

THE CROFTERS SNUG

VIEWFIRTH, MEY, THURSO, CAITHNESS, KW14 8XL



**McEwan Fraser Legal**
Solicitors & Estate Agents

THE CROFTERS SNUG LOCATION



The Crofter's Snug is located close to the Castle of Mey, 6 miles from John o'Groats on the famous North Coast 500 (NC 500) tourist driving route. The short ferry crossing to St Margaret's Hope leaves from nearby Gill's Bay making it an excellent stop-off to the way to the Orkney Islands. It is situated 7 miles from the long stretch of golden beach at Dunnet Bay and the RSPB-owned Dunnet Head, the most northerly point on the UK mainland, making it an ideal location for

outdoor activities such as fishing, horse riding, cycling, kayaking, surfing and walking. The village has a primary school, hotel and a busy community hall which is used for varied functions such as Post Office, nursery and indoor bowling, amongst many others.

Nearby Thurso has many facilities including a variety of shops, supermarkets and railway station which has regular services to Inverness and connections

to the rest of the UK. Wick Airport has daily flights to Edinburgh and Aberdeen where domestic and international flights are available. The Scottish Highlands attracts visitors from all over The World with many being drawn to the region by the NC 500. The ruggedness of the Northwest Highlands often referred to as the last great wilderness in Europe, offers some of the most beautiful beaches and mountains in Scotland, is easily accessible from the area.



THE CROFTERS SNUG
LOCATION



McEwan Fraser Legal is delighted to offer a rare opportunity to purchase this renovated two-bedroom residential property and successful business with great potential to further increase the business turnover.

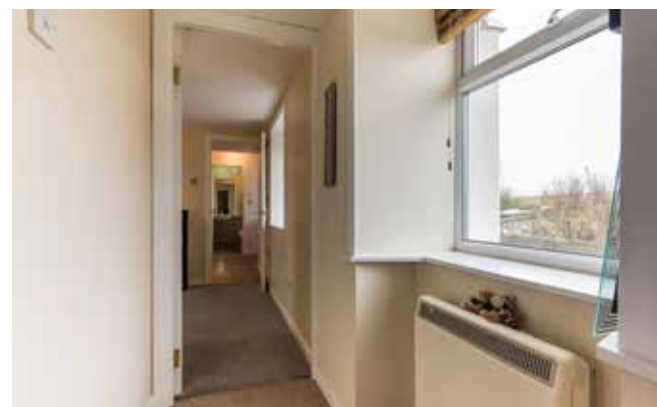
The Crofter's Snug Luxury Pods, Shepherd's Hut and former croft presents an excellent opportunity to acquire a quality home complete with the added benefit of a successful glamping and caravan/camper van park business. The sale consists of a two-bedroom cottage, two luxury glamping pods, glamping shepherd's hut on wheels, a five-

pitch caravan park with electrical hook-ups. The acreage is five acres in total with the paddock area measuring 1.5 acres on its own. The house could be used as an additional letting property to bring in additional income.

This successful business has a good set of accounts which would be made available to suitably qualified interested parties.

This turn-key business offers a rural lifestyle in a very popular part of Scotland with good income streams.





THE CROFTERS SNUG
PROPERTY



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KEY FEATURES:

- Double aspect main lounge with new stove
- Luxury kitchen by Ashley Ann
- Renovated cottage
- Two bedrooms
- Ashley Ann bathroom with shower over bath
- Garage
- Stone byre for storage with potential for further development
- Two luxury Pods & one Shepherds Hut on wheels
- 5 pitch caravan/camper van pitches with electrical hook-ups
- Separate paddock



THE CROFTERS SNUG
PODS





THE CROFTERS SNUG
PODS



THE CROFTERS SNUG
SHEPHERDS HUT

THE CROFTERS SNUG
EXTERIOR





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