

ASG COMMERCIAL

Cruachan Stoer Bed and Breakfast

Stoer, Lochinver, IV27 4JE

Guide Price £380,000

(Freehold)





Cruachan Stoer B&B

- Established and profitable bed and breakfast in a stunning location
- Prime trading position on the popular North Coast 500 tourist route
- Four beautifully presented ensuite letting bedrooms
- Spacious owners' accommodation with private bathroom
- Excellent reputation, boasting a Booking.com rating of 9.6 and TripAdvisor rating of 5.0
- Substantial, well-maintained detached property with attractive guest lounge and breakfast room
- Generous garden grounds with private off-road parking for owners and guests
- Exceptional lifestyle opportunity with significant scope to extend trading and develop additional income streams

Description

Cruachan Stoer Bed and Breakfast is an attractive and profitable hospitality business set amidst the spectacular scenery of the Scottish Highlands, presenting an exceptional lifestyle and business opportunity for new owners.

The business operates from a substantial detached property, offering four well-appointed guest letting bedrooms alongside separate one-bedroom owners' accommodation.

Currently trading on a seasonal basis, Cruachan provides an enviable balance between generating an income and enjoying the outstanding quality of life that this beautiful region affords. There is further scope to enhance business performance by extending the trading season, should new owners wish to do so.

The business has established an excellent reputation for hospitality and guest experience, reflected in its impressive Booking.com rating of 9.6 and outstanding TripAdvisor rating of 5.0.

Cruachan represents a wonderful opportunity to acquire an established and profitable bed and breakfast in a truly stunning Highland location, ideally suited to those seeking a lifestyle change combined with a rewarding business venture.

Trade

Cruachan Stoer operates as a successful bed and breakfast, offering four well-appointed ensuite letting bedrooms. Whilst the property benefits from a Short-Term Let Licence permitting five letting rooms, the current owners choose to operate with four, providing scope to increase capacity. The business enjoys an excellent reputation, reflected in its exceptional Booking.com rating of 9.6 and excellent TripAdvisor rating of 5.0. Guests are offered a continental breakfast, allowing for a straightforward and easily managed setup.







Staff

The business is overseen remotely by the owner, with a resident manager responsible for the day-to-day operation of the bed and breakfast.

Reason For Sale

The business is being offered for sale due to the owner's relocation.

Location

Cruachan Stoer occupies an attractive position within the rural coastal community of Stoer, a short distance north of Lochinver in the Assynt region of the north-west Scottish Highlands. The area is renowned for its outstanding natural beauty, spectacular mountain scenery, rugged coastline and pristine sandy beaches.

Situated on the popular North Coast 500 route, the property is ideally placed to benefit from the significant number of visitors exploring the region. Nearby attractions include Stoer Head Lighthouse, the Old Man of Stoer, Clachtoll Beach and Achmelvich Beach.

The nearby village of Lochinver provides a range of local amenities, including shops, cafés and restaurants. Primary schooling is available at Lochinver Primary School, with secondary education provided at Ullapool High School.

The region is a popular destination for walkers, cyclists, outdoor enthusiasts and those touring the Scottish Highlands, making Cruachan an excellent trading location for a bed and breakfast business, whilst offering an exceptional lifestyle for its owners.

The Property

The original part of Cruachan Stoer is a substantial, traditional building with white rendered walls and a slate roof. The rear wing is of exposed stone construction with an insulated standing seam metal roof. The accommodation is arranged over two floors and is well maintained and presented throughout. High-quality fixtures and fittings are included in the sale. All windows were replaced in 2023 with white uPVC double-glazed units.

Ground Floor

A distinctive yellow front door, matching the entrance gate from the road, opens into a welcoming vestibule with tiled flooring, coat-hanging space and a console table.

A connecting door leads into the carpeted inner hallway, providing access to the breakfast/dining room, guest lounge, office, WC and Letting Bedroom one, with stairs rising to the first floor.

Breakfast/Dining Room
(4.70 X 4.20m Approx.)

A bright and inviting breakfast/dining room with tasteful Scottish-themed décor, combining traditional features with a fresh and welcoming feel. A feature fireplace with decorative surround provides an attractive focal point, whilst a large window allows plenty of natural light to flood the room. Furnished with a freestanding dining tables and chairs for each room, the room also features a dedicated breakfast station with shelving, coffee machine and crockery.

