

The Anglers' Retreat, 1 Ardmore

ISLE OF SOUTH UIST, HS8 5QY



*Versatile five-bedroom island home with
successful business, EcoPod and seven acres of
croft land on South Uist*



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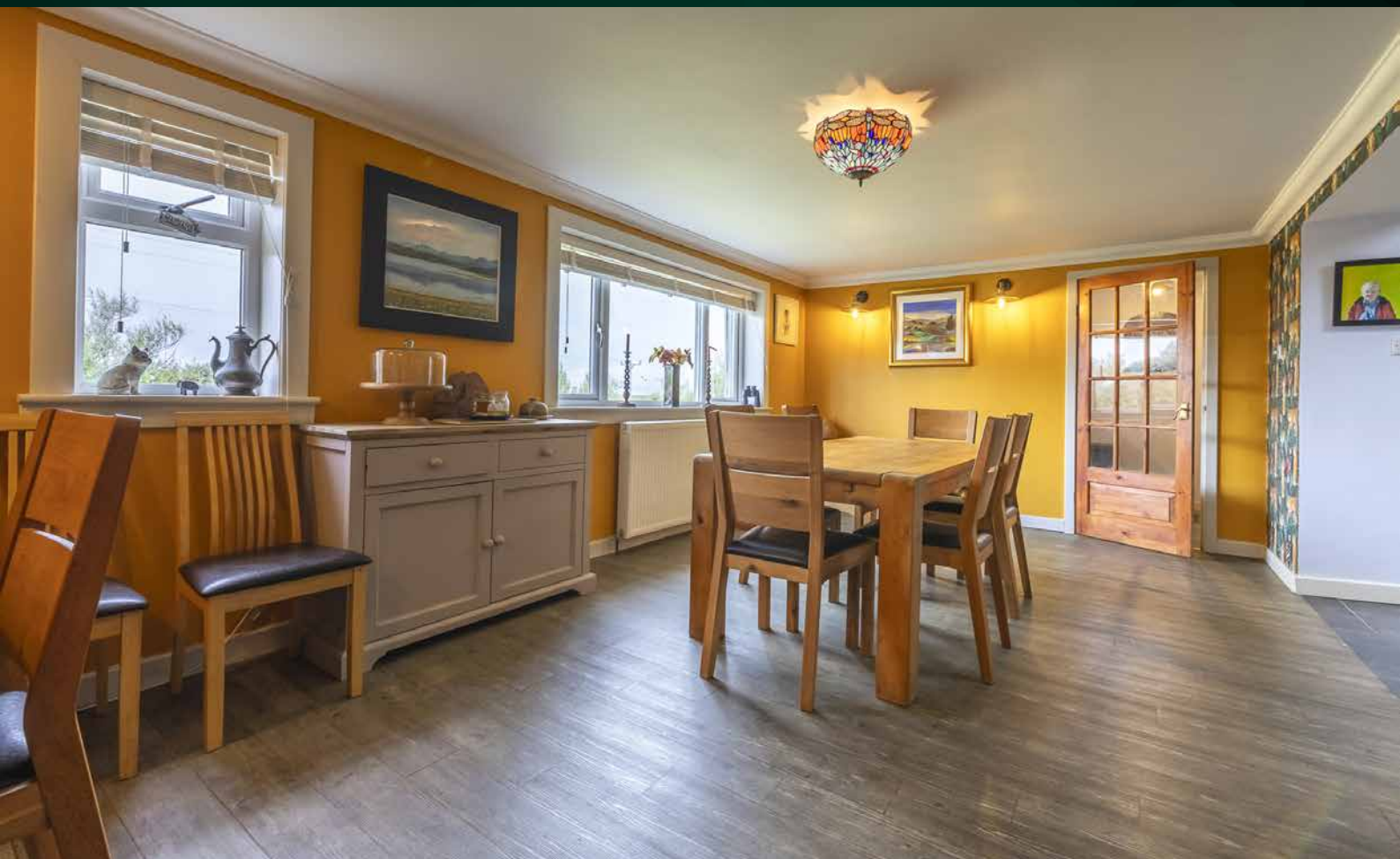
Set within the breathtaking landscape of South Uist, The Anglers' Retreat is a beautifully renovated and highly versatile property, offering an exceptional lifestyle opportunity as either a spacious family home or a well-established and profitable guesthouse business. Originally a 1970s bungalow, the property has been extensively remodelled and upgraded following a complete renovation after the current owners purchased in 2016. The result is a substantial and flexible home presented in true walk-in condition, thoughtfully designed to maximise space, light and practicality.

