



BELMONT HOUSE

UYEASOUND, UNST, SHETLAND, ZE2 9DW



There are very few places where history, opportunity and lifestyle come together so effortlessly, Belmont House is one of those rare places.

Standing proudly above the waters of Bluemull Sound on the island of Unst, the most northerly inhabited island in the United Kingdom, Belmont House is an exceptional Georgian mansion dating from 1775. Recognised as Britain's most northerly stately home and described as "possibly the most ambitious, least altered classical mansion in the Northern Isles," it occupies one of the most remarkable settings anywhere in Scotland.

Beautifully restored and presented to an exceptional standard, Belmont House offers something increasingly difficult to find: a magnificent historic home that also provides an established, profitable lifestyle business, all within one of the safest and most welcoming communities in Britain.

Following a £1.6 million reconstruction and years of careful restoration by the present owner, every detail has been thoughtfully considered to preserve the building's architectural significance while creating a warm, luxurious and welcoming home. Today, Belmont House enjoys an outstanding reputation as one of Shetland's premier guest houses, attracting visitors from across the world who come to experience the islands' spectacular scenery, wildlife, Viking heritage and the unforgettable Northern Lights.

Perhaps most remarkably, this successful business is operated by a single owner. The guest house has been carefully developed into an efficient, rewarding enterprise that provides an excellent income while allowing time to enjoy the unique quality of life that Unst offers. For a couple, the opportunities become even more exciting. There is genuine scope to expand the business further, introduce new experiences, increase occupancy or simply enjoy a more relaxed balance between work and island life.

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Belmont House is far more than a guest house. It is a destination. The four acre estate naturally lends itself to exclusive weddings, intimate luxury celebrations, private dining, whisky and wine tasting evenings, corporate retreats, wellness escapes, artist residencies, photography workshops, guided island experiences and unforgettable Northern Lights packages. Subject to the necessary consents, the substantial garage also offers exciting potential for conversion into luxury self-catering accommodation or a restaurant, opening further possibilities for growth.

Yet it is the lifestyle that truly sets Belmont House apart, waking each morning to uninterrupted sea views stretching across Bluemull Sound towards Linga and Yell. Watch otters playing along the shoreline, seabirds circling overhead and, during the darker months, the Northern Lights dancing across some of Europe's clearest skies. Life here moves at a different pace. There are no traffic jams, no crowds and almost no crime. Children enjoy the freedom to explore, neighbours know one another by name and the sense of community is something many people thought had disappeared decades ago.

For families, Unst offers an enviable environment in which to raise children. Excellent local schooling, healthcare, leisure facilities, shops, a marina and an active community all combine to create a quality of life that is increasingly sought after but rarely found. For those looking to escape the pressures of modern life without sacrificing ambition, Belmont House offers a unique opportunity to own an iconic Scottish estate while enjoying the rewards of an established business with significant untapped potential.



ENTRANCE HALL

The accommodation is arranged over three beautifully presented floors. The ground floor welcomes guests through an impressive entrance hall dominated by a magnificent Chippendale inspired staircase. Here you will find a fully equipped kitchen, elegant dining room, accessible guest bedroom, modern shower room and practical boot room with access to the basement.







