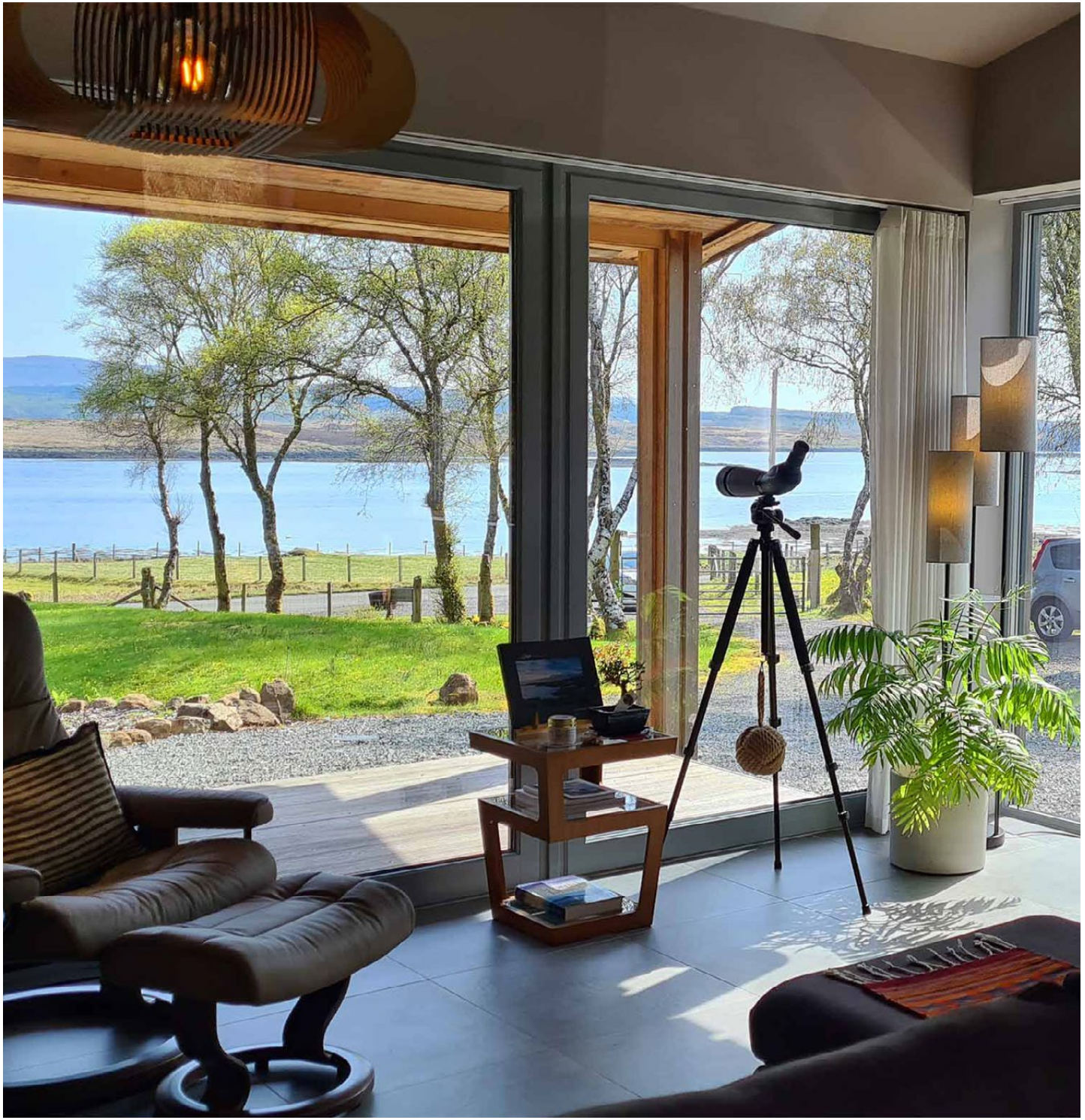


ASG COMMERCIAL

An Clamhan (Self Catering Property)
4 Colbost, Dunvegan, Isle of Skye, IV55 8ZT

Offers over £415,000
(Freehold)





- Outstanding luxury detached self-catering property
- Set within approximately 2 acres of beautiful private woodland
- Stunning elevated position on the Isle of Skye with panoramic views across Loch Dunvegan towards the Cuillin mountain range
- Contemporary open-plan accommodation with impressive double-height floor-to-ceiling glazing and abundant natural light
- Established self-catering business with exclusively 5-star reviews, a 10/10 Booking.com rating, and 95 five-star website reviews
- Impressive Energy-efficient specification including underfloor heating throughout
- Sought-after location in Colbost, close to Dunvegan, the renowned Three Chimneys restaurant and the route to Neist Point Lighthouse
- Beautiful decked covered terrace, picnic seating areas and ample private parking
- Exceptional income-generating opportunity in one of Scotland's most popular tourist destinations







Description

An Clamhan is a luxurious detached self-catering property set within approximately two acres of birch woodland on the Isle of Skye, enjoying stunning views across Loch Dunvegan towards the Cuillin mountain range. Constructed in 2019 and finished to an exceptional specification throughout, the property has been thoughtfully designed as an exclusive retreat for two guests.

