

# Strathview Lodge B&B

CAMBUSAVIE, DORNOCH, IV25 3JD



*A STUNNING AND LUCRATIVE BED AND  
BREAKFAST, WITH 7 BEDROOMS 6 BATHROOMS*



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Welcome to Strathview Lodge B&B, an exceptional 7-bedroom, 6-bathroom property nestled in idyllic Cambusavie, Dornoch. Boasting breathtaking water views, this detached property and business sits proudly on an elevated 1.5-acre plot, offering a serene escape with endless future income potential.

The main residence, meticulously maintained and upgraded by the current owners, features a flexible layout suitable for both a large family home and a thriving bed and breakfast. Recent enhancements include new windows installed in 2022 and a thoughtful extension upstairs, adding two spacious double bedrooms and a bathroom. Guests have consistently rated their experience highly at Strathview Lodge, with an impressive 9.4/10 on booking.com as of December 2023, attesting to its reputation as a successful bed and breakfast.

The property's layout comprises a well-appointed kitchen, a lounge with captivating front views, a dining room currently set up for guest use, and a utility room with counter and wall cupboards along with access to the garden. The ground floor hosts five inviting bedrooms, all equipped with en suite shower rooms, while the first floor boasts two double bedrooms, with a luxurious new en-suite bathroom in bedroom 1 and a walk-in wardrobe in bedroom 2.

