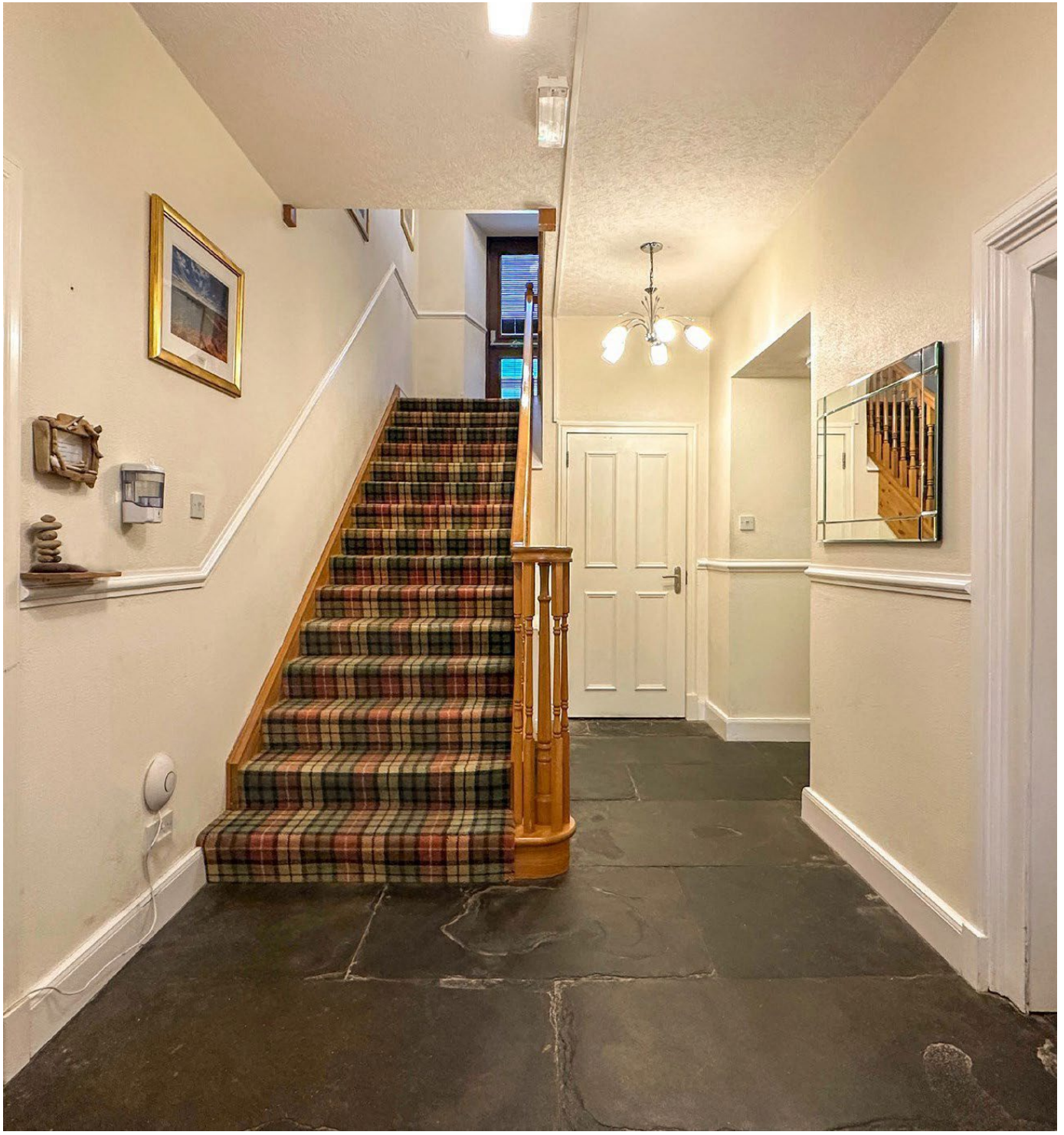
ASG COMMERCIAL

Pentland Lodge House

Granville Street, Thurso, KW14 7JN

Offers Over £585,000

(Freehold)



- Imposing, listed building, converted to a guest house 2007
- Eight beautifully finished guest bedrooms
- Separate two-bedroom owner's annex
- Year-round operation benefitting from excellent
- Fantastic turnkey business opportunity with strong reviews
- Central Thurso location, near beach, town centre, transport and North Coast 500
- Attractive outdoor space with walled garden, lawns and mature trees
- EV charging, courtyard, garden shed, dedicated bin area, cycle

Description

This remarkable property is one of the oldest and largest residential listed buildings in Thurso, built around 1770. It was converted into a guest house in 2007 and now offers eight comfortable guest bedrooms along with a separate two-bedroom owner's annex. The three-storey traditional stone structure features a classic slate roof and has been carefully preserved to maintain its historic character.

