

BACK OF KEPPOCH / ARISAIG CNOC-NA-FAIRE

INVERNESS-SHIRE / PH39 4NS

BED & BREAKFAST VACANCIES


McEwan Fraser Legal

Solicitors & Estate Agents
01397 600 006



BACK OF KEPPOCH ARISAIG

INVERNESS-SHIRE

Currently a well-established Bed and Breakfast in a stunning location with sea views. A superb, flexible, business opportunity, ready to walk into // Previously run as a 4 star hotel with AA rosette.

The Back of Keppoch is near Arisaig which is a well-connected and thriving village, lying South of Mallaig, with a unique perspective over the Inner Hebrides and the Isle of Skye. It is commonly known as the Gateway to the Isles, as it acts as the main passage to Eigg, Canna, Rum and Muck. Many visitors take advantage of the excellent boat tours provided from Arisaig to view the breath taking scenery and wildlife that includes rare birds, seals and even Minke whales. Certainly, the area is a favourite with the walking and hiking communities, it provides an abundance of routes for all abilities and the opportunity to explore the natural landscape with the help of a local ranger. The village also has a cycle hire shop and a sea-kayaking centre, rated as one of the top activities to do on Trip Advisor for a challenging day out. Alternatively, Camusdarach Beach (local hero) is a fine example of the sandy coastline that surrounds Arisaig and is easily accessible for those who would like to take a more relaxed approach to seeing the sights. For sporting enthusiasts, Traigh golf is a 9-hole course that has come well recommended by both beginners and more advanced players, who appreciate the spectacular views and well-maintained grounds.

The village is a popular tourist resort and the local community has adapted to suit these needs, providing a range of amenities, restaurants, cafes and shops. The high footfall throughout the year is a testament to how successful these local businesses are, as each one supports the other in attracting and retaining customers. This is bolstered by annual events such as the local Highland Games, held every Summer that really bring together residents and visitors for a fun-filled, traditional Scottish knees-up.

The history of Arisaig and the lives of the people here is well documented in the Museum of Sea and Isles, a free exhibition on a variety of topics such as SEO training, local crafts, emigration and archaeology, situated in the old blacksmiths workshop. This attraction, among others, shows the diversity of activities available and guarantees the village is busy for the most part of the year.

Arisaig is roughly an hour drive away from Fort William, which provides excellent transport links to Glasgow and Inverness via bus and rail. It is also easily accessible from the Isle of Skye by ferry, making it an excellent stop over from either the mainland or the other isles whilst visitors are exploring the area.



CNOC-NA-FAIRE

BACK OF KEPPOCH

Cnoc-na-Faire sits in an elevated position with spectacular views in all directions. The exterior of the site is very well maintained with directional signs, an information board, spacious car park for guests and an iconic Red Phonebox which acts as the branding for the business. The Bed and Breakfast is in a unique style lending its appearance to the Art Deco era. With this in mind, the owners have successfully managed to integrate this into the décor, adding a traditional Scottish twist and they have been highly complimented on the finished effect.

The current owners traded as a 4 star hotel with AA rosette for food prior to downsizing to B&B as they are now looking to retire which is the reason for this sale.

Easy to transform back to a hotel, a turn key exercise, as relevant licenses are still in date and in place. However, there is also other business potential, perhaps as a residential Cookery School, or could be used as a large family home for an extended family.

The property has several areas for use by guests which are spacious and welcoming. The resident lounge has views of the sea and the Isle of Skye, whilst the breakfast room overlooks the mature manicured gardens. This space includes an enchanting Summerhouse and more dramatic ocean and hillside views. The tranquil atmosphere of the interior is mirrored by the little touches guests too often remember. The Bed and Breakfast even runs an honesty bar and offers a free dram of whisky as a nightcap, ensuring their residents are receiving maximum benefit of this shared space. Guest toilets are situated beside the traditional vestibule. It is this kind of hospitality which has given rise to rave reviews on travel sites and the accommodation is one of the top-rated in the region.

It is also incredibly practical to run as a business. There is a neat separation between private and public spaces and the ground floor comprises of a large commercial kitchen, utility area, laundry room, boiler room, storage area, cellar, staff toilet and office which leads to the side garden. This space is organised and efficient so that time can be spent meeting guests and providing a higher level of service to them.