The accommodation is arranged in an open-plan format, incorporating bright and contemporary living space enhanced by double-height floor-to-ceiling glazing, creating a strong connection with the surrounding landscape.

Modern comforts include underfloor heating powered by an air-source heat pump, while the high-quality finish and secluded setting make the property ideally suited to the premium self-catering market.

Located in the small coastal community of Colbost, approximately six miles north-west of Dunvegan, the property occupies an enviable position on the route to Neist Point Lighthouse and lies just a short walk from the renowned Three Chimneys restaurant. The surrounding area is renowned for its natural beauty, wildlife and outdoor pursuits, with seals, seabirds and birds of prey regularly observed from the property.

An Clamhan represents an outstanding lifestyle and business opportunity, offering established self-catering accommodation in one of Scotland's most sought-after tourism destinations.

Trade

The business is operated on a seasonal basis, typically trading from May through to October, and is marketed through its own dedicated website together with selected online booking platforms. The owners currently operate a minimum three-night stay policy, helping to maximise occupancy efficiency and guest experience.

The property has established an excellent reputation within the self-catering market, reflected in consistently outstanding guest feedback. It benefits from exclusively 5-star Google reviews, an exceptional 10/10 rating on Booking.com, and 95 five-star reviews on its dedicated website, demonstrating high levels of customer satisfaction and strong repeat appeal.

Staff

The business is owner-operated and managed entirely by the current proprietors, with no employed staff. This provides a straightforward operational model and offers flexibility for incoming owners to continue with a hands-on approach or introduce staffing arrangements to suit their preferred style of operation.



Reason For Sale

The property was purpose-built and completed in 2019 by the current owners, who have successfully established and operated the business since opening. The property is now being offered for sale due to the owners planned retirement

Location

An Clamhan occupies a position within the small crofting community of Colbost on the north-west coast of the Isle of Skye. Surrounded by open countryside and enjoying far-reaching views across Loch Dunvegan towards the Cuillin mountain range, the property benefits from an enviable rural setting while remaining easily accessible to many of the island's most popular attractions.

The property is situated approximately six miles from the village of Dunvegan, home to the historic Dunvegan Castle, and lies on the scenic route to Neist Point Lighthouse. Colbost is also renowned as the location of the acclaimed The Three Chimneys, situated a short distance from the property.







The Isle of Skye is one of Scotland's premier tourism destinations, attracting visitors throughout the year with its dramatic landscapes, outdoor activities, wildlife, rich heritage and renowned food and drink offering. As such, the property is ideally positioned to benefit from the island's strong and enduring tourism market.

For those considering change of use and making the property into residential occupation, primary education is available at Dunvegan Primary School, with secondary schooling provided at Portree High School. A range of local services and amenities can be found in Dunvegan, with more extensive facilities available in Portree, the island's principal town.

The Property

An Clamhan is a modern detached property, built in 2019 and constructed using structurally insulated timber panels beneath a pitched roof clad in corrugated aluminium and finished externally in Siberian larch cladding. The property has been designed to a high standard, offering a contemporary layout and an energy-efficient specification throughout.

The accommodation is arranged on a single level and comprises an impressive open-plan living area, bedroom and shower room. The delightful living space is bright and well-proportioned, with large glazing providing natural light and an outlook towards the stunning surrounding landscape, along with direct access to the exterior. The bedroom is a good sized double room. The high quality shower room benefits from a walk-in shower.

Grounds

The property is set within approximately 2 acres of attractive grounds, featuring mature trees and established shrubs. A gravel driveway leads to the property, where ample off-road parking is available. To the rear, a covered terrace with a decked seating area provides an ideal space for outdoor relaxation. Additional picnic seating is positioned throughout the grounds, allowing guests to enjoy the surrounding landscape. The property also benefits from an external washing line.

There is also a semi-clad container on the grounds available by separate negotiation.







Development Options

The property offers a range of development opportunities, subject to the necessary consents. There is potential to extend the current trading model by operating on a year-round basis, thereby increasing occupancy and income generation. The generous grounds also provide scope for the introduction of additional accommodation to further enhance revenue potential.

Alternatively, the lodge could be repurposed into a permanent residential dwelling by extending the footprint thus offering an exceptional private home in a highly desirable rural location on the Isle of Skye.

Services

The property benefits from mains water and electricity supplies, with drainage to a water treatment tank. Heating is provided via an air source heat pump serving an efficient underfloor heating system throughout.
The property is finished to a high standard, combining modern construction with energy-efficient services. The business also benefits from a car EV charger.

