

Beaufort House

STATION ROAD, FORT AUGUSTUS, PH32 4AY

McEwan Fraser Legal
Solicitors & Estate Agents



McEwan Fraser Legal is delighted to present to the market Beaufort House. A substantial detached villa sitting on a larger than average plot, offering owners accommodation, a thriving cafe and with the correct consents the possibility to advertise the existing en-suite bedrooms as holiday accommodation providing the new owner with an additional income stream.

Beaufort House was previously a thriving B&B and is now one of the areas 'go to' cafes with a 4.9 rating on Tripadvisor it has quickly established a fantastic reputation with locals and the many visitors to the area for quality pizzas and excellent customer service with strong potential for growth. The business operates just below the VAT threshold and enjoys custom all year round, 5 evenings per week from 5pm-8.30pm leaving massive potential for the new owner to increase the opening hours and enjoy the additional income.





The cafe is currently set for 16 covers inside and can accommodate 28 covers in the outside seating area which is situated in the rear garden area. The business has an Instagram and Facebook page and enjoys a significant amount of 'walk-ins' and repeat bookings, mainly from locals but also from tourists and visitors to the area.





The accommodation comprises five tastefully decorated and spacious en-suite bedrooms, two of which have their own access out to the garden, a private owner's lounge, large kitchen currently used to serve the restaurant, a large internal storage room.







*The accommodation
comprises five tastefully
decorated and spacious
en-suite bedrooms, two of
which have their own access
out to the garden*