THE KITCHEN



At the heart of the home is a spacious kitchen and dining area, ideal for everyday living and entertaining, complemented by a separate utility room and additional storage.

THE DINING AREA

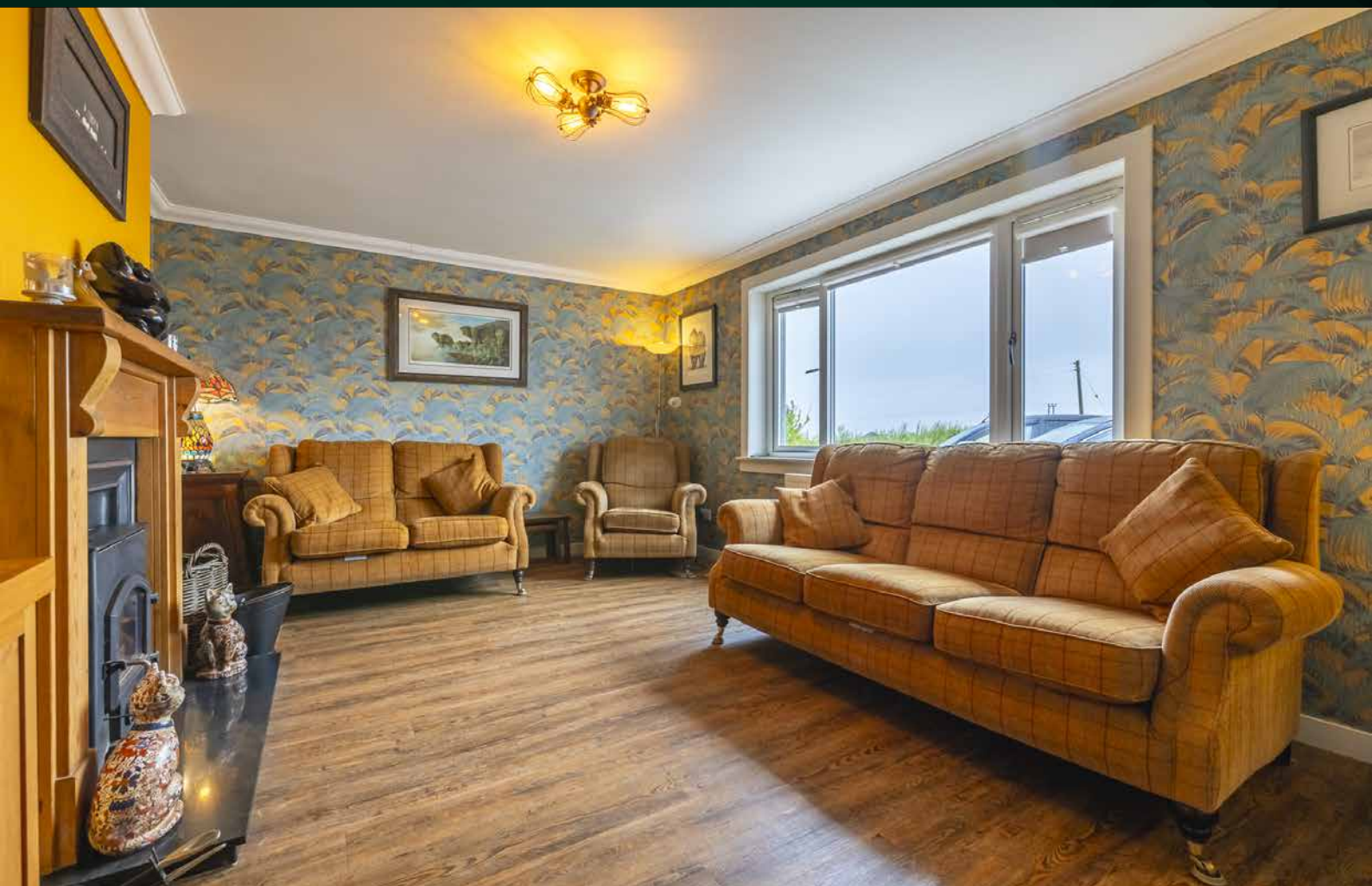


THE UTILITY ROOM



Two welcoming lounge spaces provide flexibility for both relaxation and hosting, one featuring a cosy multi-fuel inset fire and the other a large lounge and dining/hobby area with an electric stove, creating warm and inviting surroundings throughout the year. The ground floor offers excellent versatility, with a combination of private bedrooms, study space and well-planned service areas.