Accounts

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

Short Term Letting Licence

A valid Short-Term Letting Licence (HI-30159-F) is in place for the property, allowing a maximum occupancy of two guests.

EPC Rating

The EPC rating for An Clamhan is B (86).

Title Number

The title number for An Clamhan is INV11806.

Rates / Council Tax

An Clamhan has a rateable value £3,300 as at April 2026, property reference number 04/09/012960/5 and benefits from 100% discount under the Small Business Bonus Scheme for eligible businesses.

Website

The business benefits from its own website at https://visitskye.scot/

Plans

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

Price

Offers Over £415,000 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 a variety of different lenders who can provide specialist finance. We will be delighted to discuss your financing requirements with you and make an appropriate introduction where appropriate. We also have many contacts in the legal profession who can assist in all legal matters arising.

Directions

See location map. What3words reference is ///reserved.nightcap.amplifier

Viewing

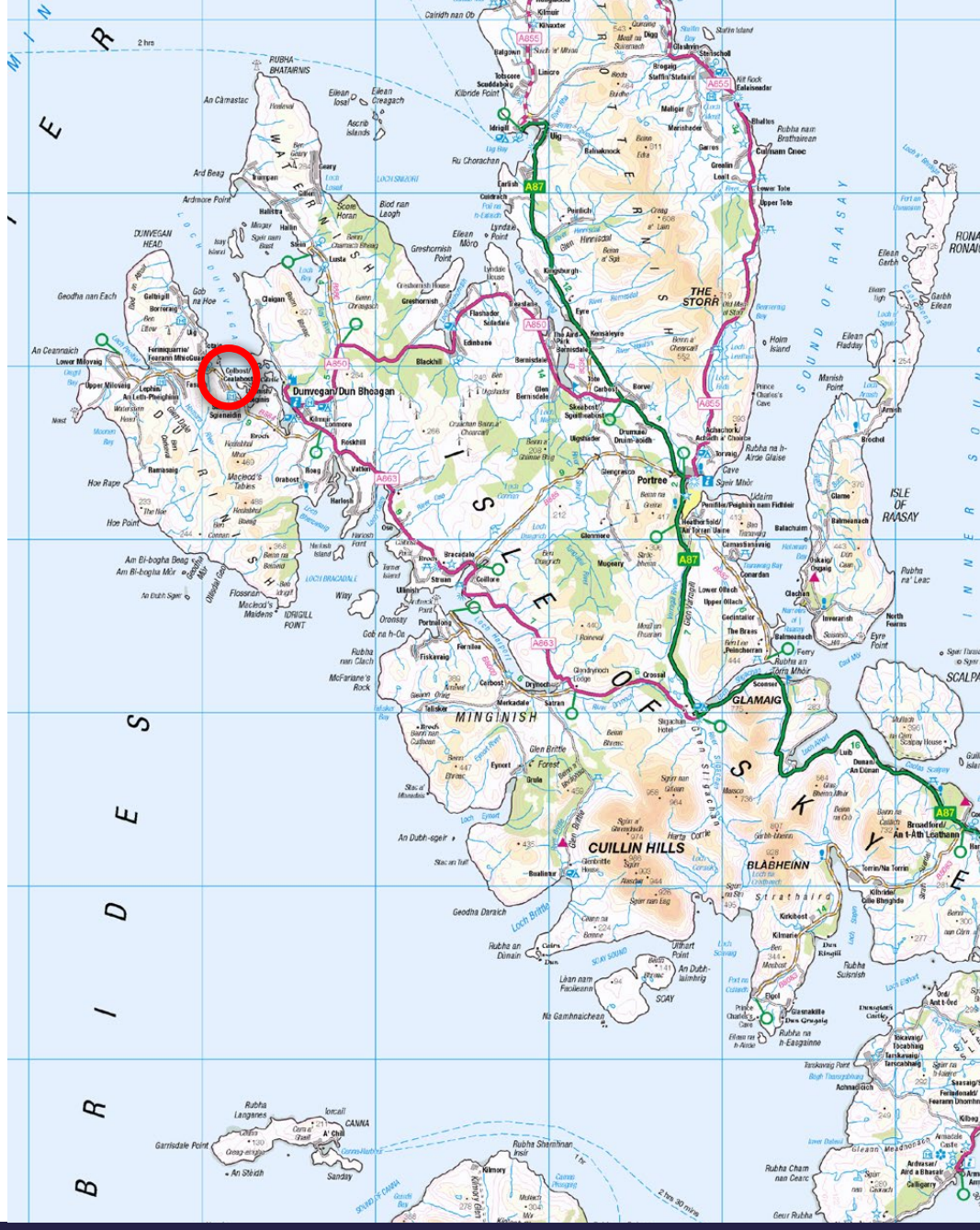
All appointments to view must be made through the vendors selling agents:

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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