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## The Property





**The Kitchen**





**Dining Room**





**Bedroom 1**







**Bedroom 2**







**Bedroom 3**







**Bedroom 4**







**Bedroom 5**





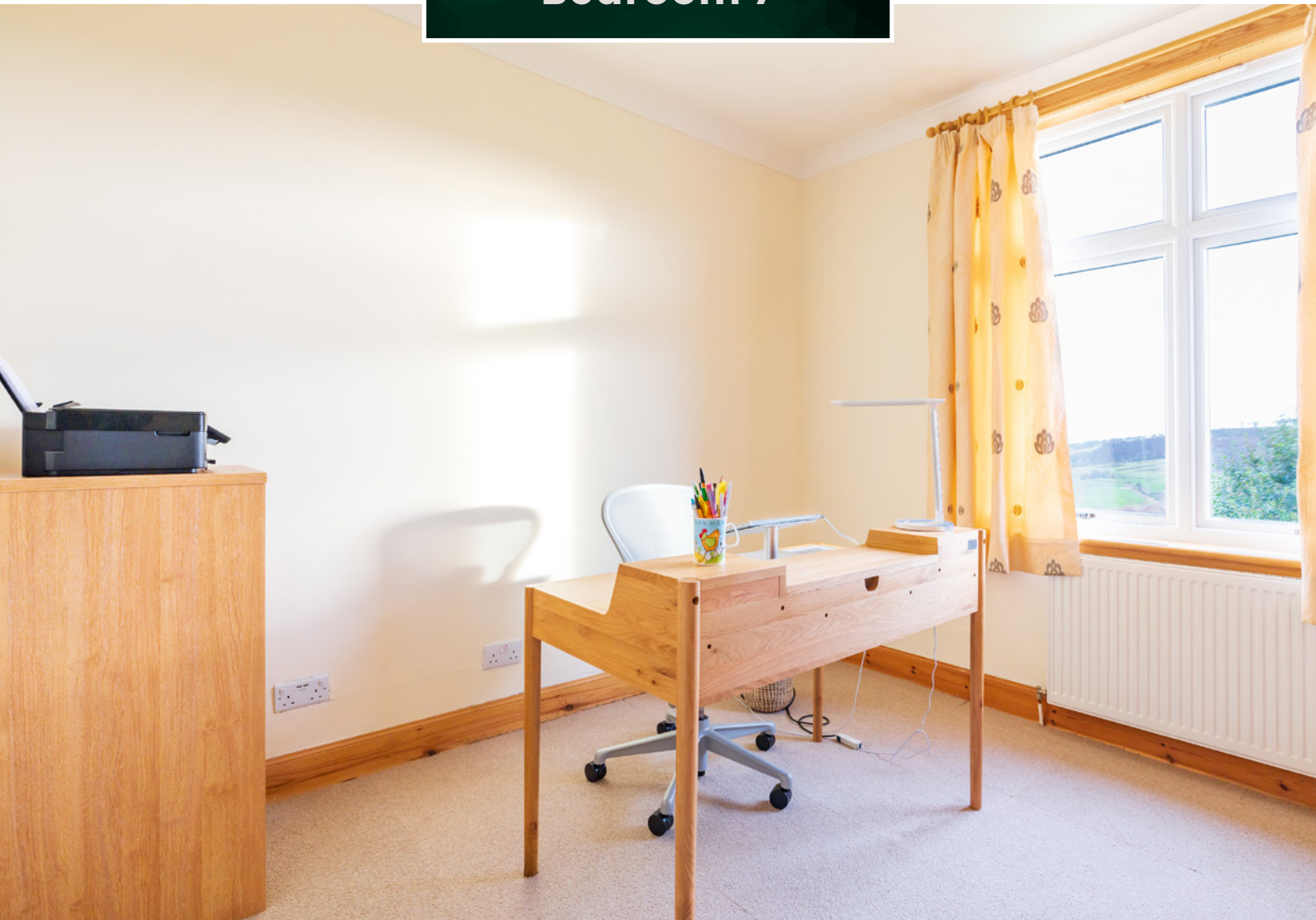


**Bedroom 6**





**Bedroom 7**







SHOWER ROOM





**Utility**





### Approximate Dimensions

(Taken from the widest point)

Lounge	5.70m (18'8") x 5.00m (16'5")	En-suite	2.19m (7'2") x 2.10m (6'11")
Kitchen	4.70m (15'5") x 3.40m (11'2")	Bedroom 4	6.00m (19'8") x 3.60m (11'10")
Dining Room	4.10m (13'5") x 3.40m (11'2")	En-suite	2.50m (8'3") x 2.10m (6'11")
Bedroom 1	7.50m (24'7") x 6.10m (20')	Bedroom 5	3.70m (12'2") x 3.60m (11'10")
En-suite	2.70m (8'10") x 2.40m (7'11")	En-suite	2.20m (7'3") x 1.70m (5'7")
Bedroom 2	6.20m (20'4") x 3.30m (10'10")	Bedroom 6	3.40m (11'2") x 3.30m (10'10")
Bedroom 3	3.90m (12'10") x 3.40m (11'2")	En-suite	2.70m (8'10") x 1.50m (4'11")
		Bedroom 7	3.30m (10'10") x 2.00m (6'7")
		Shower Room	2.20m (7'3") x 1.70m (5'7")
		Utility	4.70m (15'5") x 1.80m (5'11")

The extensive decking area at the front allows guests to immerse themselves in the mesmerising water views, while ample parking spaces grace the large frontage for visitors and owners. To the rear, a tiered garden leads to a 75 SQM outbuilding, presenting an exciting opportunity for conversion into a self-contained holiday let (subject to planning).

