

The Reef Inn

Crossapol, Isle of Tiree, PA77 6UP

The Business: At a Glance

THE HOTEL - Built in 2021, the eight-bedroom hotel is the centrepiece of this impressive island offering, complete with restaurant, bar and beer garden. Modern, turnkey and ready to go.

THE HOUSE - A spacious five-bedroom detached property offering superb flexibility – ideal for Airbnb, private owners’ accommodation or a combination of both.

THE BUNGALOW - Six bedrooms currently used for staff accommodation, providing valuable additional space and further potential.

THE OUTBUILDINGS - A converted cabin with kitchen and bathroom, two substantial storage sheds and a dedicated bike store add practicality and versatility to the site.

THE OPPORTUNITY - Set across approximately one acre, the property is ideally placed close to Tiree Airport and just a short stroll from the island’s beautiful sandy beaches. A rare chance to acquire a ready-made island business with multiple income streams, substantial accommodation and genuine lifestyle appeal.



The Hotel

The hotel provides eight beautifully appointed guest bedrooms, comprising a mixture of luxurious double rooms and versatile family rooms. Designed with comfort and relaxation in mind, the rooms feature elegant four-poster beds, free-standing stone baths and organic cotton bedding, creating a luxurious and tranquil environment for guests. The hotel benefits from underfloor heating throughout, while a modern air ventilation system provides filtered air three times every hour, ensuring a fresh, comfortable environment throughout the property. The Scandinavian-inspired design creates a bright, contemporary feel, while carefully selected furnishings and materials give the hotel a warm and inviting character.



The Bedrooms





Bedroom 1&7 Ensuites

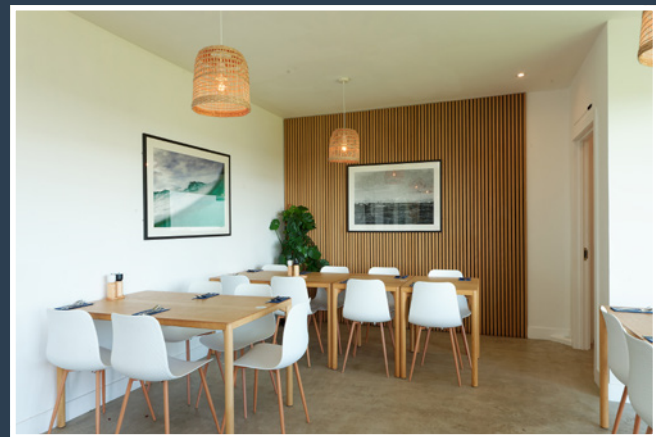




The Bedrooms







A key feature of the property is its popular restaurant and bar, which welcomes both hotel guests and walk-in customers. The restaurant has established a strong following among locals as well as tourists visiting the area, offering a bright, modern and relaxed space in which to enjoy good food with friends and family. For those looking to unwind after a day exploring the island, the comfortable couch area provides a cosy setting for enjoying a drink and relaxing with friends.



