







- Outstanding bed and breakfast on the Isle of Mull
- Stunning location with views over the Sound of Iona
- 4 high-quality ensuite guest bedrooms
- Spacious 1-bedroom owner's accommodation
- Fully renovated, turnkey operation
- Excellent reputation with fantastic guest reviews
- Profitable business with potential for growth
- Flexible layout to suit various lifestyle needs







Description

Staffa House is a charming and substantial guesthouse situated in the picturesque village of Fionnphort on the stunning Ross of Mull in southwest Mull. Boasting spectacular views across the Sound of Iona, this beautifully presented property is just a short walk from the pier, where daily ferries depart for the iconic islands of Iona and Staffa.

Fully renovated by the current owners, the property is offered in immaculate, walk-in condition and represents a superb turnkey lifestyle opportunity. The current configuration provides an easily managed and independent operation, ideal for owner-operators.

The guesthouse features four well-appointed, ensuite letting bedrooms, along with a private one-bedroom owner's accommodation located at the rear of the ground floor. This includes a spacious lounge, fully equipped kitchen, and modern shower room. Guests also enjoy access to a generous lounge and a bright, welcoming conservatory, used as a breakfast and dining area.

Staffa House consistently receives outstanding five-star reviews on both TripAdvisor and Google, reflecting the owners' commitment to providing a warm, comfortable, and high-quality guest experience with exceptional attention to detail.



Trade

The business is currently operated on a part-year basis, trading from March to October and remaining below the VAT threshold. Despite the limited trading period, it generates a strong level of profitability. There is clear potential to increase revenue through extended opening months or adjusted booking policies, should a new owner wish to expand operations. A two-night minimum stay policy is currently in place, which streamlines the day-to-day running of the business. Bookings are managed through the business's excellent website, www.staffahouse.co.uk.

This property is fully flexible for those who are seeking a lifestyle change without making the commitment to running a Bed and Breakfast operation. Subject to the usual permissions, the current owner's accommodation could be converted to a holiday let, allowing new owners the benefit of a 3 or 4 bedroom house while retaining an income generating business. Alternatively, the whole house could be made into a fully domestic property with the current owner's accommodation suitable as use for an annexe for older or younger family members.

Reason For Sale

The vendors have successfully operated Staffa House since 2017. It is their intention to retire from hospitality due to a change in personal circumstances, that brings this exciting opportunity to the market.





Location

Situated on the Isle of Mull on the West coast of Scotland, Staffa House is located in the lovely village of Fionnphort which is the principal port of the Ross of Mull. This historic village has a strong fishing history, the current industry there being based primarily on crabs and lobsters which are mostly exported to Spain and France. The busy ferry port provides regular sailings to both Iona and Staffa. The famous Isle of Iona, known as the 'Cradle of Christianity' in Scotland is the home of Iona Abbey which is visited by religious pilgrims and tourists alike. Iona is steeped in religious history and is a huge draw to the area with an estimated 130,000 tourists each year. As well as the Abbey and local marble quarry the island has a total of 9 beaches within walking distance of the main area

The Island of Mull itself attracts a large number of visitors annually offering sensational Scottish scenery with the most beautiful bays and sandy beaches. Interesting geology, exceptional historical interest, and diverse wildlife makes Mull a dream location as well as offering scenic walks, golf, fishing and horse riding.

The Island of Mull is one of the most accessible Inner Hebridean Islands with car and passenger ferries arriving daily from the mainland, being reached by a 45-minute vehicular ferry from Oban. Services from Lochaline on Morvern and Kilchoan on the Ardnamurchan peninsula are also available. A local bus service covers the Island including Fionnphort, and there is a small airstrip at Glenforsa suitable for private aircraft. A main line train service operates from Glasgow to Oban, with most trains connecting with the ferry.



Lunga

Erraid



The Property

Staffa House is an exceptional opportunity to acquire a beautifully presented, traditional detached property in one of Scotland's most iconic locations—perfectly placed on the main route to the Iona ferry and enjoying breathtaking views across the fields and beach to the Iona Sound and the Isle of Iona beyond.

This charming two-storey house, finished in classic white with green accents and a traditional slate roof, has been meticulously maintained and upgraded. It combines the charm of traditional architecture with modern comforts, creating a warm, inviting, and flexible space for a variety of lifestyle and business needs.