Guest Lounge
(4.7m X 4.2m Approx.)

A charming and comfortable guest lounge, retaining attractive period features and offering a relaxing space in which to unwind. A log-burning stove creates a cosy focal point, whilst a large window provides an abundance of natural light. Furnished with comfortable soft seating, the room enjoys a warm and welcoming ambience.







Office

Currently utilised as a private office by the owners, this versatile room could readily be repurposed to suit individual requirements. Featuring wooden flooring and a door leading directly into the kitchen, the room provides a convenient link between the breakfast/ dining room and kitchen.

Kitchen

A large and well-appointed kitchen, designed to accommodate both domestic and commercial requirements. Fitted with an extensive range of floor and wall-mounted units, the kitchen features a large seven-ring range cooker, together with all expected appliances. A central island incorporates a breakfast bar with stool seating, providing additional preparation space and an informal dining area. The room is finished with tiled flooring and benefits from an external access door.

Laundry/Store

A roomy and practical laundry and storage area, featuring worktop space, shelving and provision for two washing machines and two tumble dryers. The area also benefits from a covered bin storage area, providing a functional space for the day-to-day running of the property.

Letting Accommodation

The property offers four beautifully presented ensuite letting bedrooms, comprising a ground-floor twin room (Bedroom 1) and three further bedrooms on the first floor, configured as a double, king and deluxe king with an additional single bed. Each room is individually styled, combining attractive period features with contemporary comforts to provide a welcoming and relaxing environment for guests.

The ground-floor twin bedroom features a large window with an attractive window seat and an ensuite shower room with a raised shower enclosure and electric shower.

On the first floor, bedroom two is a bright double room overlooking the rear of the property, tastefully decorated in teal and yellow, with Velux and dormer windows, fitted storage and an ensuite shower room.

Bedroom three is a spacious and superbly furnished king room, combining period charm with modern comforts and benefiting from an ensuite shower room.

Bedroom four, the largest of the letting rooms, offers generous accommodation with a king-size bed and additional single bed, making it ideal for families or guests requiring additional space. This room also features a double window, freestanding wardrobe and ensuite shower room.



	Floor	Measurement (approx.)	Size	
Bedroom 1	Ground	3.6m x 2.55m	Twin	Ensuite
Bedroom 2	First	3.95m x 2.45m	Double	Ensuite
Bedroom 3	First	4.45m x 3.20m	King	Ensuite
Bedroom 4	First	5.00m x 4.45m	Deluxe King with additional single bed	Ensuite



Owner's Accommodation

Accessed from the first-floor hallway, the owners' private accommodation comprises a particularly spacious, dual-aspect bedroom with a charming arched window and Velux window, providing plenty of natural light. Generously proportioned, the room comfortably accommodates both a double and single bed, with scope to create a studio-style arrangement incorporating a private seating area.

The external fire escape door provides access to the grounds.

The accommodation also benefits from a private bathroom fitted with a bath and shower over, complemented by a Velux window.