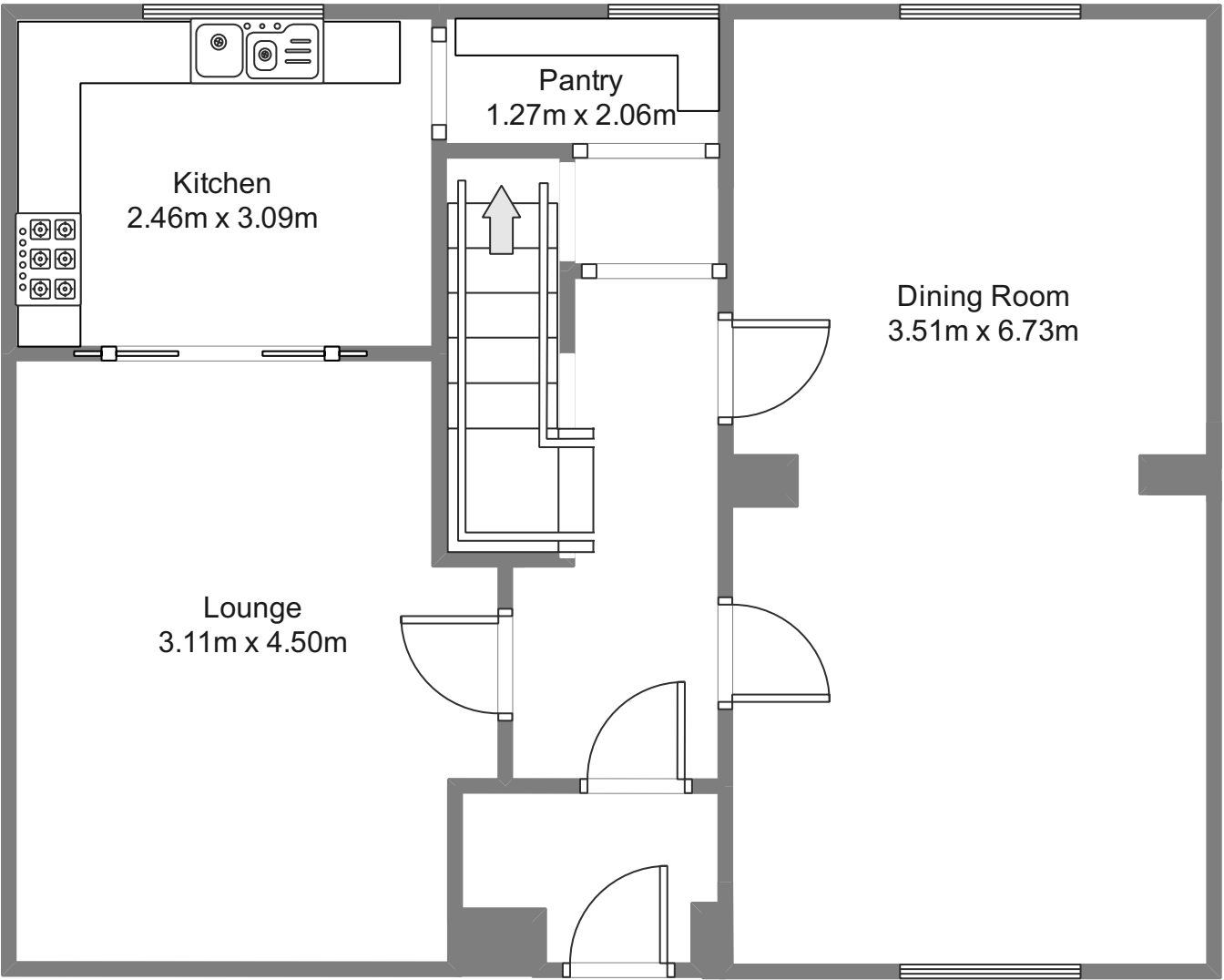
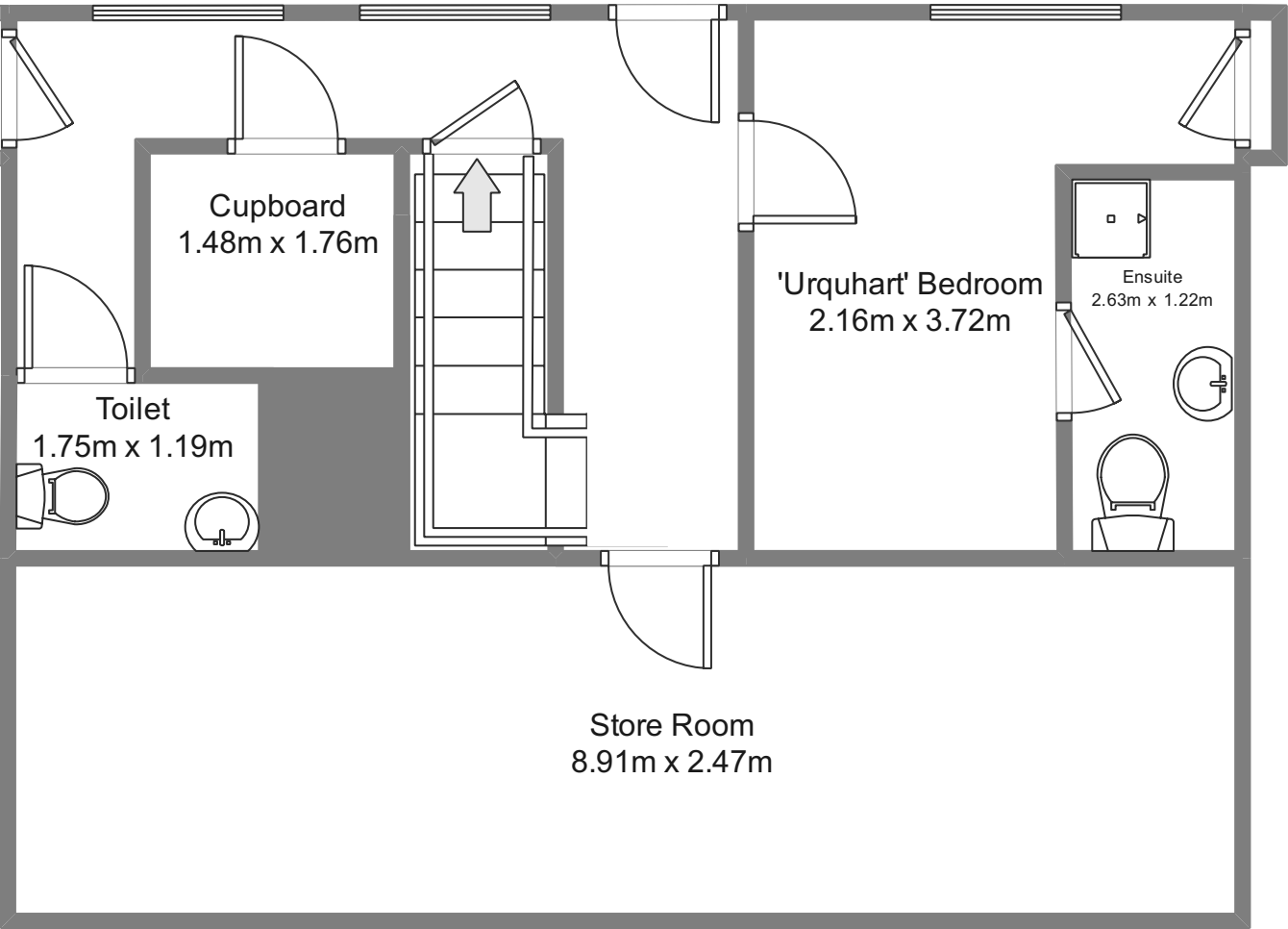