The property commands attention with its symmetrical, elegant façade, harled exterior, picture-frame rendered windows, and classic slate roof. Inside, the layout has been thoughtfully arranged to support hospitality or high-end residential living, with eight comfortable guest rooms complemented by a separate two-bedroom owner's annex.

The grounds are equally impressive. Distinctive stone-built garden walls, including circular and traditional features, frame the property and create a sense of privacy and presence rarely found in the centre of town. The sheltered walled garden to the north features an impressive gravel wave and a striking element of
local fencing stone. This large outdoor gravel area gives space for further enhancement.

Trade

All eight guest rooms operate successfully year-round, attracting a diverse clientele, with approximately 38% of bookings generated via Booking.com and the remainder coming directly from agencies and individual travellers, including those exploring the North Coast 500. The property is VAT-registered and benefits from an excellent annual turnover, reflecting its strong reputation and consistent performance, with additional revenue streams from supper trays, packed lunches, dog charges, laundry services, and EV charging. It consistently receives excellent guest feedback, with a Booking.com rating of 9.2 (Superb) and a TripAdvisor rating of 4.8 (Excellent).

Reason For Sale

The current owners have successfully operated Pentland Lodge House remotely for over 18 years, building a strong reputation and loyal clientele. They are now retiring, offering new owners a well-established, turnkey business. With loyal staff already in place, there is excellent potential for further growth.

Staff

The owners manage Pentland Lodge House remotely, supported on-site by a full-time manager and 3 part time staff, ensuring smooth day-to-day operations.

Location

The location is exceptional, with a cliff-top walk just 150 metres away, the beach only 160 metres from the door, and the town centre a short 450-metre stroll. The train station lies 650 metres away, and scenic riverside walking routes are also nearby.

For onward travel, the Scrabster ferry terminal is conveniently situated 3.2 kilometres from the property. Thurso further benefits from strong transport links, including regular rail services to Inverness, comprehensive regional bus networks, and road access via the A9. The airport in Wick is located approximately 20 miles away.

Thurso, positioned on the northern coast of Caithness, is Scotland's most northerly town and a prominent central stop on the iconic North Coast 500 route. Its dramatic coastal scenery, rich cultural heritage, and proximity to major attractions including Dunnet Head, The Castle of Mey, John O'Groats, and ferry connections to the Orkney Islands—making it a perfect place for exploring the far north.

Thurso is well regarded for its excellent range of amenities. The town is home to a campus of the University of the Highlands and Islands (UHI), a secondary school and three primary schools. It also offers a cinema alongside a wide variety of shops, services, leisure facilities, and community amenities, making it a well-served and attractive place to live.

The Property

This impressive former Church of Scotland Manse extends to approximately 415m² and features a symmetrical main building complemented by a west wing and an additional rear structure. Entry through the main door leads into an inviting entrance lobby, flowing into a bright hallway with flagstone floor and a feature wooden staircase rising through the upper levels, with mid-stairway access providing a fire escape to external steps at the back. The interior has been thoughtfully styled with a clean, contemporary aesthetic that incorporates subtle Scottish character, including tasteful tartan carpet.

The ground floor accommodates an office, kitchen and plant room, a spacious lounge/dining area, and an accessible guest room known as the Cairnmore Room. The accessibility of this room is highly commendable and well recognised, with many tourists specifically choosing to stay here for this attribute. The shower can be accessed directly from the car park without a step, demonstrating thoughtful consideration for wheelchair users.

A linen room with a staff WC is also located on this level. On the west wing of the property lies a dedicated owner's annex.