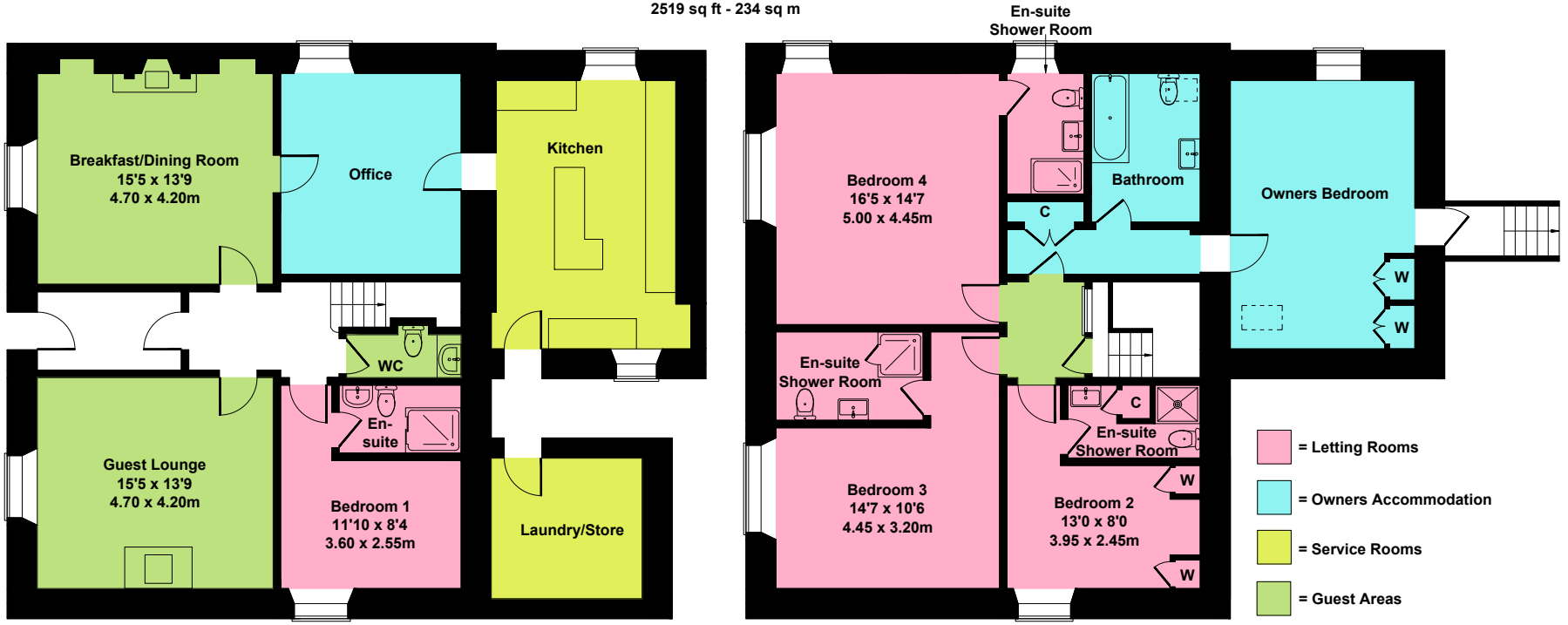
Grounds

Cruachan Stoer occupies a generous site, bounded to the front by a traditional stone dyke. Pedestrian access from the B869 is via a gate, steps and a short paved path leading to the front entrance, whilst vehicular access is provided via a gated gravel driveway leading to a private parking area for owners and guests.

The garden grounds are predominantly laid to grass with established shrubs, with seating benches and wood storage located to the front of the property. There is also a timber summerhouse, currently utilised for storage, which would benefit from some maintenance.

Cruachan Stoer

Approximate Gross Internal Area
2519 sq ft - 234 sq m



Not to Scale. Produced by The Plan Portal 2026
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Development Opportunities

There are several opportunities to further develop the business and increase revenue, including extending the trading season or operating on a year-round basis. Given the rural location, the introduction of evening meals could prove popular with guests seeking convenient on-site dining, whilst offering packed lunches could provide an additional income stream and appeal to walkers, cyclists and those exploring the surrounding area.

The addition of glamping pods within the garden grounds could diversify the accommodation offering and increase guest capacity, subject to the necessary planning permissions and consents. Installing an electric vehicle charging point would provide a valuable additional facility, enhancing the property's appeal to guests travelling by electric vehicle.

Services

The property benefits from mains electricity, water and local shared septic tank drainage. There is oil-fired central heating, with a log burning stove in the guest lounge and LPG is used for cooking.

Accounts

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

Short-Term Letting Licence

The property benefits from a Short-Term Letting Licence (Reference: HI-00819-F) for home sharing, permitting accommodation across five bedrooms for a maximum of 8 guests within one unit.

EPC Rating

The EPC rating for Cruachan Stoer is D (46), reference number 9140-3036-3080-0100-6125.

Title Number

The title number for Cruachan Stoer is STH4866.

Rates / Council Tax

The business rates are £7,800, split as £5,500 non-residential apportionment and £2,300 residential, Ref No. 02/10/018800/2 and benefits from the Scottish Government Small Business Bonus Scheme and has 100% relief on their business rates for eligible applicants.