In all, the property has 5 double rooms and 1 twin room all with en-suite, charmingly named after the islands of the area. One of the doubles has the added benefit of the twin room right next door ideal for family stays. All rooms are double-glazed and have separate heating systems, making it very fuel efficient and economical for the owners. All guests are provided with free Wi-Fi, television with DVDs, hairdryers and trays of complimentary teas, coffees and biscuits. The bathrooms include walk-in showers, bathrobes, hot towel rails and luxurious touches such as Scottish toiletries to delight visitors. The views from the first floor bedrooms are impressive and include vistas over Keppoch Hill, the Isle of Skye and the sea, resulting in a cosy and relaxing space that many have returned year after year to enjoy. There is also a housekeeping store.





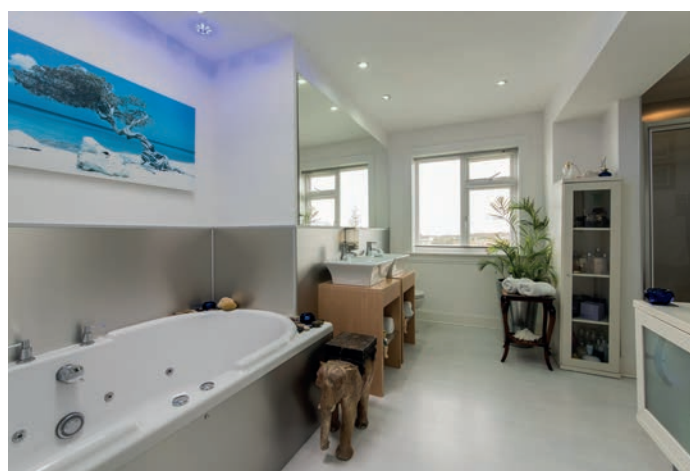
- *Currently a thriving B&B/Guest House*
- *Flexible business potential or a family home for extended family*
- *Separate owners Penthouse accommodation including hot tub*
- *6 en-suite guest bedrooms*
- *Guest dining room, lounge & bar*
- *Commercial kitchen*
- *Licences in place*
- *Summer house & mature gardens*
- *Car park*
- *Excellent position for tourist business*

The property features a self-contained 2 bed upside down style penthouse to maximise the view, either for guests or the owner. This includes a master bedroom, a second bedroom or den and a bathroom, with views of the Isle of Skye and the sea. The interior is in walk in condition and has private, secluded outdoor space together with private garden, hot tub and miniature waterfall which can be used all year round. This provides relaxation after a full day and allows you to enjoy the beauty of the natural surroundings.

The first floor of the penthouse accommodation has a similar outlook to the ground floor and the views are just as breath taking. The present owners have taken full advantage of this and created a large decking area, accessed through double patio doors. The kitchen is light and airy with an adjoining lounge, perfect for entertaining. The

penthouse has easy access to both the first and ground floor of the accommodation and yet retaining its own entrance. This property is a unique business opportunity, seldom becoming available in the area. The Bed and Breakfast has a trade license and the surrounding campsites and amenities provide excellent trade. Their well-established reputation for accommodation and also previously for small weddings, has heightened this. The sale will include all contents (except Penthouse furniture and furnishings but the majority of B&B/Hotel contents), including goods within the commercial kitchen. All goodwill and intellectual rights to the business' online presence are also contained as part of the sale.

Previous trade accounts will be available by request via any interested parties solicitor.



THE BAR LOUNGE



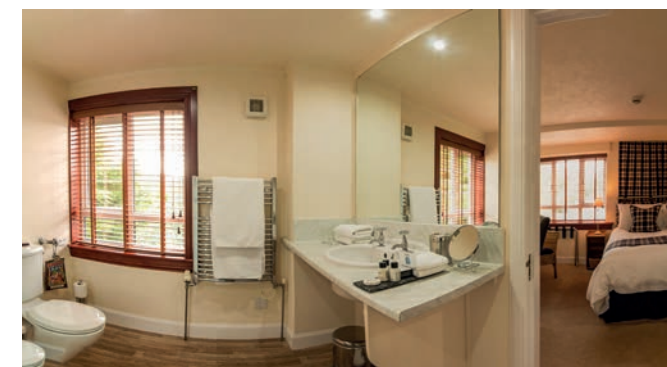
DINING ROOM & KITCHEN



“...There is a neat separation between private and public spaces and the ground floor comprises of a commercial kitchen, utility area, laundry room, boiler room, storage area, cellar, staff toilet and office that leads to the side garden...”