On the first floor, a central landing leads to the upper staircase, with fire doors providing access to the guest rooms. The left-hand fire door opens into a small hallway serving

Rooms 2 and 3, both superior doubles, along with a compact linen and complimentary supplies store. The right-hand fire door leads to a second hallway, giving access to Room 4 (single) and Rooms 5 and 6 (doubles).

The second floor comprises a further landing with access to Rooms 7 and 8, both spacious super-king doubles, along with a large storeroom offering excellent additional capacity.

Service Rooms

The property offers a range of well-appointed ground floor service areas designed to support smooth and efficient guest house operations. The office is fully equipped with a desk, Wi-Fi hub, ample storage, and facilities for credit card payments. The recently refurbished kitchen has been thoughtfully designed for commercial use, featuring a commercial dishwasher, hot tap, double hob, oven/grill, warming plate, fridge/freezer, central moveable island, and generous storage. The dining room serves breakfast cooked to order complemented by a buffet area and has seating for up to 20 guests. A large laundry room provides a washing machine, tumble dryer, press, and additional storage, while a conveniently located WC also includes a storage cupboard.

Together, these functional spaces ensure efficient operations while providing a high-quality experience for both staff and guests.

Letting Rooms

All eight rooms are ensuite and elegantly finished, decorated with stunning embroidered comforters that create a classic Scottish aesthetic. Each features a Smart Flat Screen television, tea and coffee facilities, desk, and storage.

1	**Cairnmore Room**	Superior double/twin/triple/family Wheelchair accessible room and power shower ensuite	Ground floor	Very large room can easily accommodate a family of 5. Superking bed, sofa and chairs
2	**Middleton Room**	Superior double/family Room with a view Power shower ensuite	First floor	Very large room King bed, sofa, chairs and additional table
3	**Brims Room**	Superior double/family Power shower ensuite	First floor	Very large room can easily accommodate a family of 5. King bed, sofa and chairs
4	**Clebrig Room**	Single Power shower ensuite	First floor	Single bed
5	**Strathy Room**	Double room Power shower ensuite	First floor	King bed Space for travel cot
6	**Hoy Room**	Double room Power shower ensuite	First floor	King bed Space for travel cot
7	**Scaraben Room**	Superking Double Power shower ensuite	Second floor	Superking bed Space for travel cot/z bed
8	**Morven Room**	Superking Double Power shower ensuite	Second floor	Superking bed Space for travel cot/z bed

Owner's Accommodation

The owner's annex is located in the west wing and can be accessed internally through the guest house kitchen into the annex living room, or externally via a covered porch.

On the ground floor, there is a galley kitchen, a double bedroom, and a living room with a staircase leading to the first floor. Under the stairs, there is a storage area.

The first floor features a landing with floor-to-ceiling storage cupboards, a double bedroom, and a bathroom.

Grounds

The property is set within fully walled grounds, offering privacy and security, with ample parking to the front and side. Attractive grassed areas and trees enhance the setting, while additional features include an EV charging point, an enclosed courtyard with a washing line, a garden shed, and a dedicated bin area. A stone feature wall at the front is clearly signed from the road, adding to the property's presence and appeal.

A large shed provides storage and serves as a cycle store for guests.

Services

The property is equipped with modern and reliable services to ensure efficient operation. Heating and hot water are provided by a recently installed oil-fired boiler (2023), while LPG gas is used for the hob in the commercial kitchen. There is a boiler house containing the electric distribution board, a large boiler, and a water cylinder. Whilst Wi-Fi is in place, superfast broadband is available to the building and could be installed by a prospective purchaser, if desired. Mains electricity and water are connected. An EV charger is available in the car park.

Development Opportunities

The current owners also own the three-bedroom property next door, which is currently used as a holiday home and provides overspill accommodation for Pentland Lodge House. This additional property could be negotiated separately if desired. There is also potential to reconfigure the existing owner's annex within Pentland Lodge House, creating additional letting suites or a self-catering facility, further increasing the property's income-generating capacity.

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 reference 130107574.

EPC Rating

The EPC rating for the hotel E44.

Title Number

The Title Deeds are available on request.

Rates / Council Tax

The guest house has a rateable value £9,800 at April 2026, property reference number 01/01/350017/0 and benefits from 100% discount under the Small Business Bonus Scheme for eligible businesses.

