







- Delightful, highly rated guesthouse in Drumnadrochit
- Five beautifully furnished ground-floor letting suites
- Spacious first-floor owner's apartment
- Located on the popular Great Glen Way
- Turnkey business opportunity
- Additional income from on-site ice cream/doughnut booth
- EV charging station available
- Ideal for tourism and holiday rentals
- Easy to manage and maintain





Description

Kilmore Farmhouse Guest House is a prestigious, generously proportioned detached property in a perfect location. This impressive property is thoughtfully designed, combining modern comfort with a warm, homely feel. The business is profitable, seasonally run, and offers huge potential, being sold as a true turnkey operation.

The guesthouse comprises five letting suites with a variety of configurations, alongside an extensive, separate, and secure owner's accommodation on the first floor. The property also features a bright conservatory, mature gardens, and dedicated guest parking, with the added attraction of a doughnut and ice cream booth. Kilmore Farmhouse Guest House represents an excellent choice for anyone seeking a combined home and lifestyle business.

Trade

The business currently operates on a seasonal and highly manageable basis, generating excellent profits with significant potential for expansion under new ownership. Its prime position on the Great Glen Way ensures a steady flow of walkers, cyclists, and tour groups throughout the season. The doughnut and ice cream booth—although presently closed—has previously been very popular with both tourists and locals, offering a valuable additional income stream. The guest house is licensed for up to 11 guests.

Kilmore Farmhouse Guest House enjoys an outstanding reputation, reflected in its exceptional reviews:

- TripAdvisor: #1 of 24 B&Bs in Drumnadrochit, rated 4.9 – Excellent
- Booking.com: Rated 9.4 – Superb

The business was awarded Location of the Year 2016 by the prestigious Luxury Travel Guide, an international awards programme recognising excellence across the global tourism industry.



Reason For Sale

This attractive business is now on the market due to the current owners' wish to retire, having successfully operated it since 2018.

Location

The charming village of Drumnadrochit sits on the scenic shores of Loch Ness, directly on the Great Glen Way. Famous for Nessie and close to Urquhart Castle, it attracts walkers and tourists alike. The village offers shops, schools, and a range of local amenities, while its location on the north shore of Loch Ness ensures a steady flow of passing trade, including visitors en route to Skye.

The surrounding area is renowned for its natural beauty, with water sports, fishing, and field sports all popular. Inverness and Fort Augustus are within a 30-minute drive, with Inverness providing expanding commercial and social opportunities, supporting a strong year-round trade.

The Property

Kilmore Farmhouse Guest House occupies a generous plot surrounded by mature, landscaped gardens. Built to a high standard, the property features timber-kit construction with light harling and a tiled roof. A bright conservatory, added in 2008, further enhances the dining area. In total, the property offers approximately 290 m² of well-designed accommodation.

The ground floor is dedicated to guests and includes a spacious entrance vestibule, five guest suites, a guest lounge, dining room, conservatory, and a state-of-the-art kitchen. The secure first floor forms the owners' private quarters, comprising a lounge, bedroom, and a stylish bathroom complete with slipper bath.





Access to the property is through the triple-glazed UPVC door into the entrance vestibule, followed by a glazed door leading into the hall, which features an attractive dog-leg staircase ascending to the owners' apartment. A useful storage cupboard is located off the hall, along with doors to all guest suites and communal areas. Double-glazed doors lead into the dining room and conservatory.

Ground Floor – Letting Suites

All suites are maintained to an equally high standard, offering both comfort and stylish furnishings. Each is equipped with a wall-mounted flat-screen satellite television, complimentary high-speed upgraded Wi-Fi, and tea and coffee-making facilities. The suites are further complemented by a curated selection of complimentary toiletries, providing an exceptional level of accommodation.

Clan Gordon	4.0m x 3.8m	King bedroom with En-suite shower room
Clan Stewart	4.2m x 3.2m	Double bedroom with En-suite shower room
Clan McPherson	5.3m x 3.7m	Triple bedroom (3 single beds) with En-suite shower room
Clan MacLeod	3.8m x 3.5m	Double bedroom with En-suite shower room
Clan Fraser	3.8m x 3.0m	Double bedroom with En-suite shower room

Guest Lounge (5.3m x 4.5m)

Glazed double doors from the dining room open into a bright, spacious guest lounge, tastefully furnished with comfortable sofas to maximise guest comfort. Wooden flooring and a stone fireplace with a wood-burning stove add to the relaxing ambience, while dual-aspect picture windows fill the room with natural light, creating a welcoming and serene environment.