DINING ROOM



GUEST BEDROOM



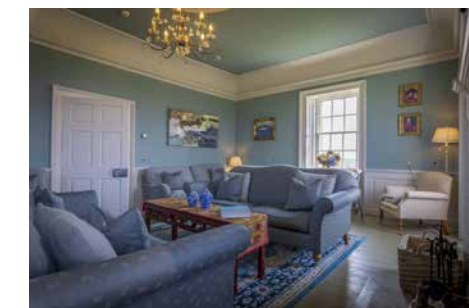


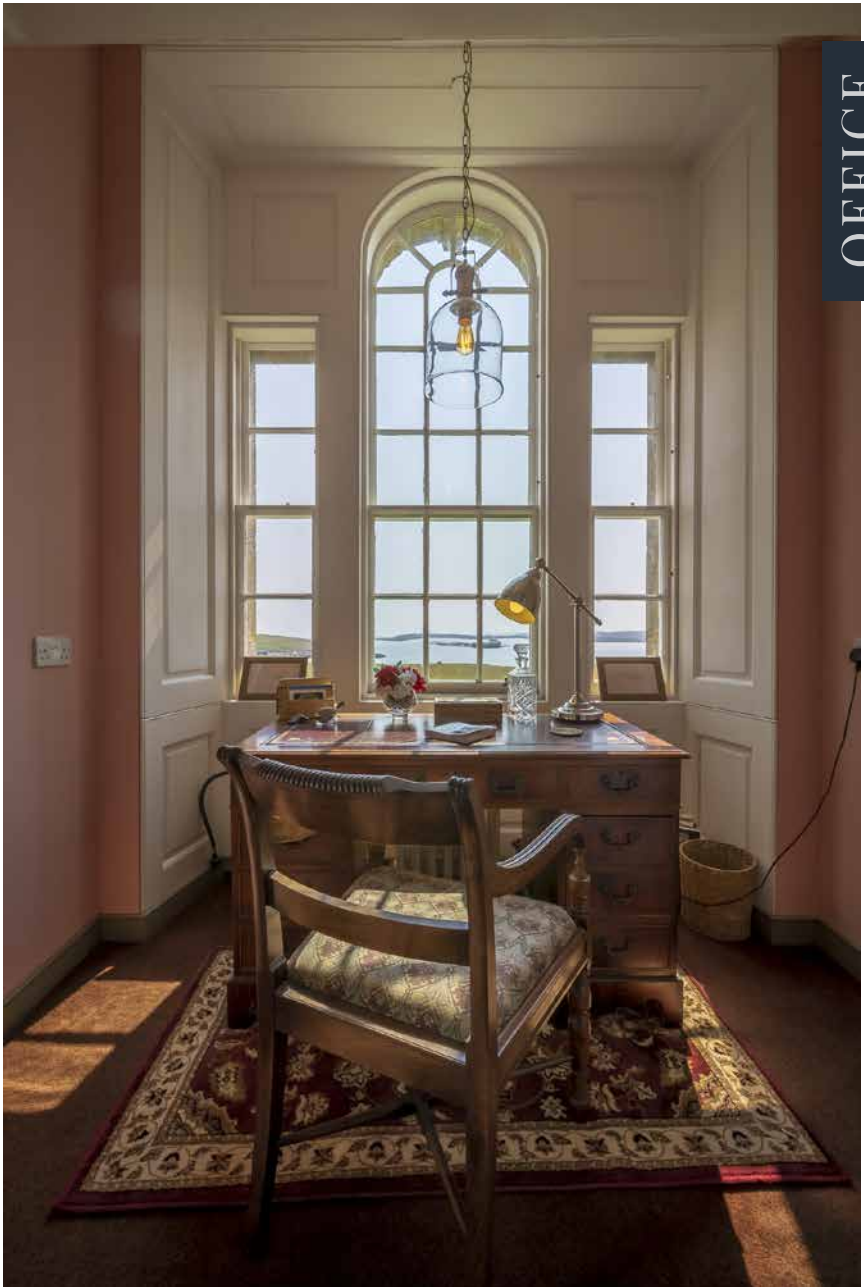
The first floor provides a large drawing room, office, and two spacious guest bedrooms, each enjoying breathtaking views across the surrounding coastline and countryside.

DRAWING ROOM



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KING ROOM





BEDROOM

The second floor offers a further two beautifully appointed guest bedrooms together with two bathrooms, providing excellent flexibility for guest accommodation or private family living.



