



The Green
Cruachan
NO VACANCY



THE GREEN CRUACHAN

STOER, LOCHINVER, LAIRG, IV27 4JE



McEwan Fraser Legal
Solicitors & Estate Agents



THE GREEN CRUACHAN

The West Coast of Scotland is famed for its spectacular countryside, rugged mountains, stunning coastline and beautiful sandy beaches. The idyllic scenery and open spaces combine to make the area highly popular with those seeking a relaxing holiday in the Scottish Highlands.

The North Coast 500 route passes the business and draws in many visitors which has benefitted the guest house resulting in a high occupancy during the main holiday periods.

The region is renowned for its outdoor activities and there are many Munros within a short drive plus much more leisurely walks immediately adjacent to the property. The coastal location supports sea-fishing and sailing; the freshwater fishing amidst un-spoilt surroundings is another favoured option.

Also popular is sea kayaking and canoeing on the remote and the plentiful Lochs within this stunning area. The wide range of birdlife and animals roaming wild are also great attractions. Locally, many people visit the Stoer Lighthouse which marks the northern entrance to The Minch. There are boat trips available to Handa Island to see Puffins or The Old Man of Stoer.

Located only 7 miles from Lochinver, this attractive fishing village is situated approximately 92 miles from the Highland capital, Inverness and 36 miles from Ullapool. The village has a lively community with a post office, two supermarkets and some restaurants and hotels. Primary school pupils attend the school in the village and upper school pupils travel by school bus to Ullapool High School.





THE GREEN CRUACHAN

Dating from the late 1800s, The Green Cruachan (now used as a B&B) is an attractive and charming property benefiting from a most prominent trading location on the North Coast 500 Route. This well-formed home and business has an elevated position with hill views to the front and is set within some of the most stunning scenery in the UK. Set close to some excellent hill walking and beautiful sandy beaches, this is truly a most idyllic location in which to live and work.

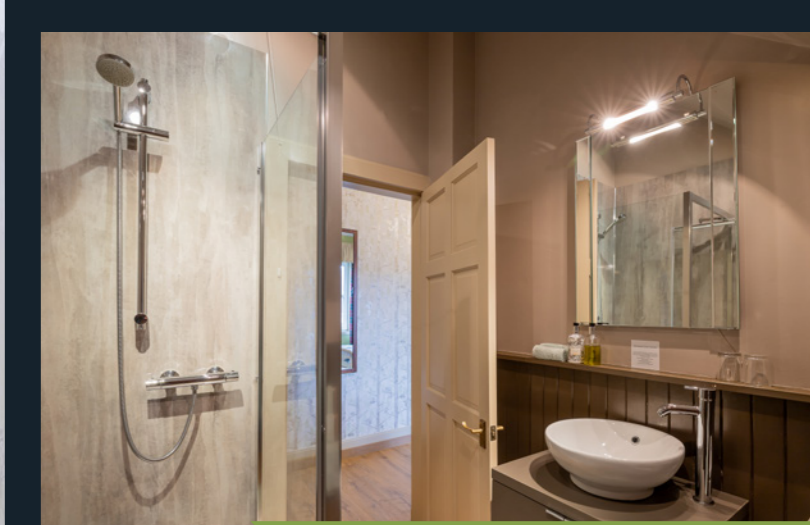
The Green Cruachan has an impressive property footprint set within garden grounds mainly laid to lawns and extend to approximately 0.156 hectares. The internal aspects are all presented in sound walk-in condition as the owners have invested heavily into improving both the condition and décor of the property. For someone looking for a rural bed and breakfast business or a family home in the North West Highlands, this is a must see.



BEDROOM 1



A key aspect of this property are the four en-suite bedrooms which are presented to a comfortable standard. One bedroom is situated on the ground floor with the 3 remaining rooms on the first floor. The other guest areas include a spacious lounge. The accommodation allows for flexible options which suit the lone traveller, couples, families or small groups.



BEDROOM 2

“... FOUR EN-SUITE BEDROOMS WHICH ARE PRESENTED TO A COMFORTABLE STANDARD ...”



