers.

Located close to the village of Dornie, this well-presented (3-Star Visit Scotland and 3-Star AA) guest house is easily accessible and has good parking and is ideally situated for guests to enjoy the natural beauty on show. This business proffers a warm welcome where excellent service and a relaxing ambience feature highly. Trade is mainly seasonal but yet buoyant and the business operates profitably on purely a restricted bed and breakfast basis. The property has spacious owners' accommodation, smart guest facilities and strong trading figures come together to form a well established guest house opportunity. Over the years the present



owners have developed every aspect of this sound business, bringing the property onto the market in excellent condition.

The village of Dornie is within walking distance and has a number of food establishments, with some venues also having traditional music nights. Also situated close to Kyle of Lochalsh with its excellent range of shops, catering establishments, facilities for visitors and services for the local population, the area is renowned as a tourist destination and is widely recognised as one of the most attractive holiday venues in the UK. Caberfeidh Guest House is set in one of the most stunning, rugged and unspoilt areas of the North West Highlands of Scotland. The Guest House is located close to the Isle of Skye and the mountains in the Kintail and dramatic Glen Shiel regions; 14 of which are Munros. The north side of the glen is formed by the famous Five Sisters range and its easterly continuation; a true classic amongst ridge walks, drawing in many mountaineers. The terrain around Caberfeidh is surrounded by some of the most magnificent scenery found anywhere in the U.K.



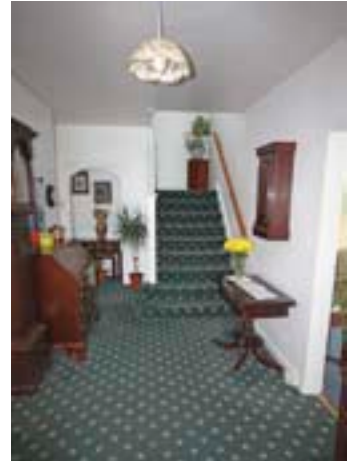


and with the area reading like a Who's Who of famous and magical places, there's little wonder that outdoor enthusiasts flock to this area from all over the world. The nearby Falls of Glomach are one of the highest and probably the most dramatic waterfalls in Britain at 370 feet high. You will also be amazed at the diverse wildlife to be readily seen in the area, including wild deer, pine martin, buzzard, porpoise, the elusive otter and even the magnificent golden eagle.

At the foot of the Glen is the village of Dornie with famous Eilean Donan Castle. As one of the most iconic images of Scotland, Eilean Donan is recognised the world over. Situated on an island at the point where three great sea lochs meet, and surrounded by some majestic scenery and is now one of the most visited and important attractions in the Scottish highlands. Initially inhabited around the 6th century, the first fortified castle was built in the mid-13th century and stood guard over the lands of Kintail. Partially destroyed in a Jacobite uprising in 1719, Eilean Donan lay

in ruins for the best part of 200 years until bought in 1911 and restored to its former glory and was re-opened in 1932.

The area draws in both the outdoor enthusiast and the romantic explorer. Many visitors come to view the extraordinary wildlife, some to trace their ancestors. Most enjoy the beautiful natural scenery. An array of activities



including sailing, water sports, coastal cruising and fishing are all available in the region. Field sports and mountain biking are other popular pursuits and swell the number in the area during the busy summer season driving strong hospitality trade for the area.

The present owners bought Caberfeidh in 1998 and it has offered them an enjoyable, rewarding and successful lifestyle to date. Operating their Guest House to suit their own trading preferences has resulted in many friendships being forged with regular guests. Catering to their desire for an easily run business, the owners operate on purely a restricted bed and breakfast basis and have not provided evening meals. New owners could maintain the current relaxed trading pattern or alternatively aim to further develop the business further through the provision of a broader service to include evening meals.





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HSPC Ref No: 41605

THE PROPERTY

Of traditional construction Caberfeidh is a highly attractive, detached villa, stone built with a slate roof. The property was originally built in circa 1900s with extensions and is set over two floors.

PUBLIC AREAS/BEDROOMS

Through a small wall and well maintained garden leads to a glazed door and into a bright porch which in turn has double doors opening into the spacious main reception hallway. To the left is the dining room with 6 tables and is presented in excellent order. A comfortable sitting room for the exclusive use of guests has views over the Loch. This spacious facility has a TV and a gas fire. Stairs lead up from the hall to the guest bedrooms. The guest house currently has 5 letting bedrooms to sleep 13 guests (1 family, 2 double, 1 twin and 1 single). The single room has private facilities whilst the remainder of bedrooms have modern en-suite facilities. These guest facilities are all very comfortable, attractively furnished, with central heating, colour television, hairdryer and tea/coffee hospitality trays.

PRIVATE ACCOMMODATION

The spacious owners' accommodation is a good feature of the business. Situated on the ground floor there is an en-suite bedroom and sitting room with gas fire. This private accommodation has its own private access to rear of the house.

SERVICE AREAS

The house has a spacious modern kitchen with a dining table. The kitchen is excellently presented with a 5-ring cooker and double oven and a separate commercial grill. The fixtures and fittings in the kitchen are of a high standard. A large linen cupboard in which there is a hot water tank which is also fitted with an immersion heater. There is also a separate boiler room off the kitchen.

GROUNDS

Caberfeidh Guest House is a substantial property and prominently situated just off the main A87. There is a private garden to the side of the house which has a large outbuilding which acts as a workshop/garage and an area set aside for storage/laundry and a separate office. Parking for 5 cars is ample for business needs. Attractive small mature gardens complement this prestigious property.

DEVELOPMENT POTENTIAL

Within the present range of accommodation there is scope to increase letting capacity if so desired. There is also the opportunity to introduce the provision of evening meals subject to consents. These measures would add to turnover beyond its presently successful level with limited associated capital outlay.

SERVICES

Mains electricity and metered water. Drainage is via private facilities. Double glazing throughout (bar 2 windows) and oil fired central heating system. LPG gas is used for cooking and the gas fire in the lounge.

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.

TRADE

Accounting information will be made available to seriously interested parties subsequent to formal viewing.

PRICE

Offers around £350,000 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

See Map Insert
Inverness 73 Miles, Kyle of Lochalsh 8 Miles, Eilean Donan 1 Mile.

WEB-SITE

www.caberfeidh.plus.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

Website: 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.