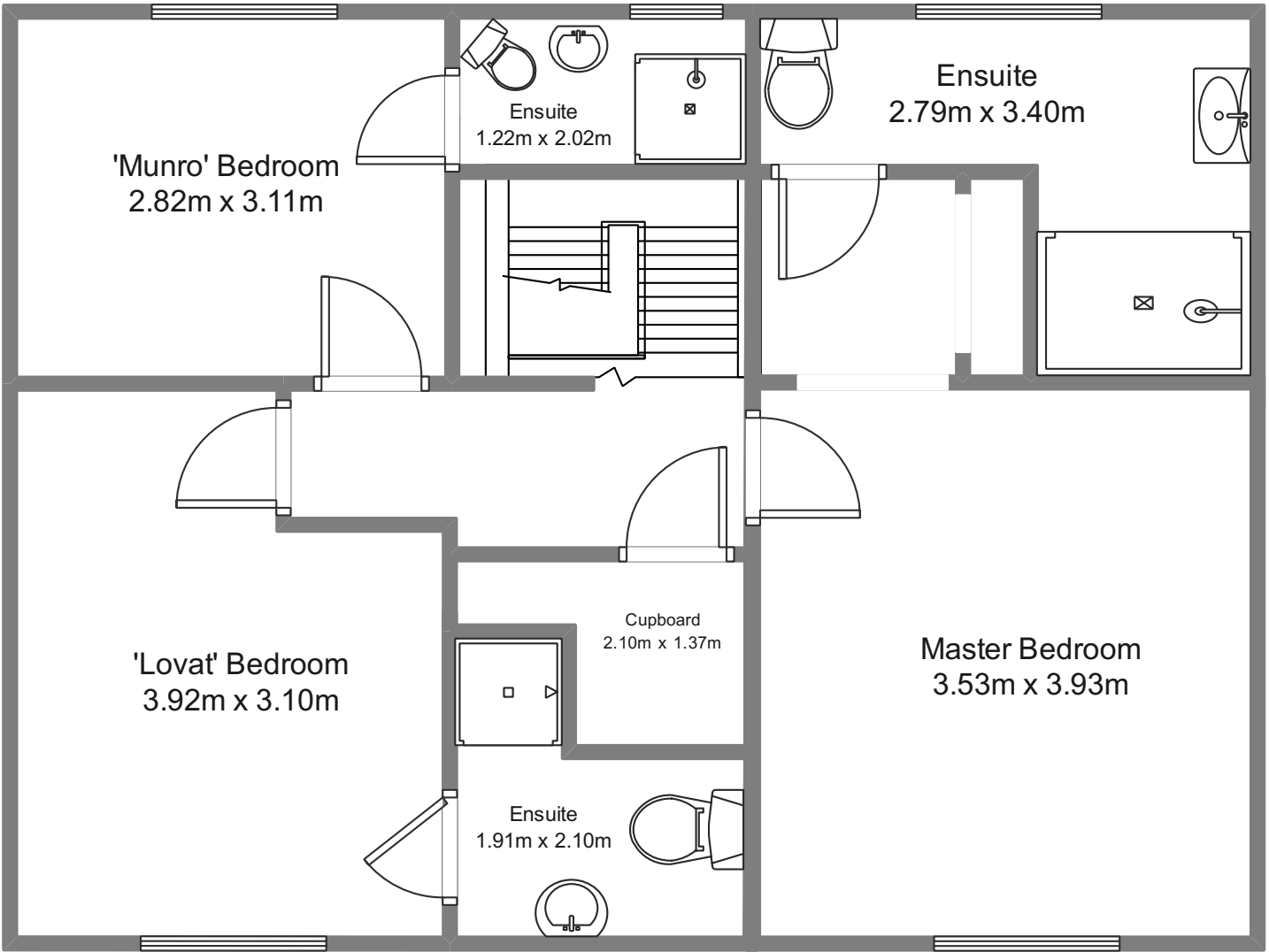


Floor Plan

22



23





The rear garden is plentiful to say the least with outdoor seating, storage sheds, shrubs and a further area laid in lawn.

The property also benefits from views of the Caledonian Canal and Loch Ness.



Fort Augustus, a bustling Scottish tourist hub, surrounds this exceptional property, providing a welcoming atmosphere filled with quaint cafes, inviting restaurants, and lively bars. The Caledonian Canal gracefully winds through the village, offering a captivating spectacle as boats, barges, and yachts sail through daily.