Website

The business has a dedicated website at https://cruachanstoer.co.uk/

Plans

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

Price

A guide price of £380,000 is 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 introduction where appropriate. We also have many contacts in the legal profession who can assist in all legal matters arising.

Directions

See map insert. What3word reference is /// contour.flashing.glassware

Viewing

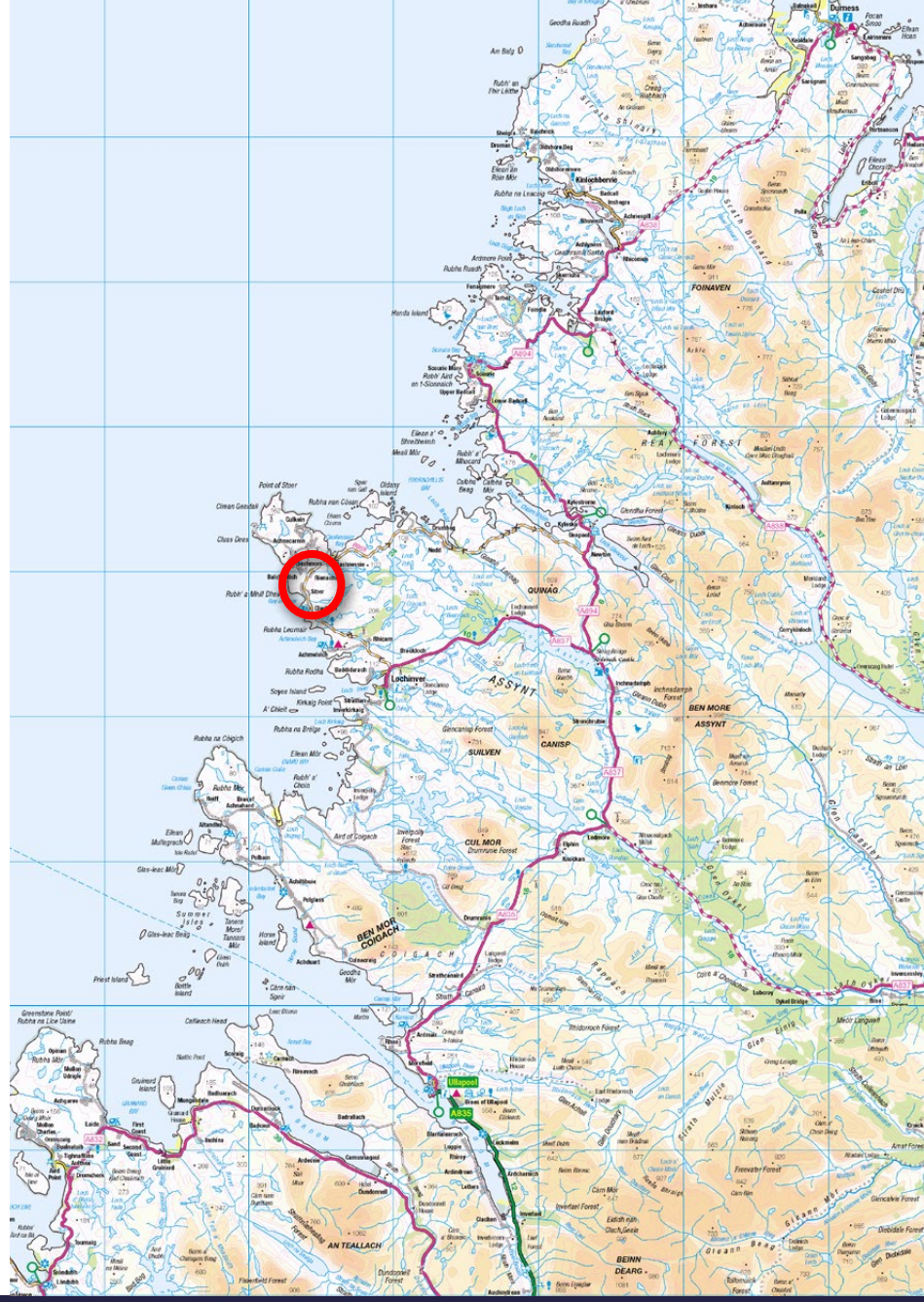
All appointments to view must be made through the vendors selling agents:

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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