Restaurant/Bar



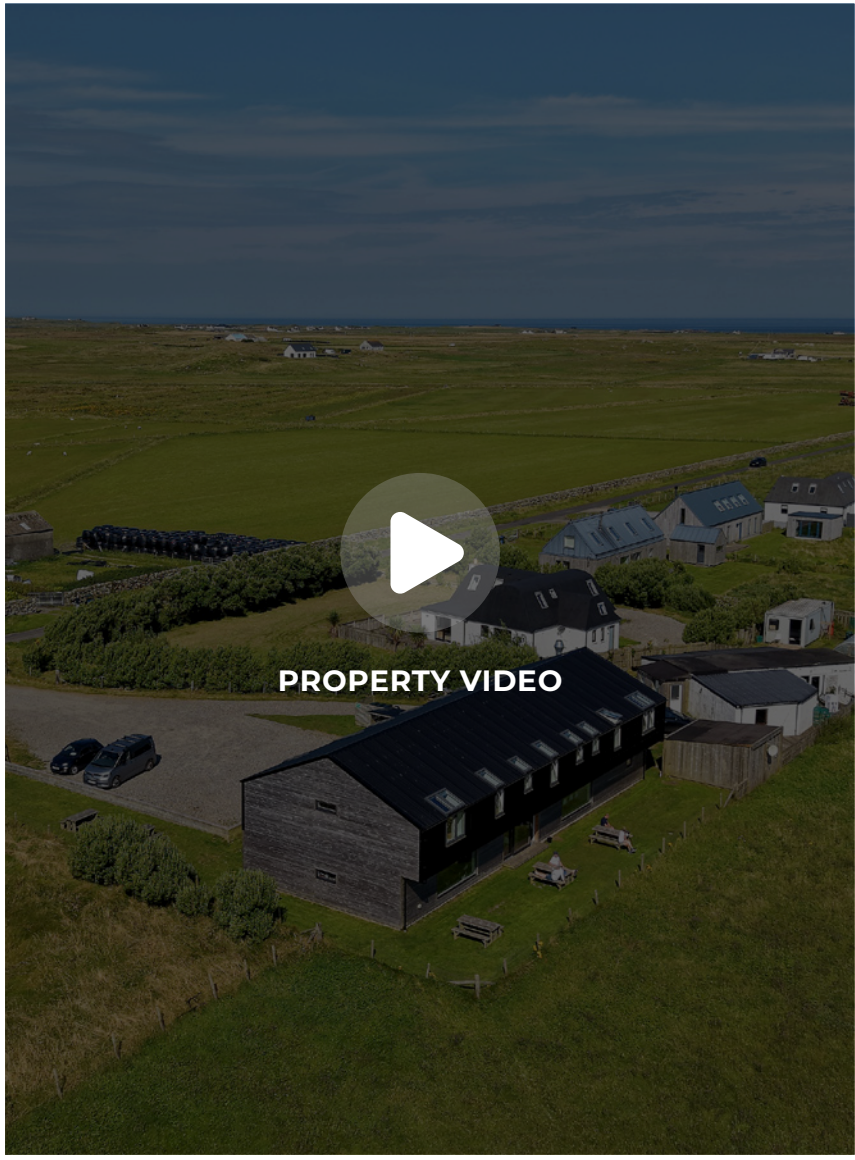


The property also benefits from a beer garden, providing additional outdoor seating and an attractive space to enjoy food and drinks during the warmer months. The combination of accommodation, dining and drinking facilities creates a welcoming destination with a strong connection to the local community as well as the visiting tourist market.