BEDROOM

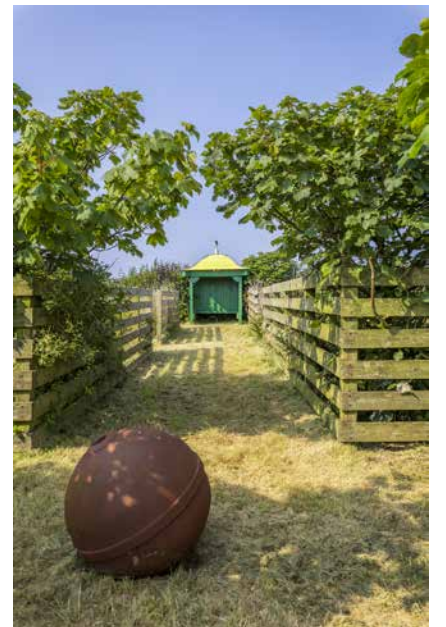


BATHROOMS





Externally, the classical symmetry of Belmont House continues through its carefully designed Georgian gardens. Three distinct areas include a grove and allotment, formal quadrangle gardens framing the front elevation and a private garden with gazebo, offering peaceful spaces for relaxation throughout the seasons.





PAVILLIONS

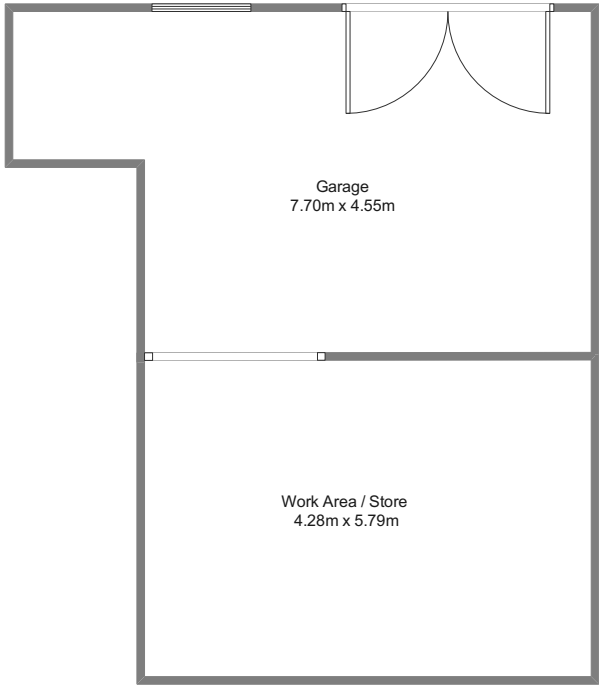
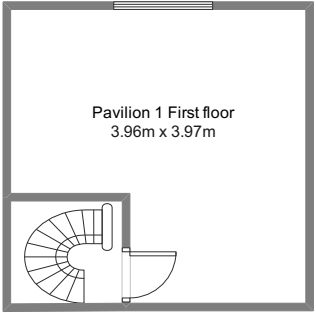