BEDROOM 3



BEDROOM 4





THE GUEST LOUNGE





BEDROOM 5

The fifth bedroom and bathroom (now used as private space) are situated on the first floor (with a private entrance) plus there is a private lounge and dining room on the ground floor. Also set to the ground floor is a modern kitchen and additional storage. There is a separate laundry room.





“.. THERE IS A PRIVATE LOUNGE AND DINING ROOM ON THE GROUND FLOOR ..”

THE DINING ROOM

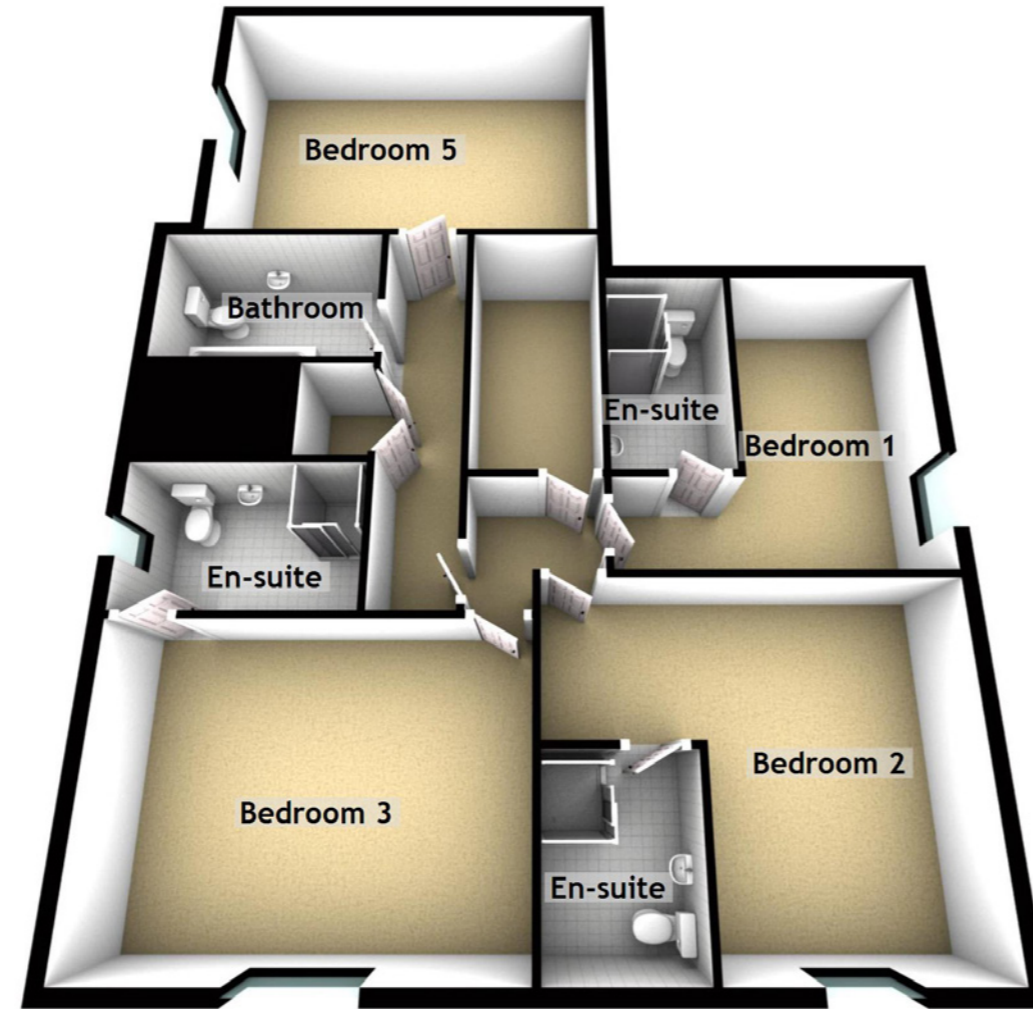
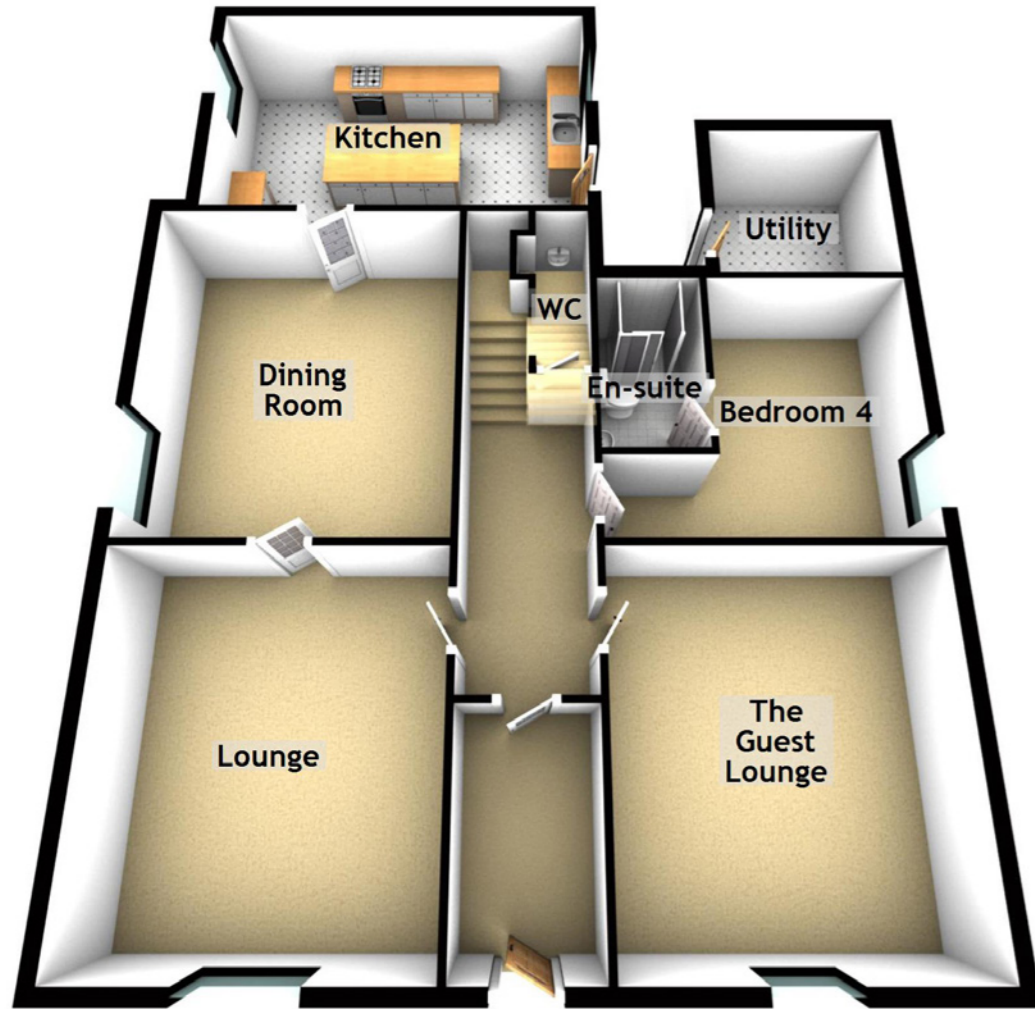