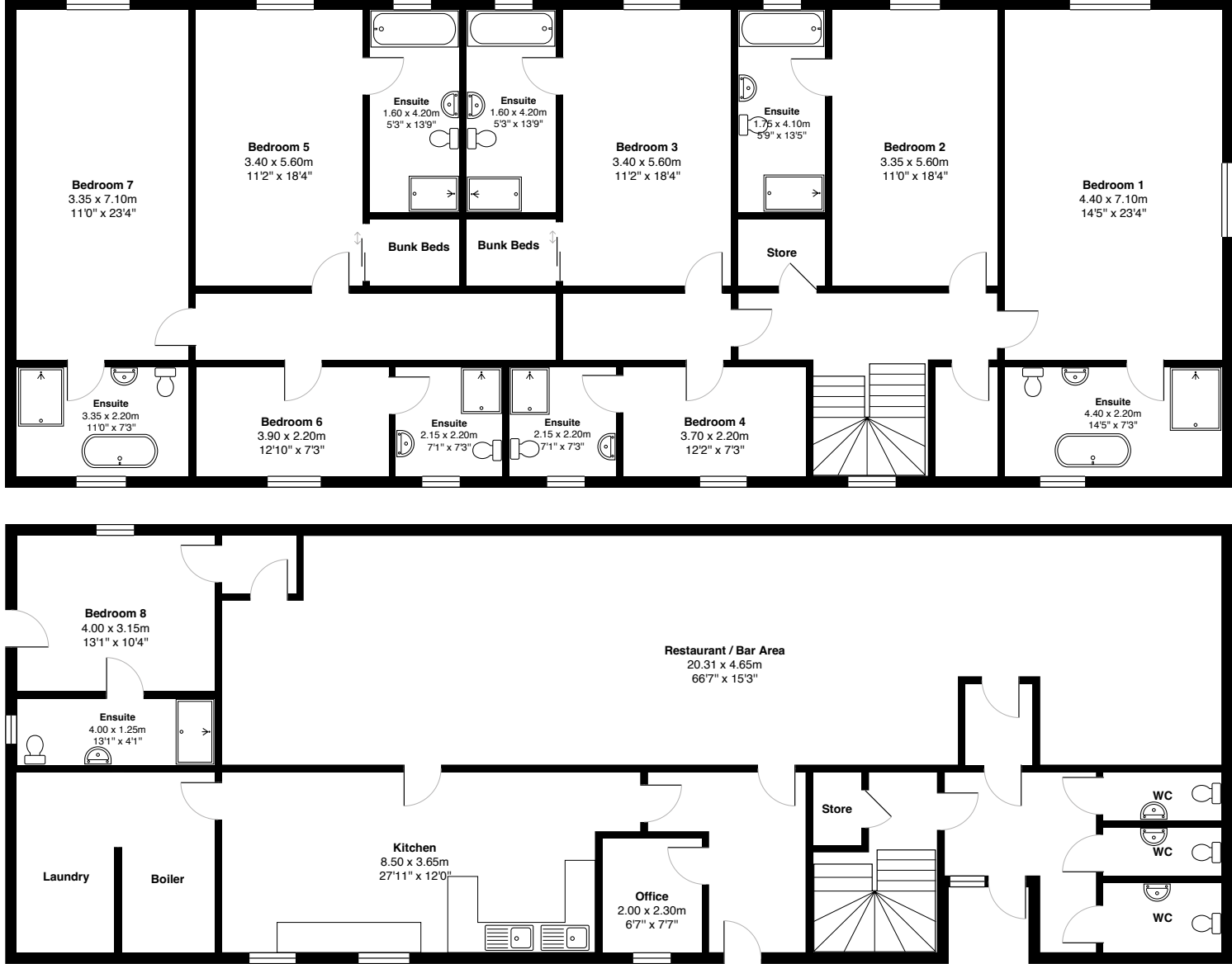


“...The Scandinavian-inspired design creates a bright, contemporary feel, while carefully selected furnishings and materials give the hotel a warm and inviting character...”

The Details



Estimated internal floor area (m²): 434m²



Detached House



Within the grounds is a detached five-bedroom house, currently operated as an Airbnb and providing an additional income stream. The house would also make excellent owners' accommodation, offering privacy and a clear separation from the main hotel while remaining conveniently located on site. Accommodation includes an open-plan kitchen/diner, spacious lounge, separate dining room and four bedrooms, making it a comfortable and substantial home for an owner or family. The flexibility to continue operating the property as an Airbnb or utilise it as a private residence adds considerable appeal to the overall offering.