Ideally situated just thirty miles from Inverness, Beaufort House presents an ideal lifestyle business or peaceful retreat from urban life, with excellent transportation links via rail and air. For those seeking adventure, Fort William, often dubbed the “Outdoor Capital of Europe,” lies thirty miles to the south, offering skiing, fine dining at Inverlochy Castle, Ben Nevis climbing, and the awe-inspiring beauty of Glencoe.

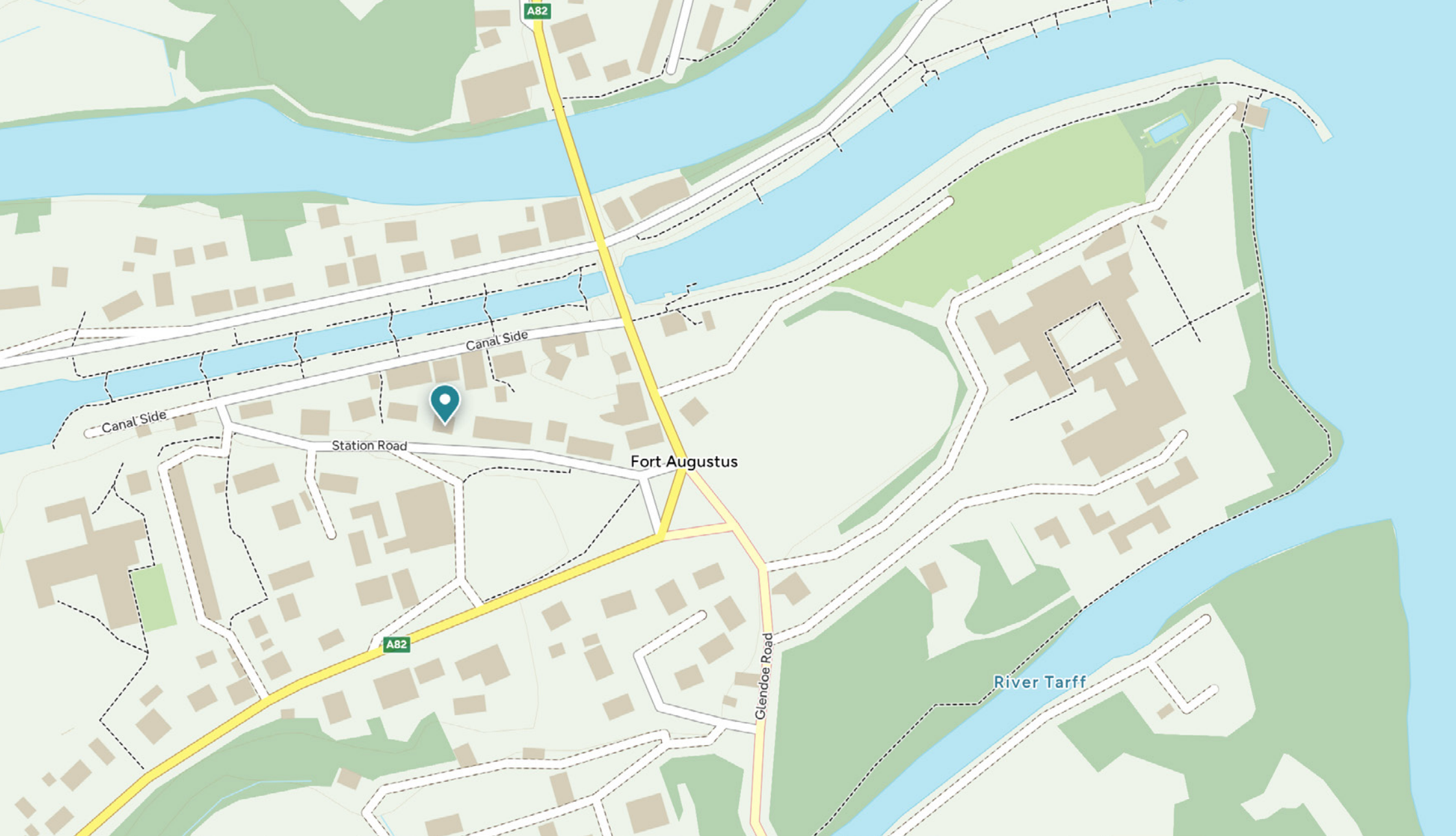
With home comforts and breathtaking Scottish scenery, Beaufort House provides the perfect base for a comfortable, serene, and enriched lifestyle.





“... Fort Augustus, a bustling Scottish tourist hub, surrounds this exceptional property, providing a welcoming atmosphere filled with quaint cafes, inviting restaurants, and lively bars...”





Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.