THE KITCHEN

HALLWAY & WC



SPECIFICATIONS & DETAILS



Approximate Dimensions (Taken from the widest point)

Ground Floor

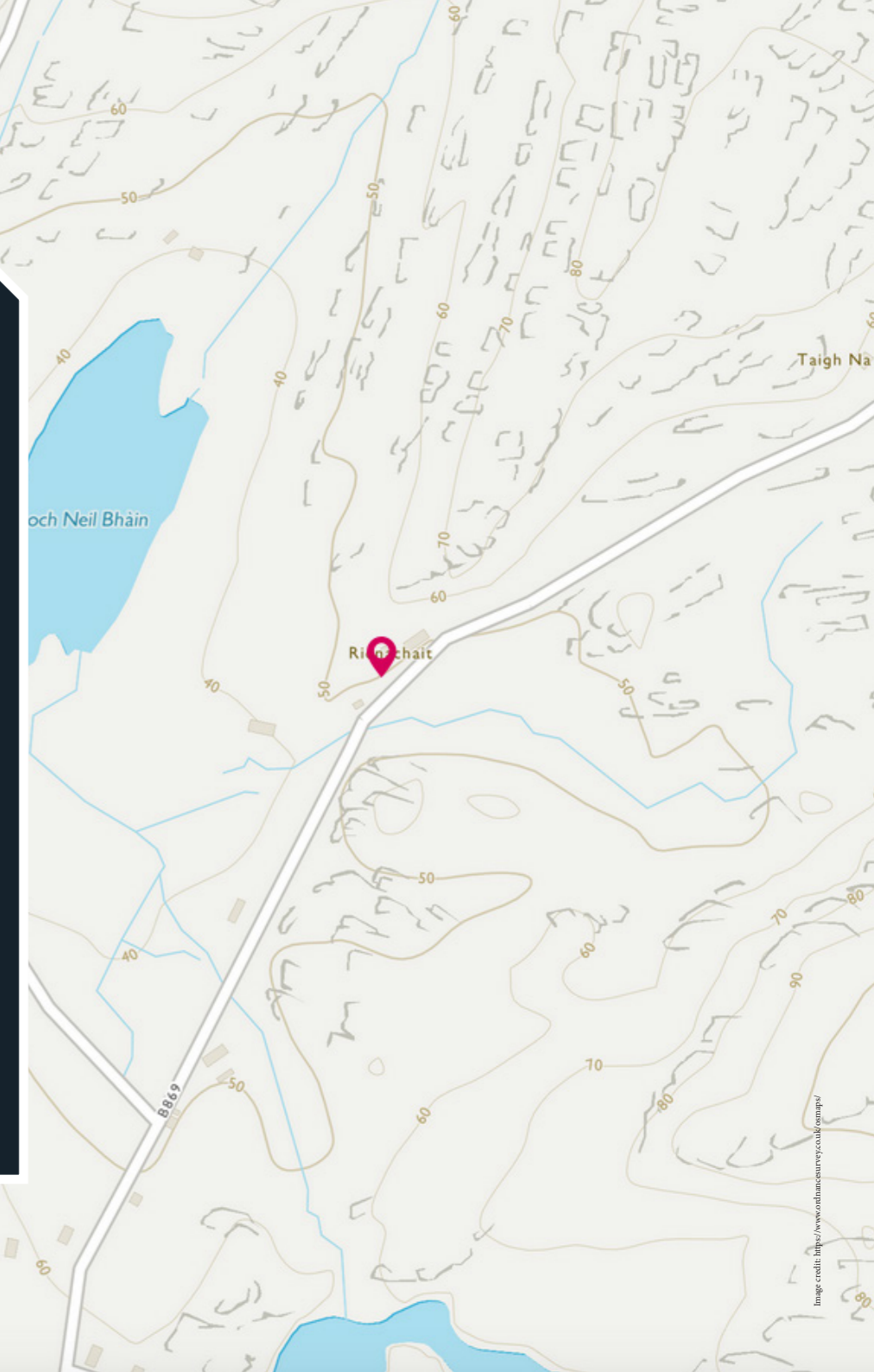
The Guest Lounge	4.80m (15'9") x 4.20m (13'9")
Bedroom 4	4.20m (13'9") x 3.70m (12'2")
En-suite	2.50m (8'2") x 1.40m (4'7")
Lounge	4.80m (15'9") x 4.20m (13'9")
Dining Room	4.80m (15'9") x 4.30m (14'1")
Kitchen	5.50m (18'1") x 3.50m (11'6")
Utility	2.50m (8'2") x 2.40m (7'10")

First Floor

Bedroom 1	4.20m (13'9") x 4.00m (13'1")
En-suite	2.80m (9'2") x 1.40m (4'7")
Bedroom 2	5.10m (16'9") x 4.40m (14'5")
En-suite	2.40m (7'10") x 1.80m (5'11")
Bedroom 3	5.10m (16'9") x 3.90m (12'9")
En-suite	2.40m (7'10") x 1.90m (6'3")
Bedroom 5	5.20m (17'1") x 3.90m (12'10")
Bathroom	3.00m (9'10") x 1.90m (6'3")

Extras (Included in the sale): The business has a rateable value of £4,250 (as at 1 Apr 2017) attracting a 100% discount under the small business bonus scheme for qualifying applicants.

www.thegreencruachanstoer.com






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Text and description
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