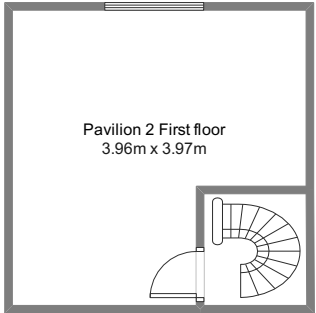
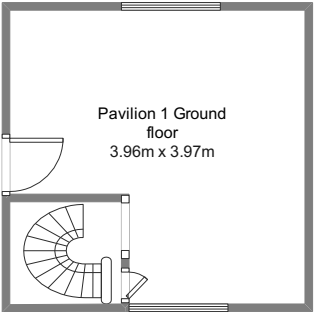
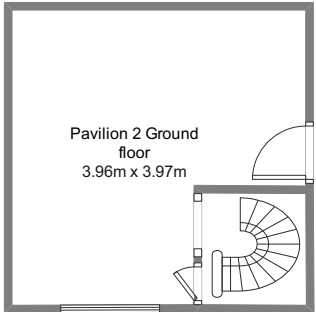
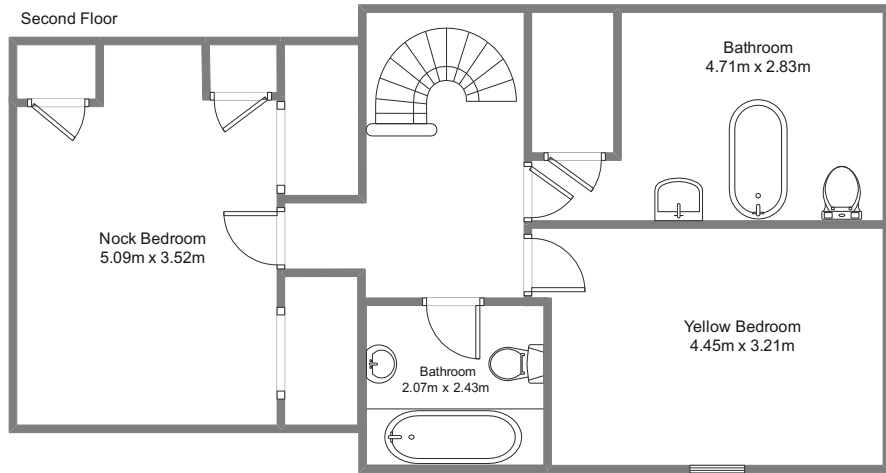
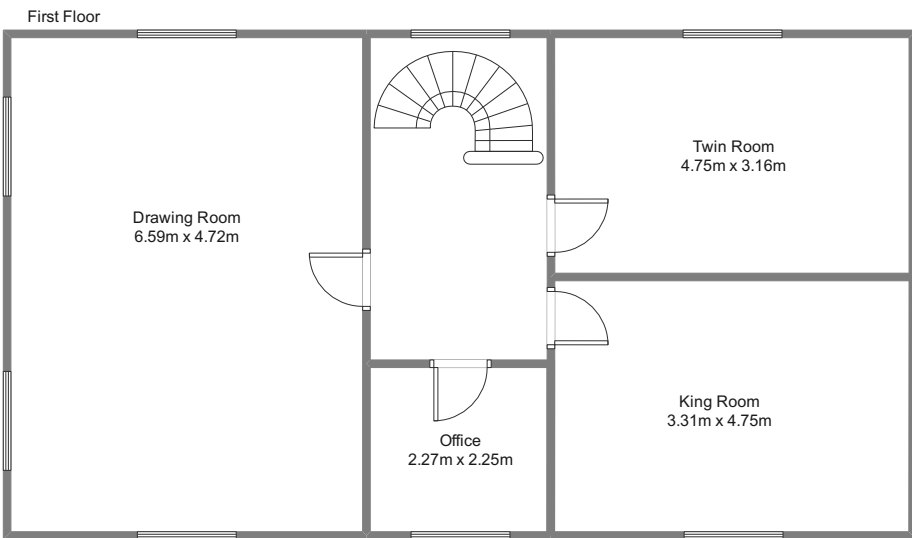
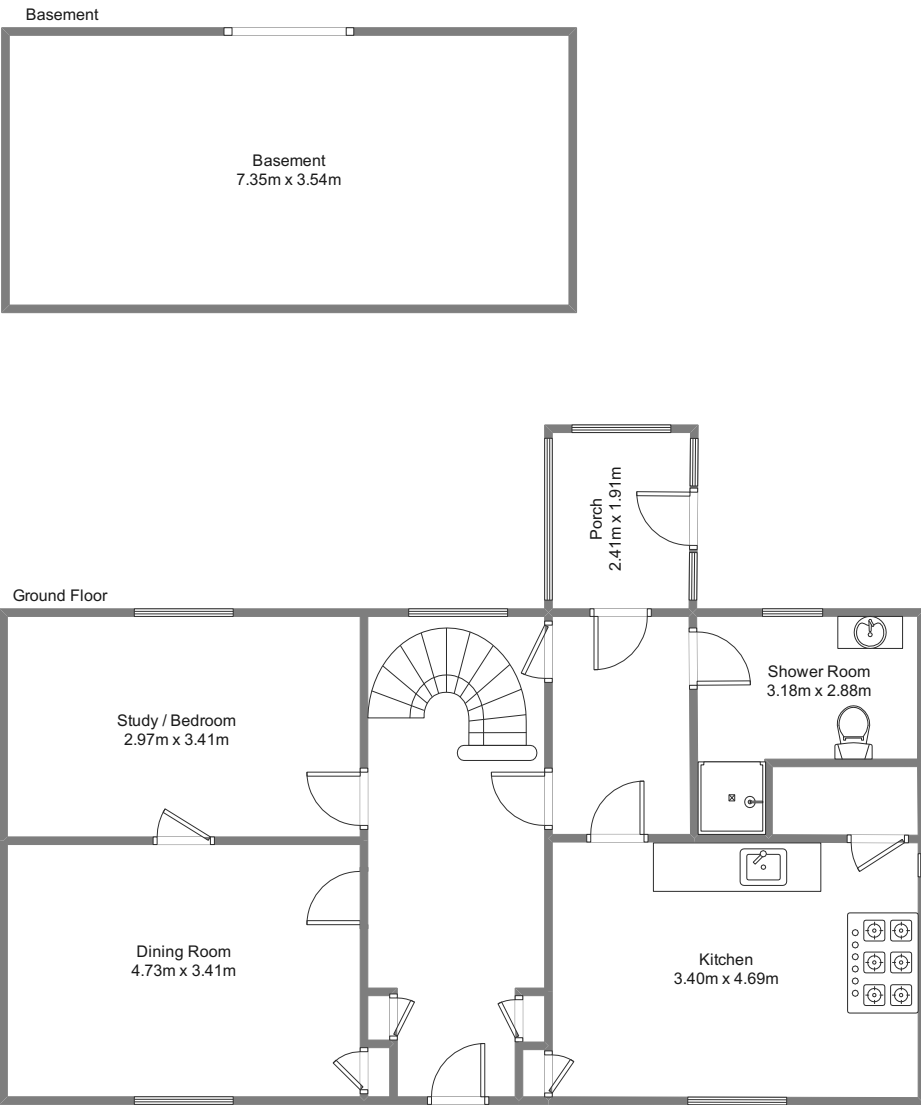