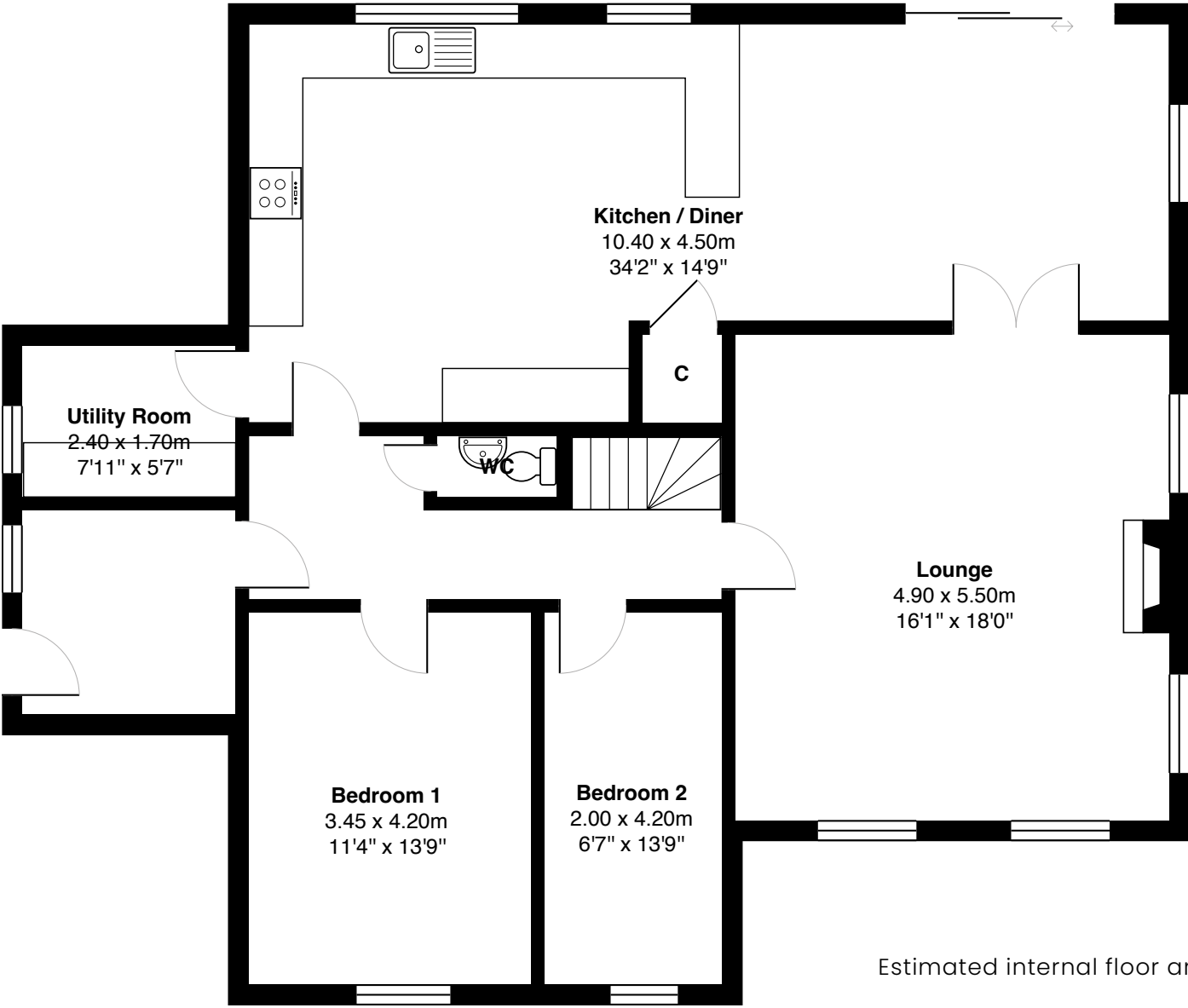
The Lounge



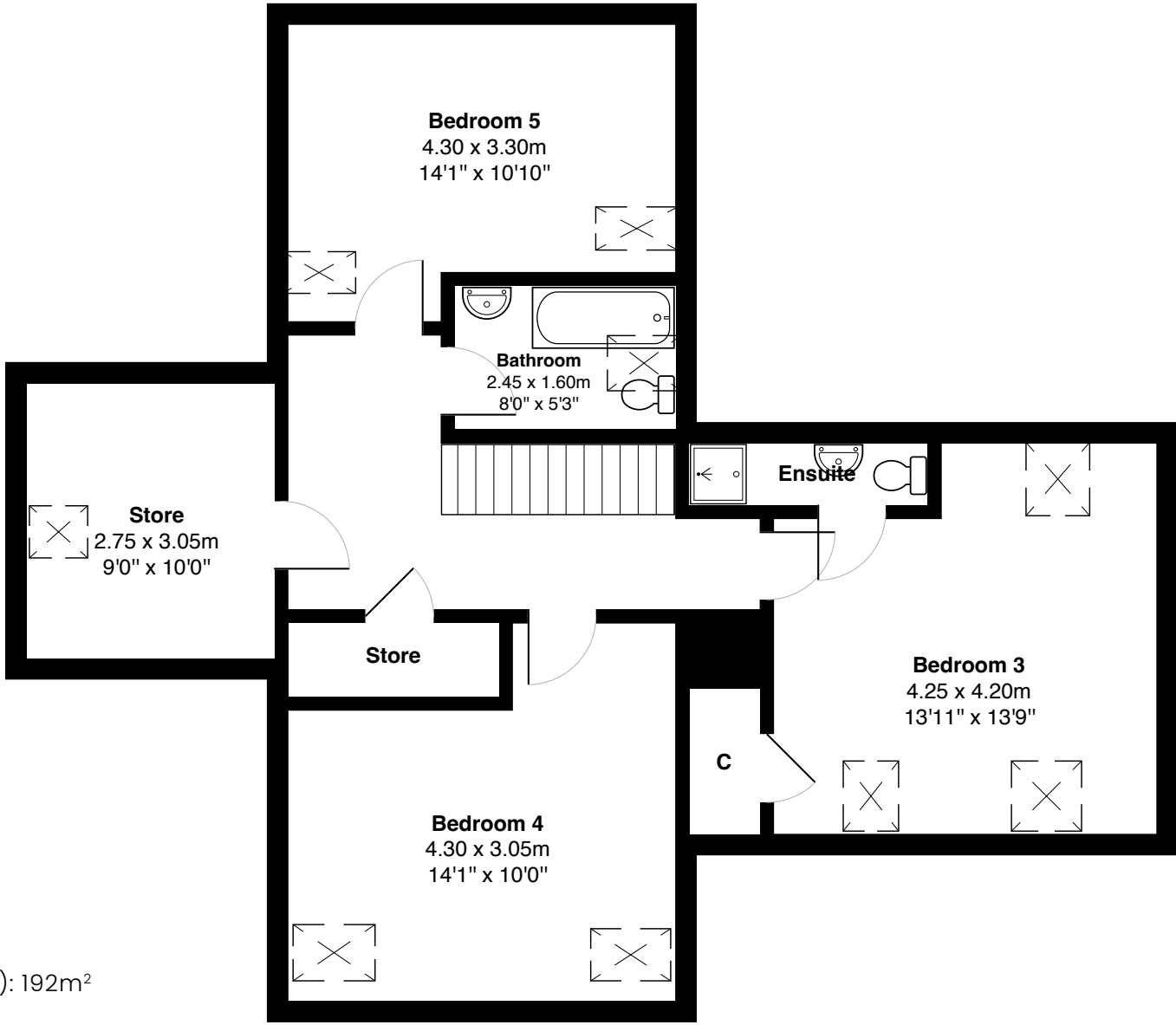


The Bathroom





Estimated internal floor area (m²): 192m²



Detached House



Staff Accommodation



DETACHED BUNGALOW - A fantastic six-bedroom detached bungalow offering flexible additional accommodation. Featuring shared bathroom facilities, a stylish open-plan lounge and kitchen, an open outlook and underfloor heating throughout, it provides a comfortable and contemporary living environment.

SELF-CONTAINED CABIN - A valuable addition to the property, the separate cabin offers fully self-contained accommodation with its own kitchen and bathroom, ideal for staff accommodation or other flexible uses.

EXTENSIVE OUTBUILDINGS & GROUNDS - Practicality meets opportunity with two large storage sheds, a dedicated bike store and a productive polytunnel, currently used to grow fresh fruit and vegetables for the hotel kitchen.