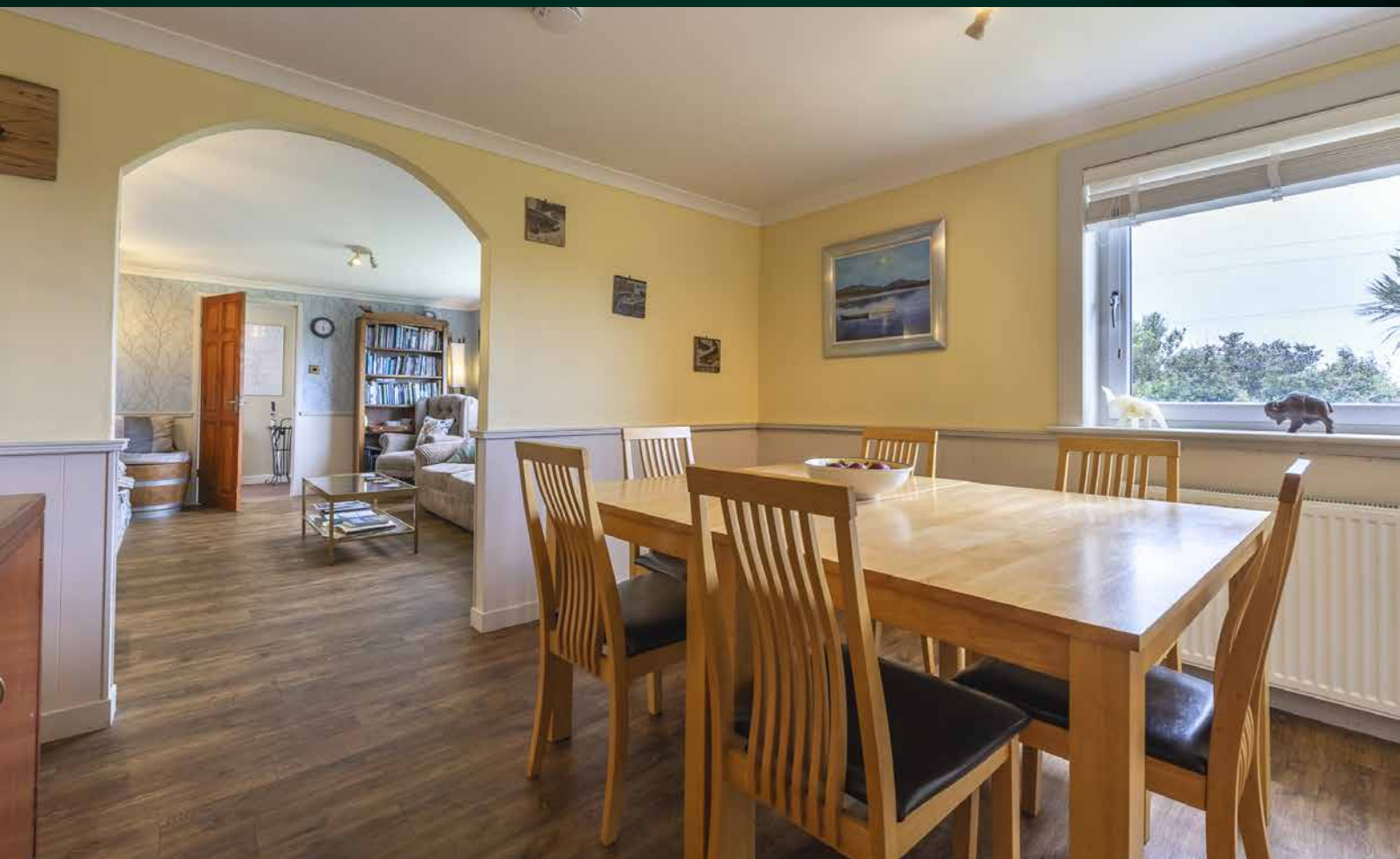
THE LOUNGE



THE SNUG



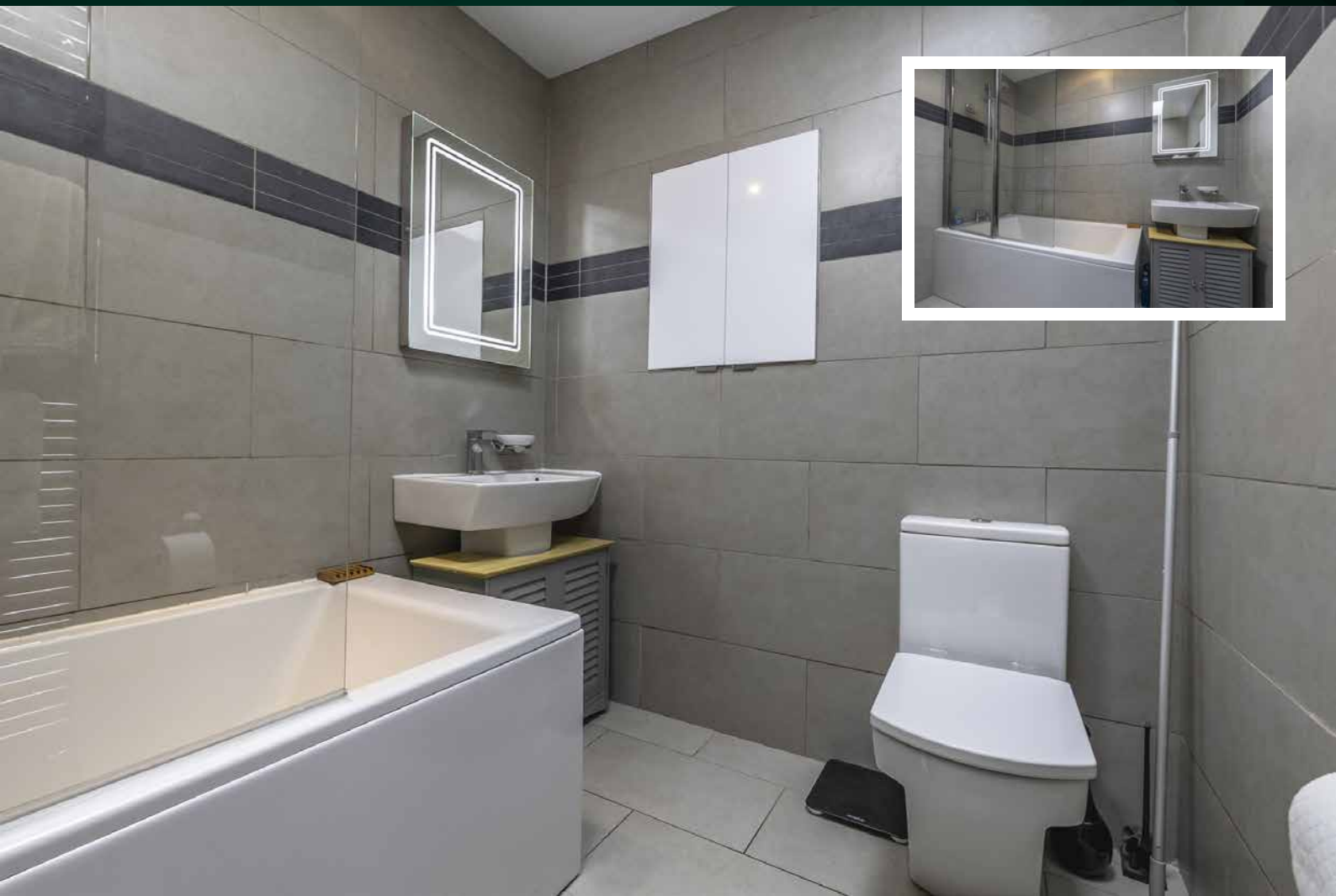
THE HOBBY AREA