Property Overview:

- Four stylish guest bedrooms, all with high-quality en suite shower rooms featuring waterfall showers.
- Private owners' accommodation comprising a spacious bedroom, dual-aspect lounge, beautifully finished shower room, and a high-specification galley kitchen.
- Bright guest conservatory with open views, ideal for serving breakfast or relaxing, plus a cosy lounge for guest use.
- Flexible layout: One bedroom on the ground floor and three upstairs. The layout allows for adaptation to suit personal or business use.
- Well-equipped kitchen with cream units, wooden worktops, checkerboard flooring, heated plate, dishwasher, fridge, fridge freezer, and gas/electric cooker.
- Utility room with two washing machines, tumble dryer, and additional storage.
- Separate private entrance to owners' accommodation.
- Private off-road parking to the front.
- Full-fibre superfast broadband throughout the property.





Iona

Owner's Lounge



The bedroom accommodation is configured as follows:

- **Iona:** First floor premier bedroom to the front of the property with king-size bed and separate seating area. The bathroom has superior heritage style fittings and a large walk-in shower cubicle.
- **Erraid:** First floor double bedroom with a high quality ensuite shower to rear of property with garden views.
- **Lunga:** First floor double bedroom located to front of property with a high quality ensuite shower and views over Tor Mor and the Sound of Iona.
- **Eorsa:** Ground floor bedroom with superking-size/twin beds located to front of property with high quality ensuite shower and views over Tor Mor and the Sound of Iona.

Business & Lifestyle Opportunity

Staffa House currently operates as a successful guest house with a strong reputation for quality and comfort. The four guest rooms are immaculately furnished, each offering luxury touches such as premium toiletries and hospitality trays. Guests have full access to communal areas, including the lounge and conservatory, and benefit from stunning views and modern connectivity.

For lifestyle buyers or those considering a more relaxed pace, the layout also supports scaling back operations or converting to private use. For instance, the ground-floor guest room could be incorporated into the owners' quarters to create a spacious two-bedroom residence, while the remaining guest rooms could be let seasonally or not at all.





Multi-Generational Living Potential

This property also presents an ideal solution for multi-generational families. Subject to the usual consents, the existing owners' accommodation could be converted into a holiday let, retaining income potential while providing a generous 3 or 4-bedroom main home. Alternatively, it could serve as a self-contained annexe—perfect for older relatives, adult children, or extended family—offering independence and privacy under one roof.

Grounds

The grounds to the rear are pleasantly laid out with shrubs and small trees to the perimeter, the bulk of the rear area is laid to lawn. The owners have a vegetable patch to the rear for both their business and personal use. The grounds to the front and sides of the properties are more formal in layout.

Services

The property benefits from mains electricity, mains water and mains drainage. Gas cooking is available via bottled gas cylinders. The space heating and hot water is provided by a modern oil central heating system which allows guest areas to be switched off in winter. There is Superfast Wi-Fi throughout, split into two networks – one for guests at the front and a password protected network for the owner's own personal use.

Accounts

Full accounting information will be made available to interested parties subsequent to viewing.







Short-Term Letting Licence

The business has a Short Term Letting Licence valid until 12.02.2028, Reference number R01988F.

EPC Rating

The EPC rating for the BnB is 'D'

Title Number

The title number for the BnB is ARG14091.

Rates / Council Tax

Staffa Bed and Breakfast has a rateable value of £9,263 as at 1 April 2026, comprising a non-residential apportionment of £7,800 and a residential apportionment of £1,463 (Reference: 01/04/A35280/0400), and benefits from 100% relief under the Small Business Bonus Scheme, subject to eligibility.

Website

The vendors utilise their web site <https://staffahouse.co.uk> to take bookings. Staffa House has exceptional ratings with a TripAdvisor rating of 5 stars and a Google rating of 5 stars.

Plans

An indicative plan is available upon request from the selling agents ASG Commercial.

Price

Offers in the region of £549,000 are invited for the heritable property and business goodwill. Trade contents (excluding personal items) are by negotiation and stock at valuation.

Finance & Legal Services

ASG Commercial Ltd is in touch with several lenders who provide specialist finance to the hospitality trade. We will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have access to a large team of legal experts who can act in all legal matters arising.

Directions

See location map. What3words reference is
///report.mentions.myths

Viewing

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

ASG Commercial Ltd, 1 Cromwell Road,
Inverness IV1 1SX

Tel: 01463 714757

E: admin@asgcommercial.co.uk

Web: www.asgcommercial.co.uk

Offers

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date, should one be set.



1 Cromwell Road

Inverness

IV1 1SX

T: 01463 714757

W: asgcommercial.co.uk

E: admin@asgcommercial.co.uk

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