



- Restored Victorian B&B with 3 guest rooms & owner's suite
- Central Newtonmore location, close to Cairngorms National
- Profitable year-round business with potential
- Outstanding reviews: 5.0 TripAdvisor, 9.7 Booking.com
- Three luxury en-suite bedrooms
- Exceptional service areas
- Guest lounge with multi-fuel stove
- High-spec kitchen with top-quality appliances and central island
- Gardens, decking, workshop/ store, and floodlit parking
- Fully equipped with services, Wi-Fi, short-term licence





Description

Clune House is a beautifully restored Victorian villa, offering a luxurious three-bedroom bed & breakfast alongside a high-quality, flexible one/ two bedroom owner's residence, thoughtfully arranged over two floors.

Located on Main Street in the popular village of Newtonmore, this elegant 228m² semi-detached property combines timeless Victorian character with modern comfort and style, featuring a distinctly Scottish aesthetic in the bed and breakfast areas.

Renowned for excellent guest reviews, Clune House delivers a premium experience with a varied, chef-prepared breakfast menu, perfectly positioned for visitors exploring the Cairngorms National Park or the many attractions of Newtonmore. It presents an exceptional lifestyle business and inviting home in one.

Trade

Currently trading all year round, Clune House delivers strong profits while operating at a level tailored to the owner, keeping it under the VAT threshold. The property enjoys an impeccable reputation, consistently earning 5.0 ("Excellent") on TripAdvisor and 9.7 ("Exceptional") on Booking.com, and presents an exciting opportunity for growth and expansion. Packed lunches are also a popular addition, adding further potential to the business.

Staff

The business is currently operated by the owner, supported by a part-time cleaner.

Reason For Sale

The owner, wishing to relocate, has refurbished the property and is now ready to pass the business to a new proprietor.

Location

Clune House is ideally situated in the popular village of Newtonmore, a gateway to the spectacular Cairngorms National Park. The location offers easy access to a wide range of outdoor activities including hiking, mountain biking, skiing, and wildlife watching, making it a prime destination for tourists year-round. The village benefits from excellent transport links, with the A9 providing swift road access to Inverness, Perth, and beyond, and Newtonmore railway station connecting directly to the Highlands and major Scottish cities, ensuring convenience for both guests and business operations. Local schooling is available at Newtonmore Primary and Kingussie High School.

The Property

Dating from around 1904, Clune House is a charming and deceptively spacious period property that successfully blends traditional character with modern living. Built in stone beneath a pitched slate roof, the house has been thoughtfully extended to the rear, creating flexible and versatile accommodation.





Arranged over two floors and benefitting from double glazing throughout, the property offers generous living space.

To the front, a striking bay window and an attractive slated canopy supported on timber pillars create an inviting first impression.

To the rear, a timber porch provides access to guest accommodation, while a separate entrance leads to the owner's living quarters, offering excellent flexibility for multi-generational living, guest use or potential income. Two rear extensions enhance the layout: a single-storey ground floor extension and a first floor single-room extension with independent access via an external timber staircase.

Externally, the property features subtle light green painted timber elements that complement the stonework, along with white uPVC windows providing a clean, modern contrast.

Entrance (2.5m x 2.2m)

Entry is via a double-glazed door with two additional windows, opening into an impressive and spacious vestibule with useful storage and access to a convenient ground floor WC (2.2m x 0.9m).

Guest Lounge (6.2m x 5.9m) and Breakfast Room (4.4m x 4.1m)

From the vestibule, a door opens into a welcoming hallway leading to the spacious guest lounge and breakfast room, both designed with comfort in mind.

The lounge features cosy armchairs and sofas arranged around a multi-fuel stove, flooded with natural light from a bay and additional double-glazed window, and enhanced by high ceilings, decorative corning, and period features.

The breakfast room, accessed via a separate door, has a wooden floor, double window, and server unit, with three well-spaced tables that can be joined or separated for individual or group dining.

The hallway staircase leads to the first floor guest bedrooms, all featuring a distinctly Scottish aesthetic that blends traditional charm with modern comfort.

Kitchen (5.6m x 4.0m)

The kitchen is an impressive, beautifully appointed space, finished to an exceptional standard with sleek white floor-to-ceiling fitted units, complemented by elegant gold and dark green accents that add a touch of sophistication. A striking central island with marble worktop features an integrated induction hob, stylish seating with stools, and discreetly positioned power sockets and USB points, making the space both practical and sociable.