Completing the estate are two elegant Georgian pavilions. The East Pavilion currently provides laundry facilities with office accommodation above, while the West Pavilion offers additional reception space, hobbies room or private retreat together with generous storage. Extensive parking, enclosed rear paddock, walled garden and substantial garage complete this exceptional property.

Belmont House occupies a commanding position within the picturesque hamlet of Belmont on the island of Unst, Britain's most northerly inhabited island and one of Scotland's most captivating destinations. Increasingly recognised as one of the country's hidden gems, Unst attracts visitors throughout the year for its extraordinary wildlife, dramatic landscapes, internationally important birdlife, diving, fishing, walking, Viking heritage, geology and world class dark skies. Regular ferry services provide convenient connections throughout Shetland, while Lerwick, the islands' principal town, is approximately two hours away by road and ferry.

Properties of this calibre are seldom available. Fewer still combine architectural significance, an established and easily managed business, exceptional restoration, remarkable natural beauty and such an outstanding quality of life. Belmont House is not simply a home, it's an opportunity to change the way you live.







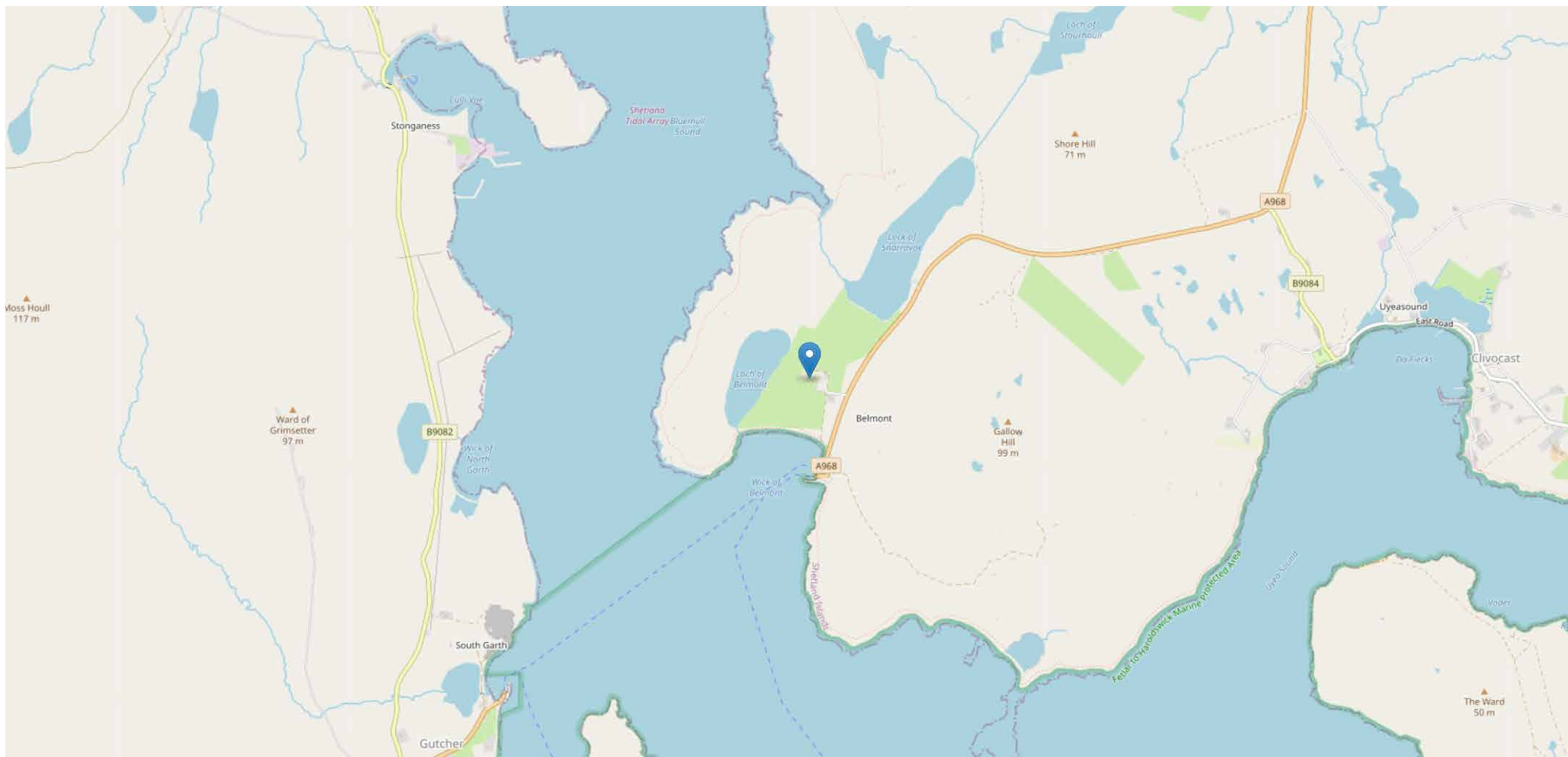
The property is situated in the village of Uyeasound on the island of Unst, the most northerly inhabited island in the United Kingdom and one of Shetland's most distinctive locations. Uyeasound is a picturesque coastal settlement with a strong community spirit and enjoys stunning views over the surrounding harbour and coastline.

Unst offers a range of local amenities, including a school, leisure centre, marina, shop, and healthcare facilities, while regular ferry services provide connections to the neighbouring islands and mainland Shetland. Lerwick, Shetland's principal town, is approximately two hours away by road and ferry, offering a comprehensive range of shopping, business, and transport facilities.

Renowned for its spectacular landscapes, abundant wildlife, and thriving tourism sector, Unst is a popular destination for visitors seeking walking, birdwatching, fishing, diving, and heritage attractions. Uyeasound provides an attractive setting for both commercial and residential property, combining a peaceful island lifestyle with excellent opportunities for tourism, business, and community living.

LOCATION





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