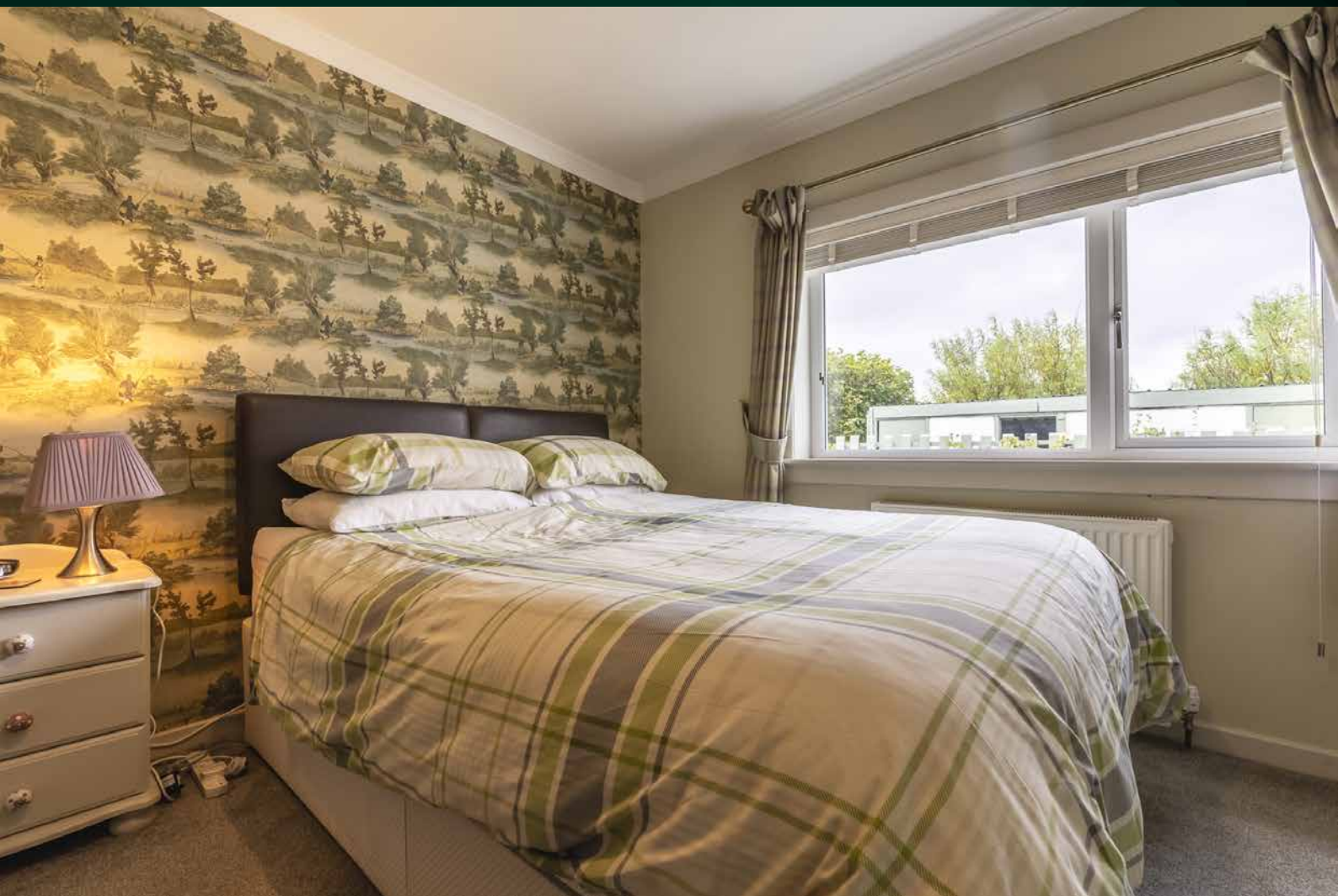


The accommodation is generous and adaptable, currently arranged to support guesthouse use while remaining perfectly suited to family living. There are five bedrooms in total, including four en-suite rooms across both levels, alongside a stylish family bathroom.