BATHROOMS & BEDROOMS



MAP / FLOOR PLAN / DIMENSIONS SPECIFICATIONS

APPROXIMATE DIMENSIONS
(Taken from the widest point)

Bar Lounge	7.19m (23'7") x 3.55m (11'8")
Bar	3.22m (10'7") x 2.20m (7'3")
Service Kitchen	4.50m (14'9") x 4.30m (14'1")
Dining Room	8.47m (27'9") x 4.10m (13'5")
Utility Room	3.82m (12'6") x 3.00m (9'10")
Office	4.05m (13'3") x 3.39m (11'1")
Male Toilet	2.36m (7'9") x 1.33m (4'4")
Female Toilet	2.21m (7'3") x 2.08m (6'10")
Staff Toilet	2.07m (6'9") x 1.46m (4'9")
Laundry Room	3.73m (12'3") x 2.43m (8')
Canna Bedroom	5.08m (16'8") x 2.43m (8')
Canna En-suite	1.92m (6'4") x 1.92m (6'4")
Soay Bedroom	3.73m (12'3") x 3.73m (12'3")
Soay En-suite	2.00m (6'7") x 1.48m (4'10")
Eriskay Bedroom	3.61m (11'10") x 3.35m (11')
Eriskay En-suite	3.20m (10'6") x 2.00m (6'7")
Eigg Bedroom	3.61m (11'10") x 2.45m (8')
Eigg En-suite	1.60m (5'3") x 1.38m (4'6")
Barra Bedroom	3.49m (11'5") x 3.00m (9'10")

Barra En-suite	2.67m (8'9") x 2.10m (6'11")
Muck Bedroom	3.80m (12'6") x 2.54m (8'4")
Muck En-suite	2.56m (8'5") x 1.84m (6')

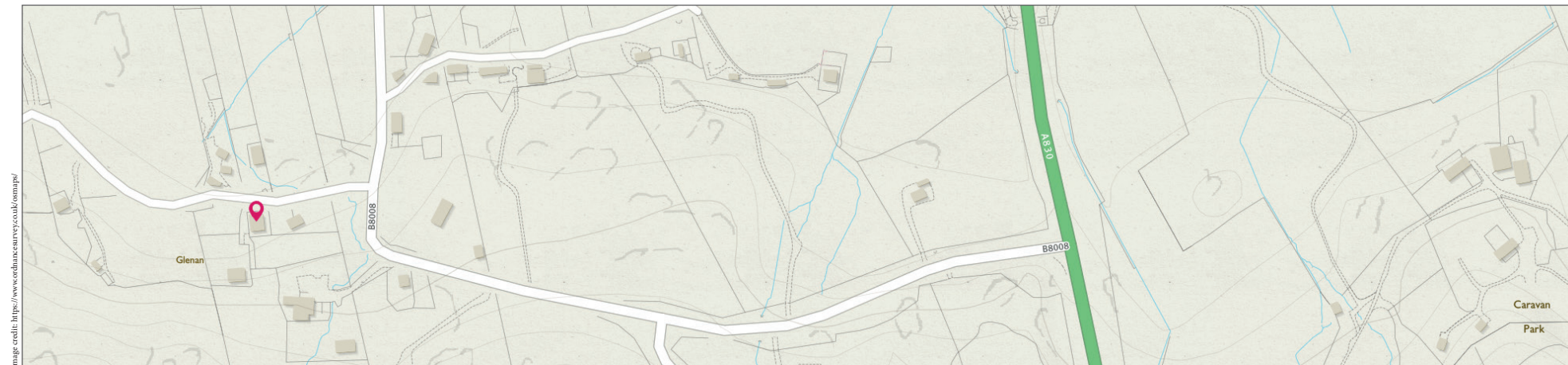
OWNERS ACCOMMODATION

Lounge	6.71m (22') x 4.29m (14'1")
Kitchen	5.90m (19'4") x 2.26m (7'5")
Bedroom 1	5.45m (17'11") x 4.53m (14'10")
Bedroom 2	5.76m (18'11") x 2.80m (9'2")
Bathroom	3.87m (12'8") x 3.61m (11'10")