A herringbone wooden floor introduces warmth and texture, perfectly balancing the modern design. An American-style fridge freezer is seamlessly integrated within the cabinetry, while modern extraction, subtle under-counter lighting, and a high-level double oven further enhance the sense of quality. Immaculately presented throughout, this kitchen exudes a polished, boutique feel, ideal for professional-level catering or personal use.





Store Room (3.7m x 2.8m) and Utility Room (2.6m x 2.6m)

Both service areas are spacious and practical. Facilities include a chest freezer, washing machine, and tumble dryer. An external door provides access to the outside, and a hallway connects to the owner's sitting room and bedroom.

Letting Bedrooms

All guest bedrooms are located on the first floor and finished to an equally high standard of luxury. Each room offers a spacious en-suite, featuring modern showers, flat-screen TVs, Nespresso coffee stations, drinks fridges, in-room safes, and complimentary Wi-Fi, ensuring every guest enjoys comfort and convenience.

Creag Beag is the largest guest bedroom, with windows to both the front and side of the house. The room features a King-sized bed, two armchairs and a Victorian fireplace.

Creag Dubh is a large guest bedroom at the front of the house, receiving early to mid-afternoon sunlight. The room can be configured with either a Super-king double bed or twin beds.

Loch Imrich is a spacious guest bedroom in the rear wing, receiving morning and evening sunlight.

All guest bedrooms are furnished with solid wood wardrobes, chests of drawers and bedside cabinets, and include dressing tables with mirrors, stools, lighting and hairdryer sockets. Each room has a private en-suite with shower, wash hand basin, WC, heated towel rail and shelving, with Loch Imrich featuring a double shower.



Creag Beag (4.5m x 3.8m)	Super King or Twin	Spacious En-Suite
Creag Dubh (4.42m x 3.75m)	King	Spacious En-Suite
Loch Imrich (4.13m x 2.95m)	Double	Spacious En-Suite (Double Shower)



Owner's Accommodation

The owner's accommodation is spacious and well-appointed, thoughtfully separated from the guest areas to provide privacy.

Arranged over two floors, the ground floor comprises a sitting room/bedroom and a shower room with WC. The first floor features an L-shaped bedroom with a window and Velux, along with an en-suite shower room with WC, window, and storage.

From the bedroom, there is access to an additional living room which offers generous storage and benefits from a wooden staircase fire escape .

The layout provides considerable flexibility, with potential for alternative uses, reconfiguration, or incorporation into the guest accommodation business.

Owner's Lounge/Bedroom (5.4m x 4.2m)	Ground floor
Owner's Shower Room (1.55m x 1.55m)	Ground floor
Owner's Bedroom (5.4m x 4.2m)	First floor
Owner's En-Suite (2.5m x 1.6m)	First floor
Additional Living Room (2.85m x 2.25m)	First floor

More details of the owner's accommodation are available subsequent to viewing.





Grounds

The property has a substantial footprint and enjoys a southerly-facing aspect. The grounds are generous, primarily laid to gravel and lawn, providing ample outdoor space. The rear garden is enclosed and secure, with a wooden fence and gate. A raised decking area offers space for outdoor seating. A workshop/store building provides extensive storage for equipment such as skis and bicycles. Additionally, there is a large, floodlit parking area.

Workshop Area	5.8m x 3.8m
Store Area	5.8m x 3.0m

All dimensions are approximate and should be verified on site. Failure to do so is the responsibility of the buyer.

Services

The property is connected to mains electricity, water, and drainage. Oil-fired central heating serves the majority of the building, with the ground floor private area and store room heated electrically. The property is fully double-glazed and benefits from high-speed Wi-Fi throughout.

Accounts

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

Short-Term Letting Licence

The property has a short-term letting licence for 6 guests, reference number HI-70267-F.

EPC Rating

The EPC rating for Clune House is E (41), reference 4200-7786-0522-8004-1823.



Title Number

The title number for Clune House is INV28548.

Rates / Council Tax

Clune House has a rateable value £7,200 as at April 2023, property reference number 07/06/035401/2 and benefits from 100% discount under the Small Business Bonus Scheme for eligible businesses. The rateable value includes a residential apportionment of £1,950. The owner's accommodation is separately assessed for Council Tax as Band A, reference 07/06/035400/5.

Website

The business website address is <https://clune-house.co.uk/>

Plans

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

Price

Offers over £415,000 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 a large team of legal experts who can act in all legal matters arising.

Directions

See location map. What3words reference is ///sooner.lasted.huts.

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.