THE BATHROOM



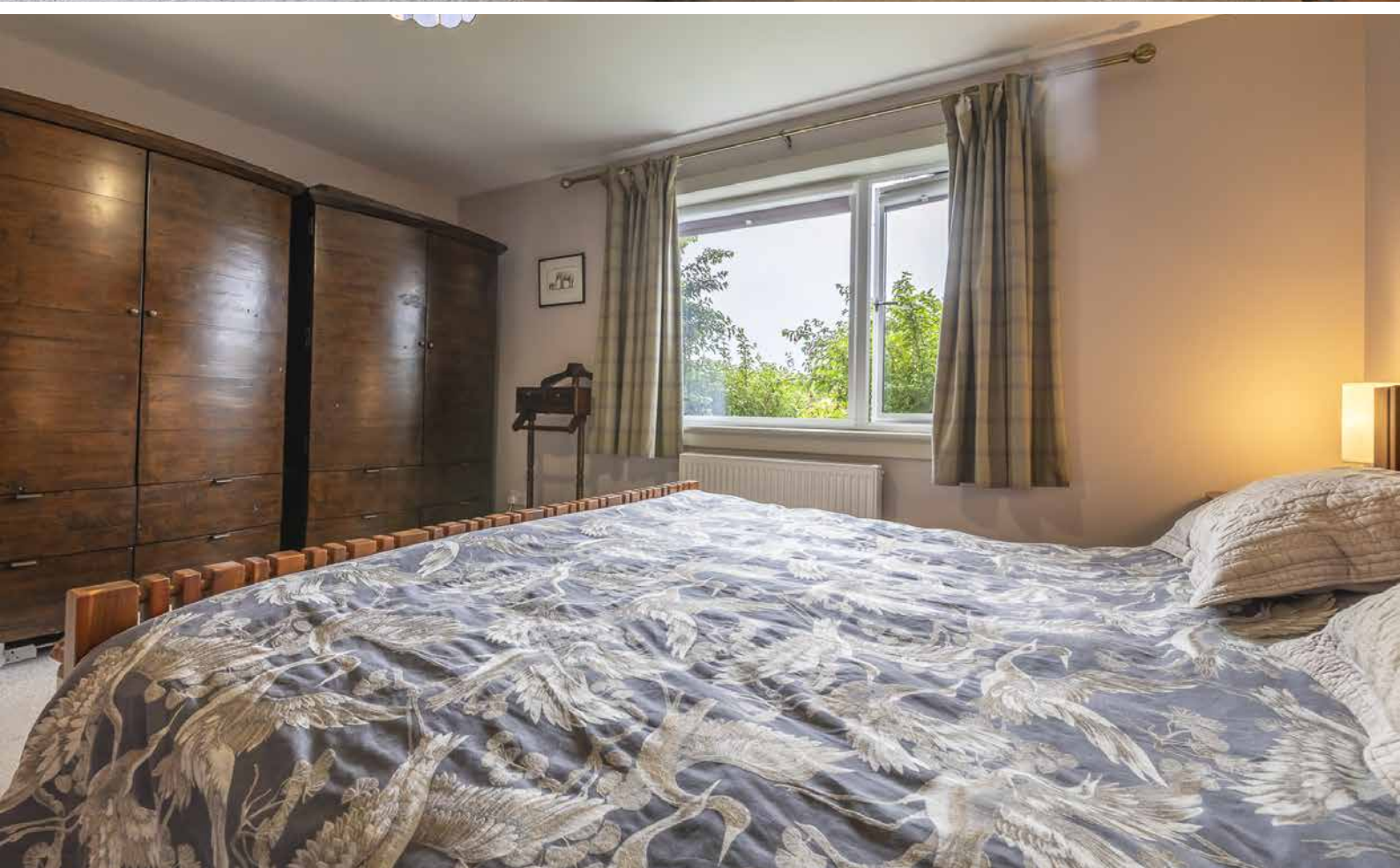
BEDROOM 1



five bedrooms in total, including
four en-suite rooms



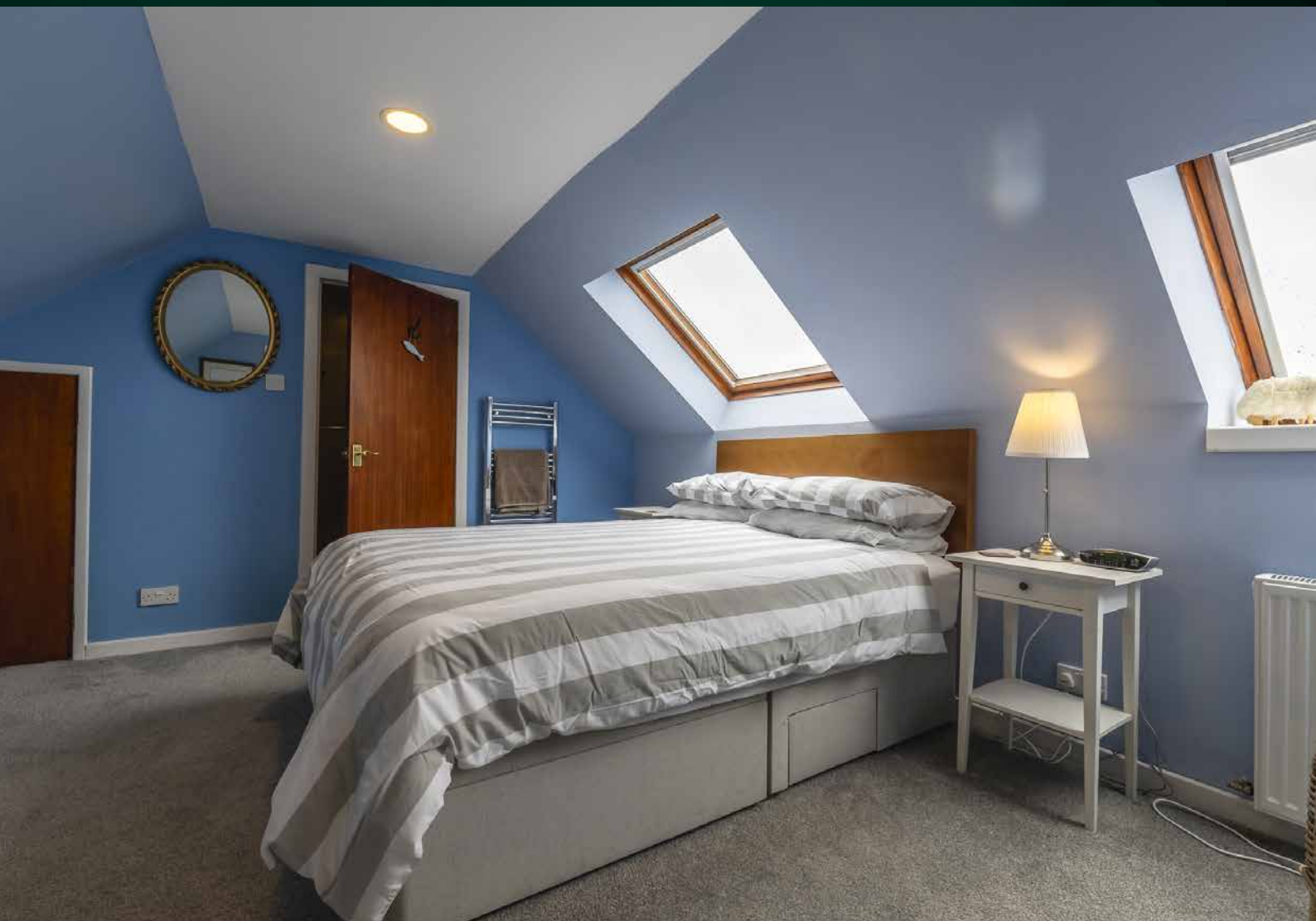
BEDROOM 2



BEDROOM 3



BEDROOM 4



THE STUDY / BEDROOM 5



Externally, the property continues to impress. Set within extensive garden grounds, the house enjoys a peaceful setting with established planting and ample outdoor space.

EXTERNALS



A range of outbuildings adds significant value and potential, including a large attached garage with a new roof, a traditional Nissen hut, multiple sheds and a purpose-built drying room, ideal for outdoor pursuits. A standout feature is the fully serviced four-berth EcoPod, presented in as-new condition and complete with kitchen, shower room, underfloor heating and living space. This provides an excellent additional income stream or private guest accommodation.

THE ECO POD & NISSEN HUT



The property also benefits from a seven-acre lochside croft, planted with approximately 900 trees, offering further lifestyle or commercial potential, whether for smallholding, leisure use or future development opportunities, subject to consents.

THE GROUNDS



