



Puffin Croft

JOHN O' GROATS, WICK, KW1 4YS


McEwan Fraser Legal
Solicitors & Estate Agents

McEwan Fraser Legal is delighted to present this unique and highly versatile business, perfectly suited for buyers seeking a move away from the city and looking for an established income stream with room for further growth.

At the heart of the property is a popular and highly regarded petting farm attraction, already awarded 4-star accreditation by VisitScotland and ranked as the No. 2 recommended thing to do in John O' Groats on TripAdvisor. This provides an immediate and proven draw for both locals and the significant tourist footfall the area enjoys each year, establishing the business as a key part of the visitor experience in this world-famous location.







The property offers a proven base for hospitality and lifestyle enterprises. On the B&B side, the accommodation has been thoughtfully upgraded, with solid oak doors adding quality throughout and carpets fitted to the upper level in 2019. Heating and efficiency are supported by an air-source heat pump installed in 2019, complemented by a new front door in 2024. The guest and owner spaces retain a sense of comfort and charm, with the living room log burner and kitchen log-burning stove (2019) creating inviting focal points.



The Owner's Lounge







The Owner's Dining Room



The Owner's Bedroom & Bathroom



The B&B





Externally, the business opportunities expand considerably. A refurbished on-site shop (2021) with its own log burner (2022) is ready for trading, offering an immediate commercial avenue. Traditional stone barns and a series of wooden outbuildings, most built within the last six years, provide excellent scope for livestock, storage, or diversification projects. A 30-foot commercial-grade polytunnel frame (requiring a cover) adds potential for horticulture or sustainable growing ventures.

Additional income potential is provided by two caravans, one four-berth and one two-berth, both connected to mains water and electricity and securely enclosed within a wooden shelter. These offer ready-made guest accommodation, staff housing, or short-term rental options.

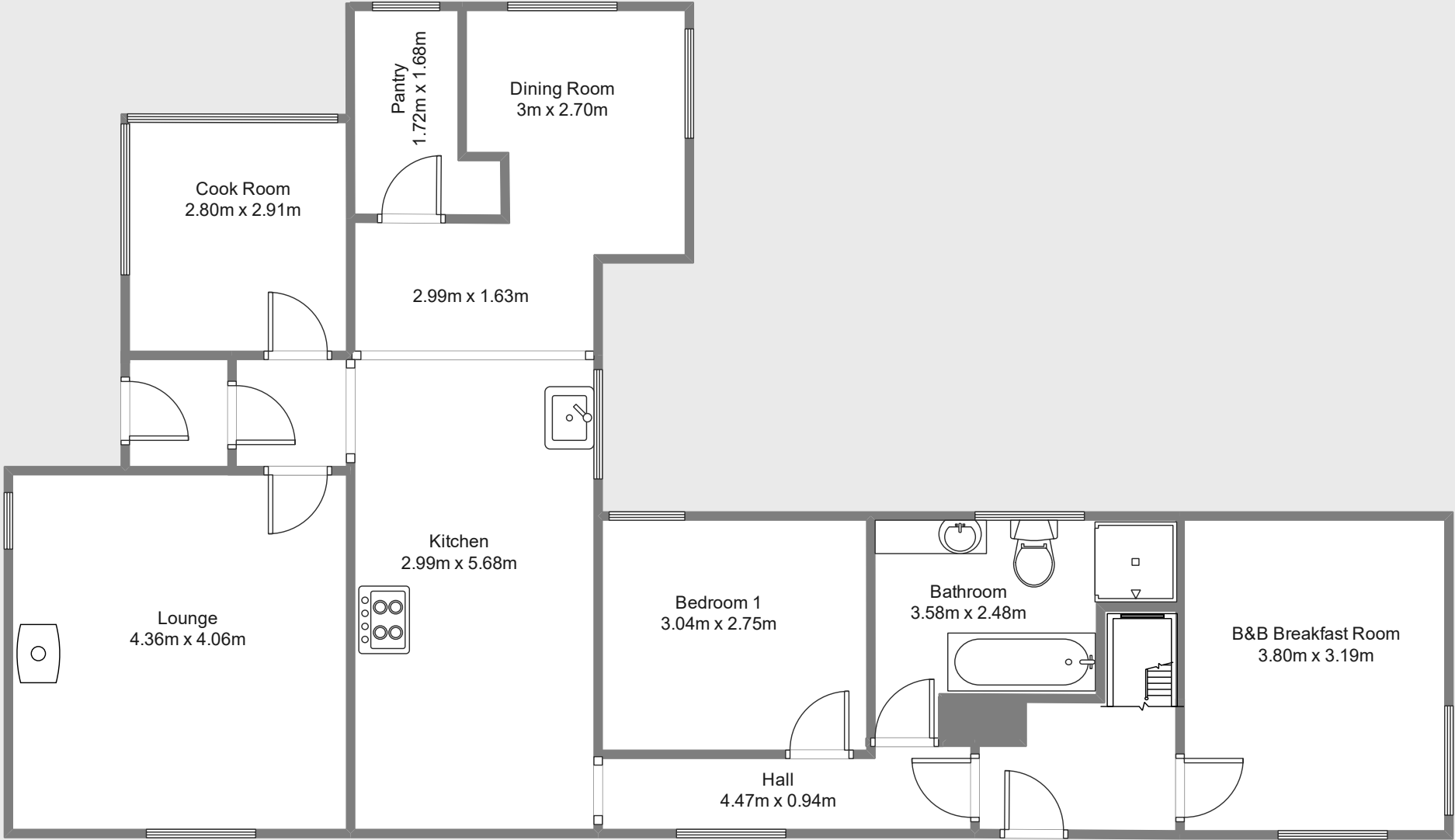
With its combination of an already successful visitor attraction, diversified income potential, and further development opportunities, this property represents a rare chance to acquire a thriving Highland business in one of Scotland's most visited and iconic regions. Early viewing is highly recommended to fully appreciate the scope and versatility on offer.