The property also benefits from an EV charging point, while an additional electrical supply is already in place for a future hot tub, offering an exciting opportunity to further enhance the guest experience.





The Bathroom



Estimated internal floor area (m²): 127m²





The hotel occupies a large and attractive plot, providing plenty of outdoor space for guests, owners and staff. The grounds include a vegetable plot, large car park and extensive areas of open space, offering a pleasant outdoor environment and further enhancing the sense of space and privacy associated with the property. The generous grounds also provide flexibility for the future, should a new owner wish to make changes or enhancements over time, subject of course to any necessary permissions.

Overall, The Reef Inn provides a rare opportunity to acquire a modern, beautifully designed hotel with an established restaurant and bar, complemented by separate owners' accommodation, extensive staff facilities and generous grounds. Built only in 2021, the property offers the advantages of a relatively new building combined with a distinctive Scandinavian aesthetic and carefully considered guest facilities. With its luxurious bedrooms, popular restaurant, welcoming bar and beer garden, separate five-bedroom house and dedicated staff accommodation, the property offers an excellent combination of business, lifestyle and income potential. An ideal opportunity for an owner-operator looking for a high-quality hospitality business in an attractive island setting.



Tiree: At a Glance

GETTING TO TIREE - Loganair provides the primary flight service to Tiree from Glasgow. There are also ferry connections from Oban, including 8 ferries per week in the summer. Flights typically run twice daily year-round. In winter, there is usually only a single flight on Saturdays and Sundays. The flight from Glasgow takes approximately 1 hour.

EVENTS ON TIREE - The Tiree Music Festival, the Tiree 10k and Ultra Marathon, and the film festival attract visitors to the island.

WATERSPORTS ON TIREE - Tiree Tiree offers world-class beaches for kitesurfing, windsurfing, and surfing. The island attracts both families and professional athletes who seek to make the most of its impressive conditions and stunning beaches. Each autumn, Tiree hosts a leg of the British Windsurfing Championship; in 2007, it also hosted the UK leg of the World Tour. In addition, Tiree has produced a home-grown Red Bull surfer, Ben Larg, who grew up on the island.

SCHOOLS ON TIREE - Tiree High School is the island’s main school, a Local Authority school providing education for the community from Early Learning/ Childcare through to age 18 . There is a dedicated Gaelic Unit within the school.

ISLAND FACTS - Tiree is the most westerly of the Inner Hebridean islands. Known as the “Hawaii of the North” due to its white sandy beaches, turquoise waters, and high sunshine hours. The island has a small population of roughly 650 to 750 people.