Currently operated as a highly successful seasonal fishing guesthouse, The Anglers' Retreat generates a very lucrative and sizable annual turnover, from just four months of trading a year at the moment. The business is fully licensed and compliant, with the option for a seamless transition including forward bookings and operational setup, making it an attractive turnkey opportunity.

Equally, the property lends itself perfectly to family life, offering space, flexibility and a wonderful setting close to local amenities. Located within approximately two miles of supermarkets and both primary and secondary schooling, it combines rural charm with everyday convenience.

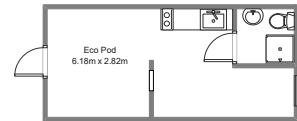
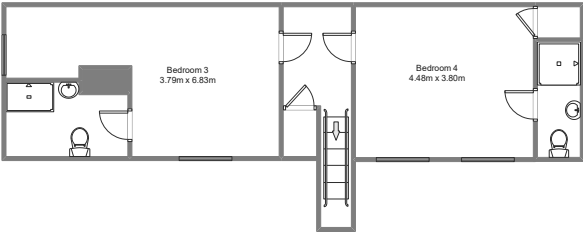
Buyers can also work from home using the superfast broadband available. The property comes complete with all blinds, curtains, light fittings, and built-in white goods, including a cooker, two fridges, microwave, and dishwasher. Additional white goods and furniture may be available by negotiation.

Whether as a thriving lifestyle business or a substantial family home in a stunning island setting, The Anglers' Retreat represents a rare and exciting opportunity on the Isle of South Uist.