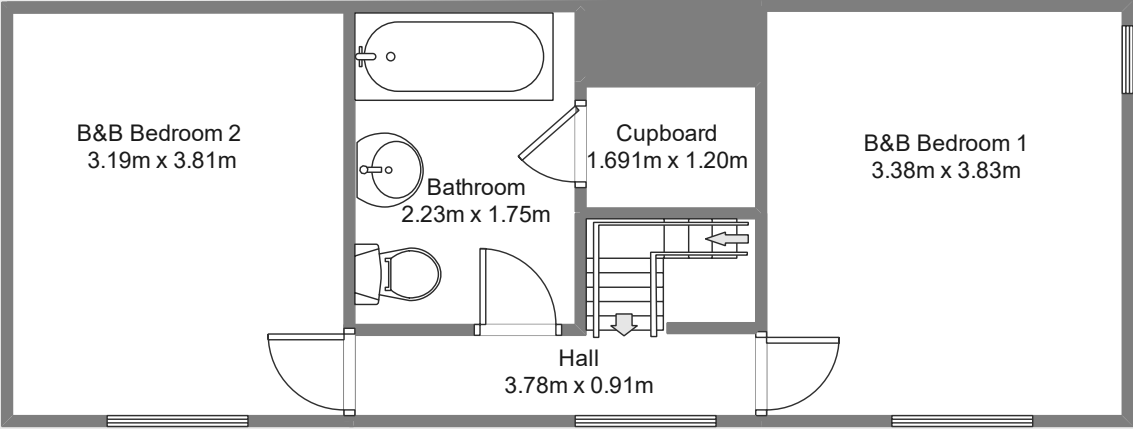
The Farm Shop







Floor Plans & Dimensions



John O'Groats is one of Scotland's most iconic destinations, famed as the northernmost inhabited point on the UK mainland and a true landmark location for visitors from around the world. Steeped in natural beauty, the area offers breathtaking coastal scenery, dramatic sea views, and access to some of the country's most unspoilt landscapes.

The village itself provides a range of everyday amenities, including local shops, cafés, craft stores, and a post office, as well as several restaurants and hotels catering to both residents and the steady stream of visitors. A short drive brings you to Wick (around 17 miles) and Thurso (around 20 miles), where you will find larger supermarkets, banks, healthcare facilities, and secondary schools.

Transport links are excellent for such a remote setting. Wick Airport offers scheduled flights to Aberdeen with Eastern Airways, operating up to twice daily on weekdays and Sundays. The short 40-minute flight opens up a wealth of onward domestic and international connections via