The Location

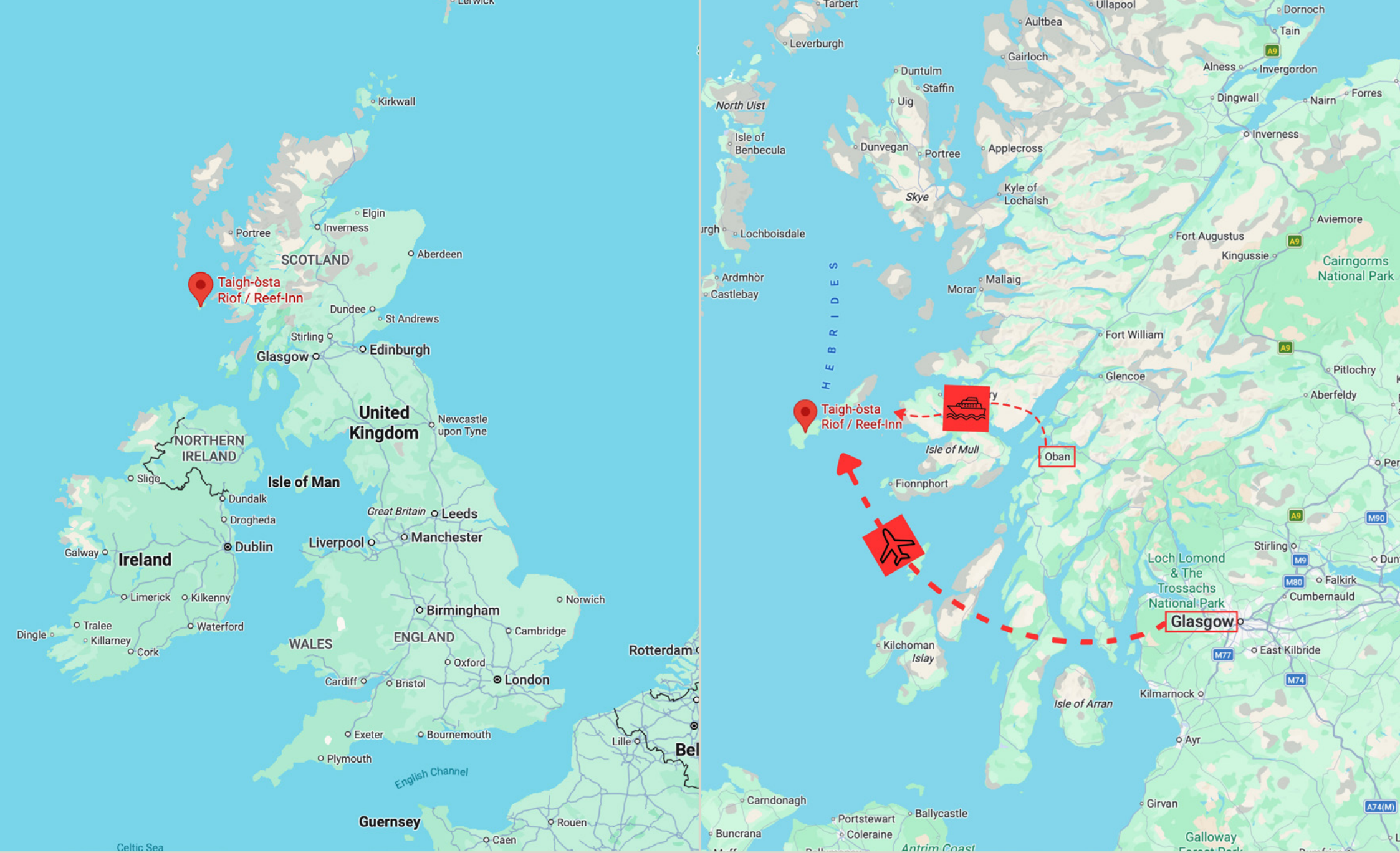


Nestled on the sun-drenched island of Tiree, the hamlet of Crossapol offers a unique blend of serene island living and vibrant community spirit. Known as the 'Hawaii of the North', Tiree is renowned for its mild climate, stunning white-sand beaches, and incredible natural light, and Crossapol is perfectly positioned to experience the very best of this 'Sunshine Isle'. At the heart of Crossapol lies An Talla, the island's dynamic community hub, making this one of the most connected and convenient locations on Tiree. This central facility is home to exciting new developments, including a state-of-the-art community gym, and serves as a focal point for local events and services, meaning properties here benefit from being at the centre of the action, with the community fuel station and business units also located nearby, fostering a strong sense of local enterprise.

Crossapol's location also offers unparalleled convenience for getting out and about, with the Isle of Tiree airport just a mile away providing quick and easy connections to the mainland, while world-class beaches are right on your doorstep. Crossapol Beach itself is a popular spot for windsurfers and nature enthusiasts, who flock to the area to spot basking sharks during the summer months, and the island's flat, fertile landscape is crisscrossed with paths, making it a paradise for walkers and cyclists seeking to explore the dramatic coastline and renowned machair grasslands.

Living in Crossapol means becoming part of a close-knit, welcoming community on one of Scotland's most remarkable islands, and with its central amenities, connection to nature, and strong community spirit. The Reef Inn presents a rare opportunity to own a piece of island paradise.





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