Website

The Pentland Lodge Hotel has a dedicated website at https://pentlandlodgehouse.co.uk/. This site is definitely worth a look, it provides a wealth of local information that can help prospective buyers get a clear picture of the business and the wider area.

Plans

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

Price

Offers over £585,000 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 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 /// panoramic.plant.visit

Viewing

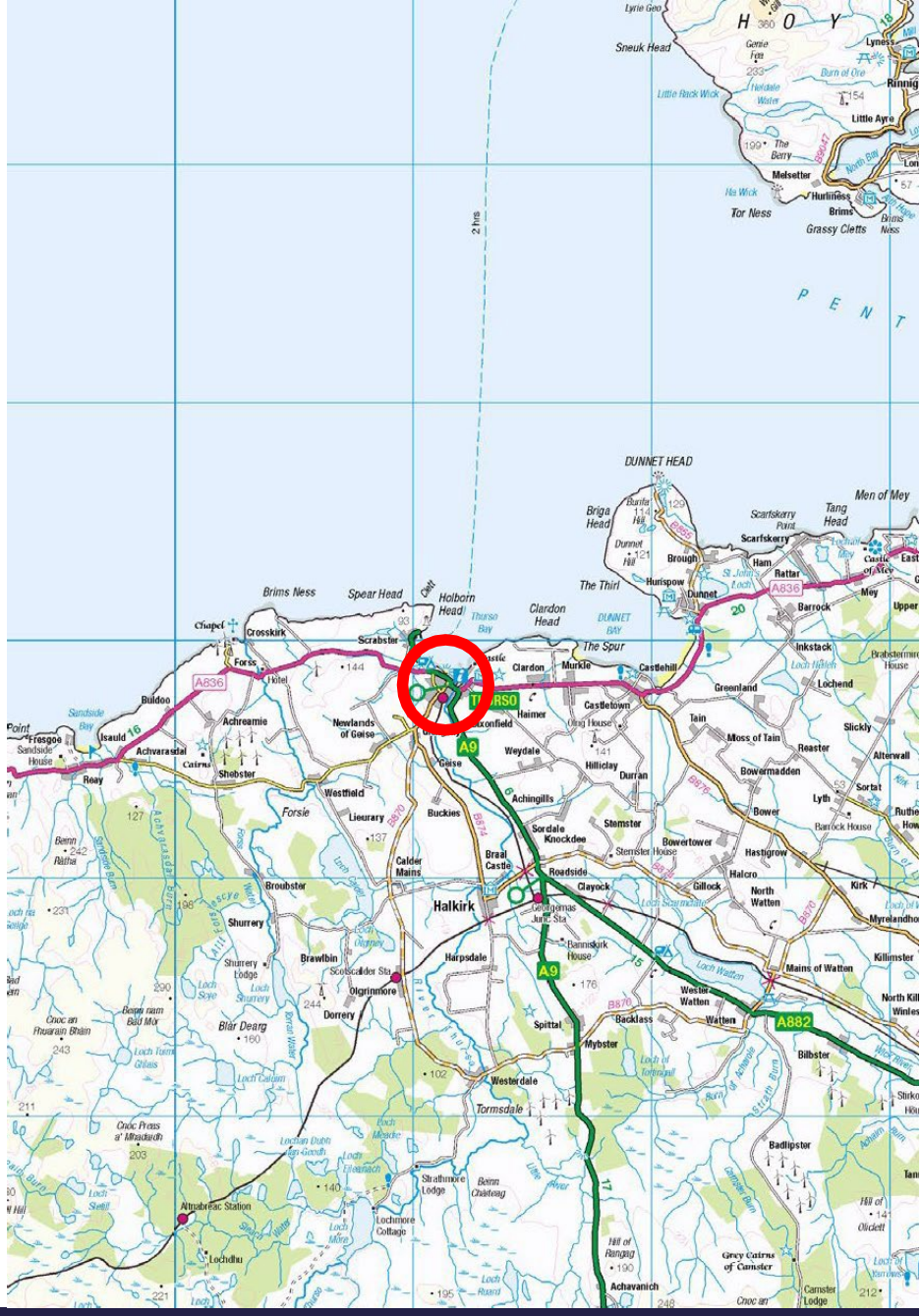
All appointments to view must be made through the vendors selling agents:

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.



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