Kitchen (5.3m x 4.3m)

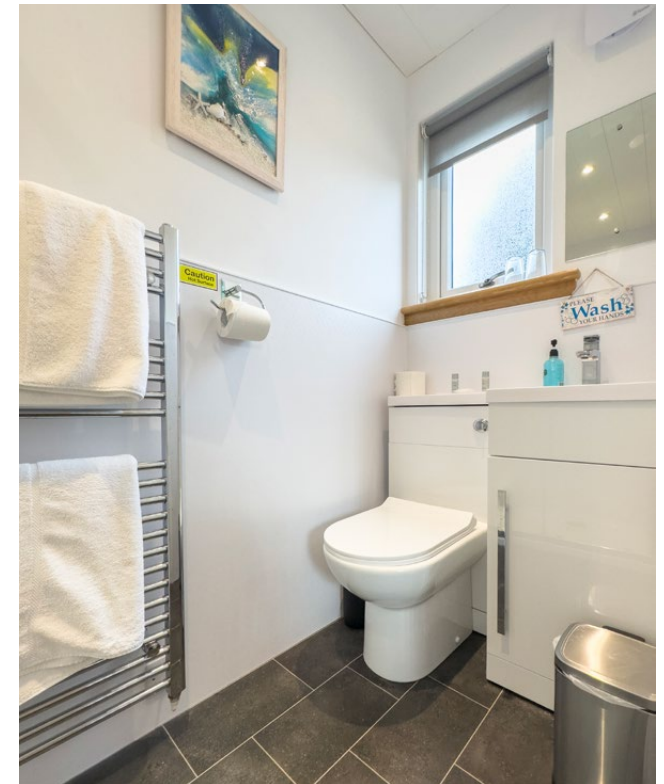
One of the standout features of this property is the beautifully refurbished, large modern kitchen, accessed directly from the main reception area. Finished to an exceptionally high standard, this spacious kitchen includes a generous central island with tall stools, attractive Karndean flooring, and an impressive range of high-quality cream cabinets. It offers extensive worksurface space and is fully equipped with all the appliances needed to support the business.

Dining Room and Conservatory (6.1m x 3.8m)

Double-glazed doors lead from the hallway into the dining room, where a wooden floor flows throughout the space, set with tables and chairs and complemented by a dedicated breakfast-service unit. Beyond this is the bright double-glazed conservatory, featuring a corrugated roof and windowed walls, an exceptional addition that also provides direct access to the garden through its external door.









Owners Accommodation

The present owners make full use of the entire first floor as their private accommodation. This area is fully separate from the guest spaces, offering both privacy and security. The exceptionally large lounge provides ample room for a comfortable living area as well as an office space, while the spacious bedroom sits adjacent. A stylish Jack and Jill bathroom—accessible from both the lounge and the bedroom—features a luxurious slipper bath and a separate shower. All areas are light, bright, and finished to a high standard, with neutral yet tasteful décor throughout.





Grounds

The house sits at the centre of a generous plot of just over half an acre, surrounded by a beautifully maintained garden that features a charming, grassed seating area, a pond, and attractive small fountains. A gravel drive wraps around the property, offering excellent access to all areas. To the rear, a large barn-style garage with an electric roller door provides substantial storage space and includes power, lighting, a dedicated drying room, and a large freezer. To the right of the property sits a wood-clad catering trailer, currently used to serve doughnuts and ice cream to passing trade. There is also potential to reinstate previous planning for a glamping pod, offering further development opportunities.

Services

The business benefits from mains electricity, water, and drainage. Central heating and hot water are provided via an LPG combi boiler central heating system. The building is double glazed with CR Smith Lorimer windows. The property has Superfast Fibre Wi-Fi throughout. An EV fast charger is installed at the rear of the property.

Accounts

Full accounting information will be made available to interested parties subsequent to viewing.

Short Term Letting Licence

The business has a short term letting licence which expires on 21 August 2027. The licence is HI-50968-F.

Development Potential

The property offers strong development potential, including year-round operation and the opportunity to formalise tour company contracts. There is also scope to develop the land, with potential to renew planning permission for a glamping pod, and to convert the owner's accommodation into an additional letting suite.



EPC Rating

The EPC rating for the guest house is E.

Title Number

The title number for the guest house is INV11717

Rates / Council Tax

The guest house has a rateable value £11,600 as at April 2023, property reference number 06/26/465026/9, this is split as £1,800 residential apportionment and £9,800 non-residential apportionment and benefits from 100% discount under the Small Business Bonus Scheme for eligible businesses.

Website

The business has a website and also utilises online marketing options which helps maintain occupancy levels, these include TripAdvisor and ad hoc use of Booking.com as required. The business has an enviable online reputation as evidenced by the various reviews available with 5/5 on TripAdvisor.

Plans

An indicative plan is available upon request from the selling agents ASG Commercial.

Price

Offers in the region of £625,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

Finance & Legal Services

ASG Commercial Ltd is in touch with several lenders who provide specialist finance to the hospitality trade. We will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have access to local legal experts who can act in all legal matters arising.

Directions

See location map. What3words reference is [///logbook.news.zooms](https://www.what3words.com/lookup/ASG%20COMMERCIAL%20LIMITED)

Viewing

All appointments to view must be made through the vendors selling agents:

ASG Commercial Ltd, 1 Cromwell Road,
Inverness, IV1 1SX

Tel: 01463 714757

E: admin@asgcommercial.co.uk

Web: www.asgcommercial.co.uk

Offers

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date, should one be set.