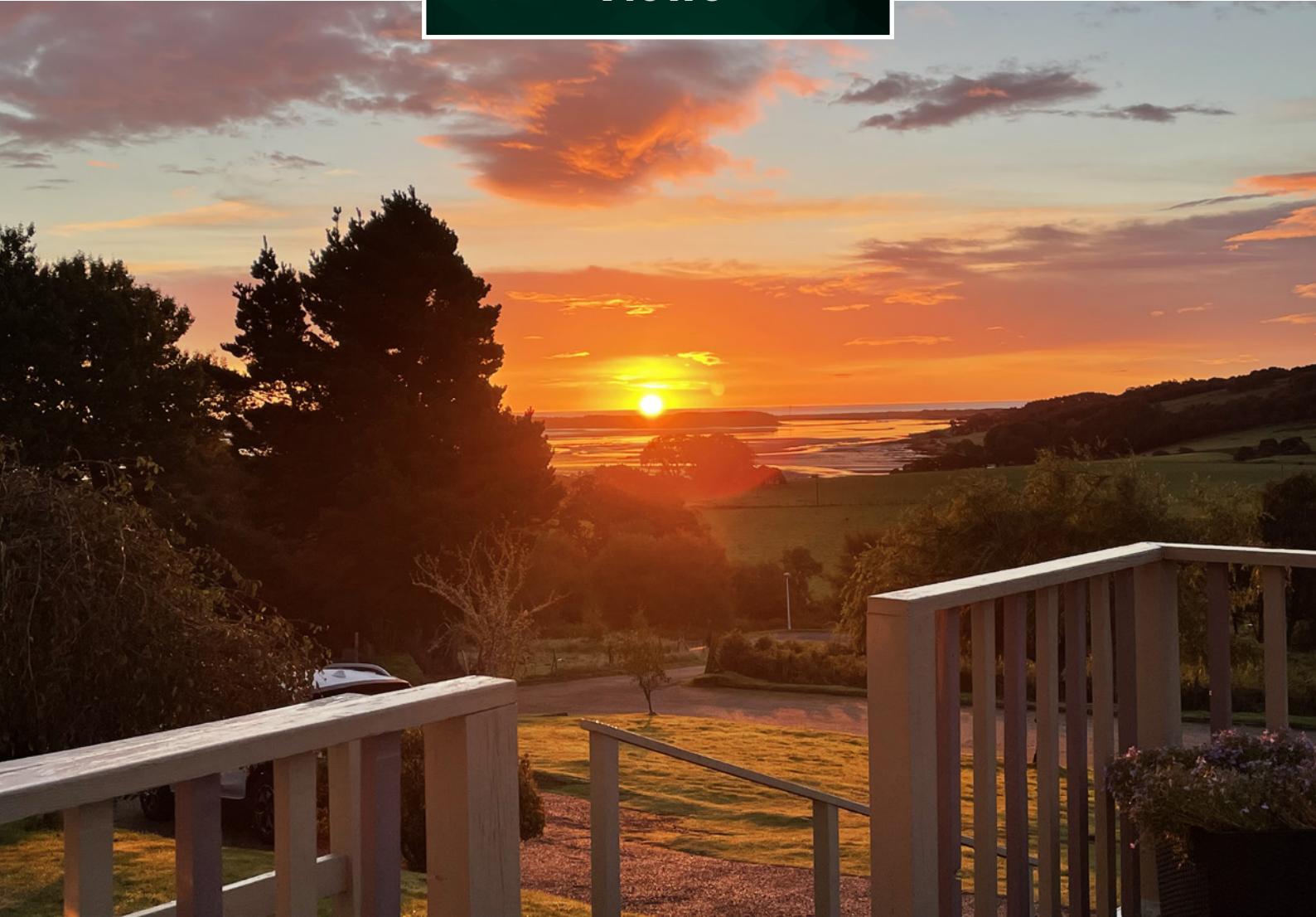
Strathview Lodge is not just a property; it's a lifestyle, a thriving business, and a canvas for your dreams. Don't miss the chance to own this haven in the heart of Dornoch, explore the endless possibilities and make Strathview Lodge your next chapter.







**Views**





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Discover the enchanting location of Strathview Lodge B&B, nestled approximately 5 miles outside the heart of Dornoch in the charming Cambusavie. Dornoch, with its unique atmosphere, captivates visitors with its town square dominated by the iconic Dornoch Cathedral, the original Castle transformed into a hotel, a Courthouse turned cafe/restaurant, and a jail now an upmarket department store.

The allure of Dornoch extends beyond its historical landmarks to the renowned Royal Dornoch Golf Club, attracting overseas visitors eager to take on the challenge of both the Championship Course and the equally formidable Struie Course. The town maintains its character with small family shops, diverse businesses, and a cosmopolitan array of restaurants and cafes, all within easy walking distance. Primary and secondary education is provided at the esteemed Dornoch Academy. A short journey of just over 40 miles via the nearby A9 trunk road connects Dornoch to the vibrant city of Inverness, the capital of the Highlands. Inverness offers a thriving city environment with attractions, retail parks, cultural venues, educational institutions, entertainment, and medical facilities. Its strategic connectivity by road, rail, and air makes it easily accessible from other UK and overseas destinations.

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Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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