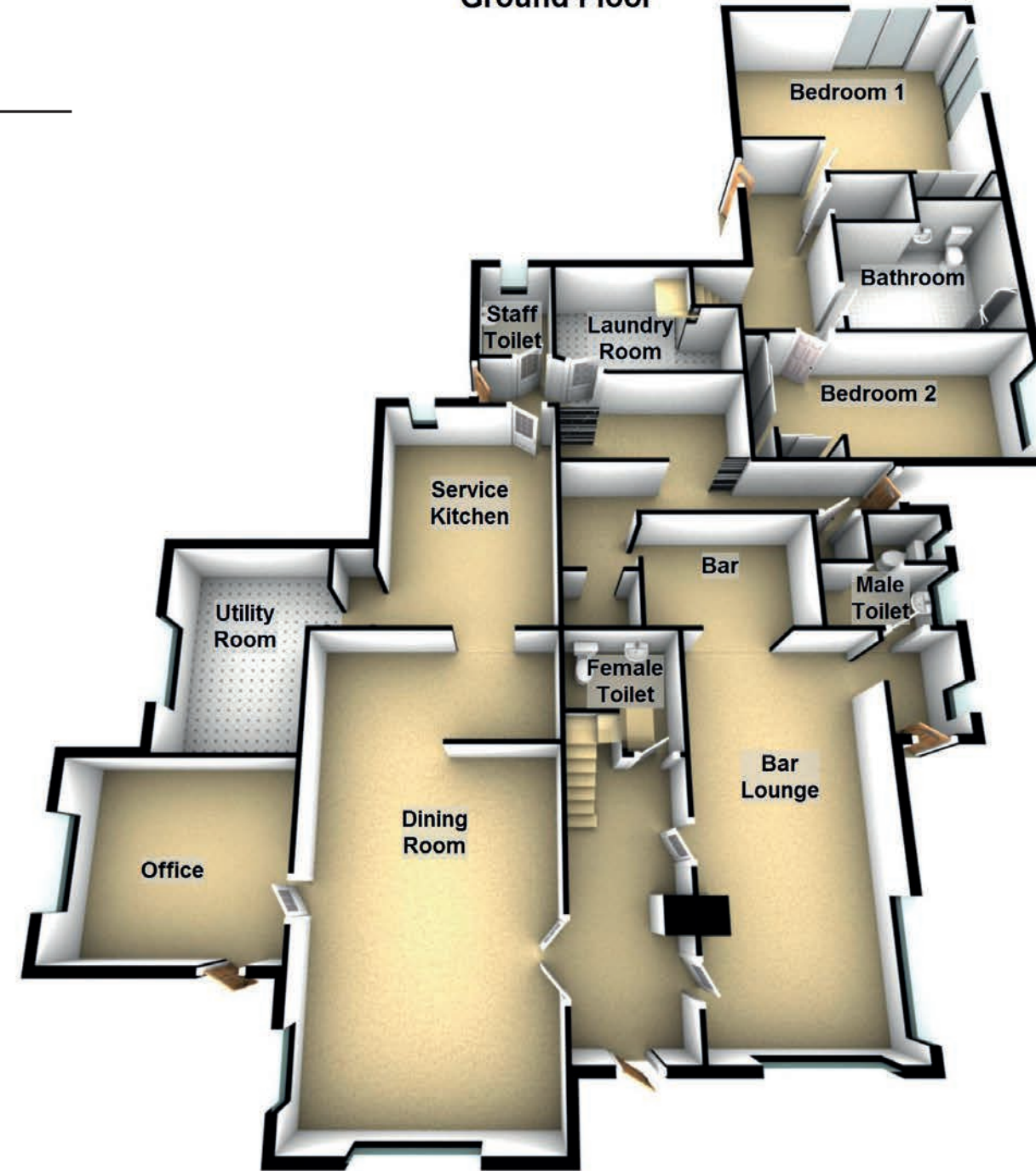
EPC RATING - G

EXTRAS
(Included in the sale)

A full inventory list will be provided on request from interested parties. All goodwill and intellectual rights to the business and future bookings are also included as part of the sale. Previous trade accounts will be available by request via any interested parties solicitor.



Ground Floor



First Floor






McEwan Fraser Legal
Solicitors & Estate Agents

Part
Exchange
Available



Text and description
ANDREW REID
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
CATHERINE ANDERSON
Designer

Tel. 01397 600 006 www.mcewanfraserlegal.co.uk info@mcewanfraserlegal.co.uk