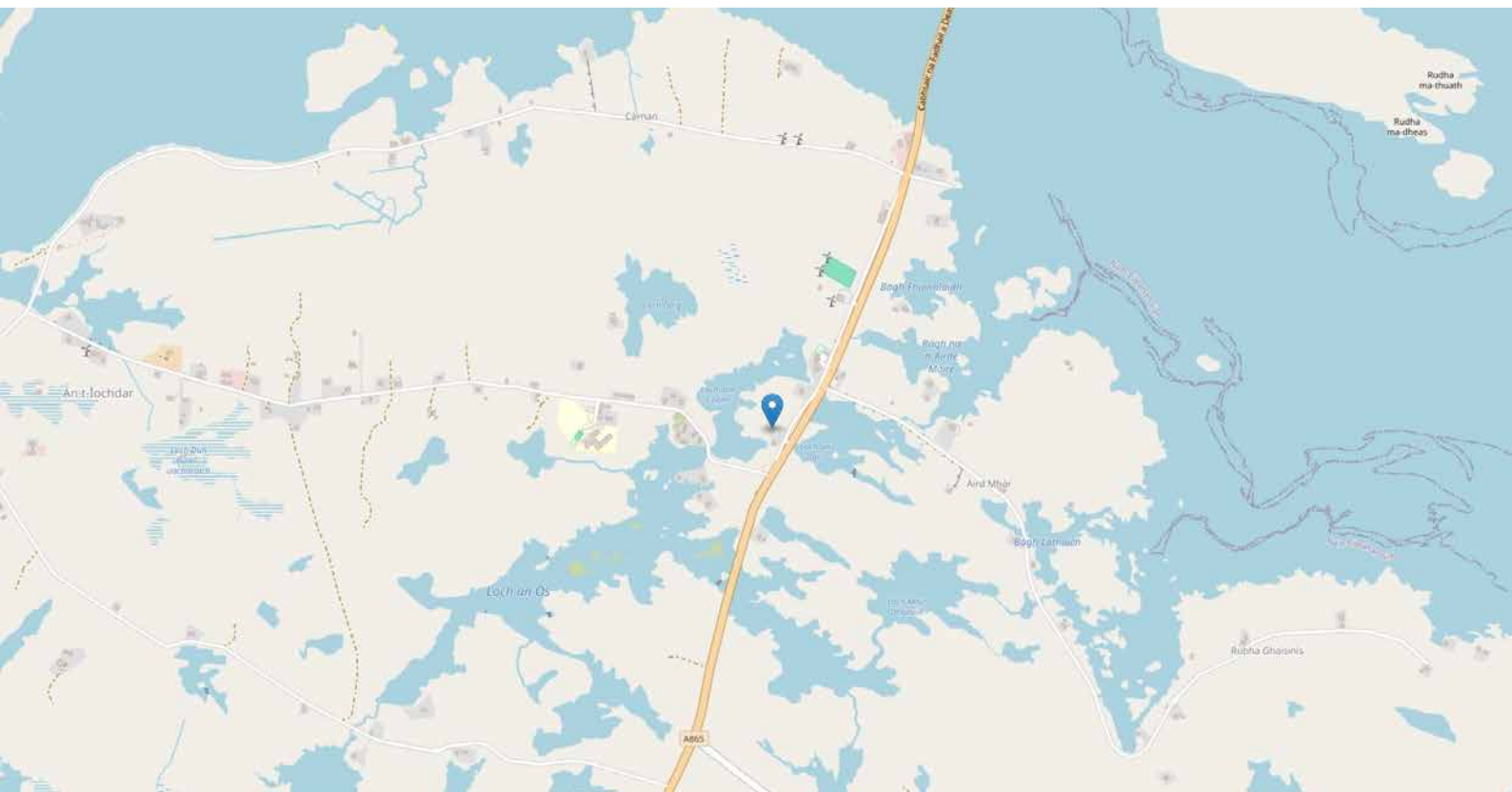
Key Highlights • Flexible 5 bedroom home with four en-suite rooms, ideal for family living or guesthouse use • Successful and fully licensed seasonal business with strong income potential • Set within generous grounds including a 7 acre lochside croft with planting • Additional income stream via fully serviced EcoPod in as new condition • Extensive outbuildings including garage, Nissen hut, drying room and sheds • Beautiful island setting within easy reach of local amenities and schools



FLOOR PLAN & DIMENSIONS



Gross internal floor area (m²): 228m² | EPC Rating: D



THE LOCATION

lochdar is a peaceful and picturesque township set on the Isle of South Uist, part of the renowned Outer Hebrides. Surrounded by breathtaking natural beauty, the area is known for its sweeping coastal landscapes, freshwater lochs and abundant wildlife, making it a haven for those seeking a quieter pace of life or outdoor pursuits such as fishing, walking and birdwatching.

South Uist itself offers a strong sense of community alongside a surprising level of local amenity. Within a short drive of the property are supermarkets, local shops, cafés, a doctors' surgery and both primary and secondary schooling, ensuring everyday convenience is well catered for despite the island setting. The hospital/dentist is also only 6 miles away. The property is well connected, being equidistant between the two ferry ports at Lochmaddy and Lochboisdale, with regular services to the mainland and flights from nearby Benbecula Airport, only 6 miles away, providing links to Glasgow and beyond. This accessibility makes South Uist an increasingly popular choice for those looking to balance remote living with practical connectivity.

Rich in heritage and culture, the Outer Hebrides are celebrated for their history, Gaelic traditions and unspoilt environment. From white sandy beaches and rugged coastlines to tranquil lochs and open moorland, the surrounding landscape offers a truly unique and inspiring setting. lochdar provides an ideal central base from which to explore the wider islands, while also offering a peaceful and private setting for those looking to enjoy the very best of island life.




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