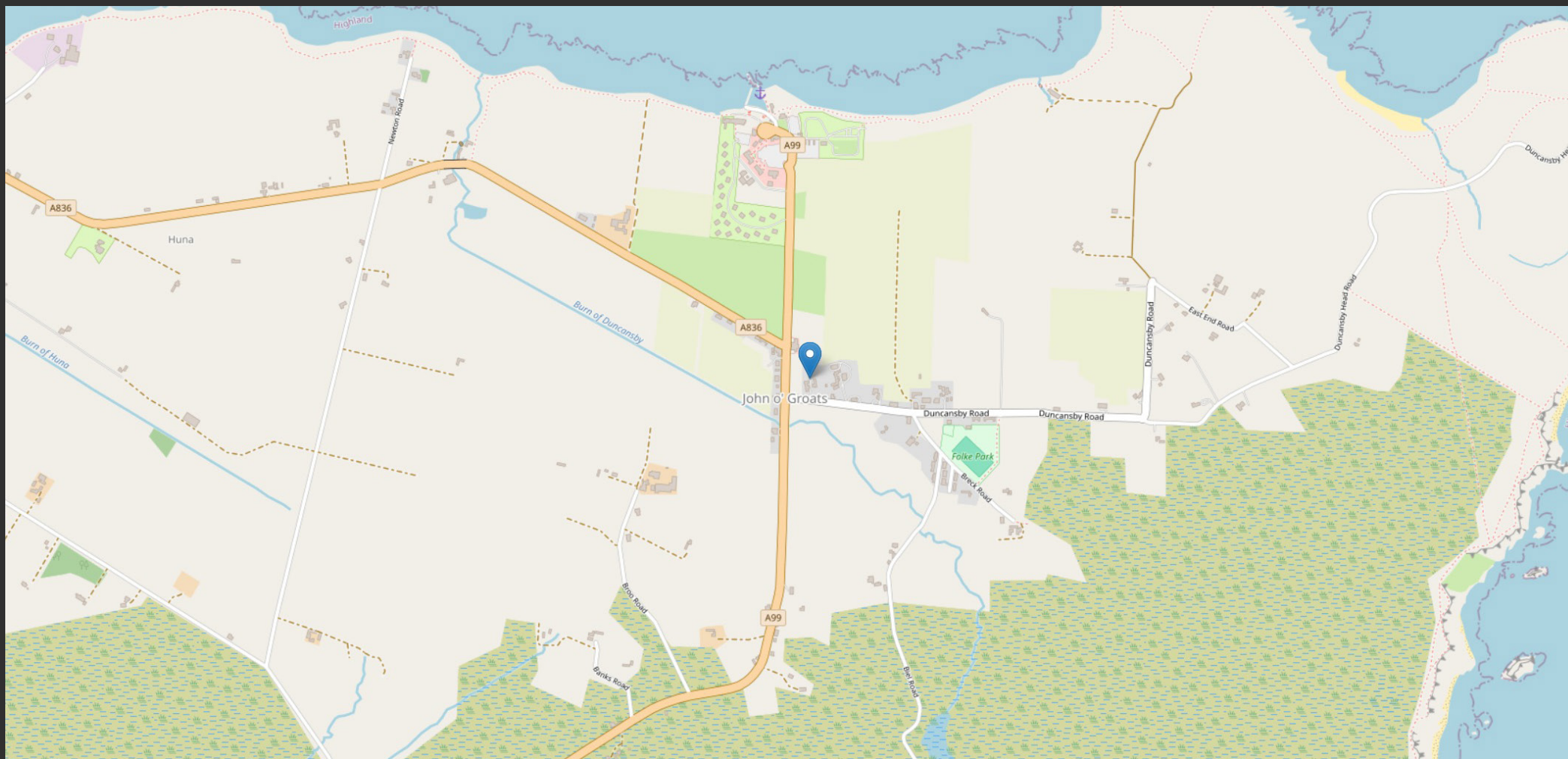
Aberdeen Airport. By road, the A99 links John O'Groats south through Wick to the A9, the main route towards Inverness and the Central Belt. Regular rail services are also available from Wick and Thurso to Inverness.

For year-round, vehicle-friendly crossings, Pentland Ferries operate from Gills Bay, just 4 miles west of John O' Groats, to St Margaret's Hope on Orkney, with crossings taking just over an hour. Alternatively, car ferry connections run from Thurso to Stromness, providing additional access to the islands.

For those with an adventurous spirit, the location is second to none. The area is a gateway to the famous North Coast 500 route, renowned for its spectacular coastal drives. Local leisure pursuits include walking, cycling, birdwatching, and marine wildlife spotting, with opportunities to see puffins, seals, and even orcas in the surrounding waters.

John O'Groats offers a rare blend of natural beauty, community spirit, and connectivity, a location where lifestyle and opportunity meet.






McEwan Fraser Legal

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Tel. 01463 211 116
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

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Text and description
MARIE WOOD
Surveyor



Layout graphics and design
ALLY CLARK
Designer