



The Guest Entrances



The Guest House Entrance



- Exceptional rural holiday accommodation business
- Profitable business with further potential
- 6 high quality ensuite Bed & Breakfast rooms
- Additional self-contained 2 bedroom self-catering unit
- Spacious 4 bedroom owners' accommodation
- Substantial stone building with large comfortable conservatory
- Static caravan for additional staff accommodation
- Excellent service areas and two well-appointed guest lounges
- Boasting an excellent 4.8 TripAdvisor / 4.9 Google rating

Description

Druimnacraish is a delightful lifestyle opportunity set in the breathtaking north west of the enchanting Isle of Mull. Positioned in a truly secluded and tranquil location, this exceptional business offers an idyllic haven for guests and a dream retreat for owners seeking serenity, natural beauty, and the charm of island living.

A private access road from the main route leads to a fork, directing vehicles to either the front or rear of the property. At the front, the property reveals its impressive scale—a substantial central building flanked by two wings and a large conservatory set within the central courtyard. Built from attractive local grey/ brown stone and finished with a tiled roof.

This well-presented two-storey property offers flexible living and letting arrangements. The main section of the house features six comfortable en-suite letting bedrooms, ideal for guest accommodation. To the north, you'll find a practical self-catering unit, while the south wing is home to the private owner's accommodation creating a clear balance between business and personal space.

Set on approximately 1.5 acres of grounds, this exceptional property offers a harmonious blend of lawn, mature trees and gravel walkways. A fully equipped 4-berth static caravan is also included and was previously used as comfortable staff accommodation.

The current owners are open to accommodating a flexible sale structure to suit the needs of prospective buyers. All serious enquiries are welcomed, and further discussions are encouraged to explore tailored purchasing arrangements.





Trade

Currently owner-run, this very profitable business is managed at a pace that suits the Sellers' lifestyle, offering a balanced work-life approach. Currently operating a short season with 3 night minimum stays and remaining under the VAT threshold, the business provides an ideal opportunity for those seeking a manageable and flexible hospitality venture. Bookings come through the website, Google Zero and one traditional travel agency with strong guest loyalty and repeat visits.

The Bed & Breakfast and self-catering accommodation are maintained to an impressively high standard, reflected in an excellent TripAdvisor rating of 4.8. Guests consistently praise the quality and attention to detail delivered by the current owners. Added touches such as complimentary refreshments, an honesty bar, private guest lounges, a bright conservatory, and Wi-Fi throughout enhance the overall guest experience and set this business apart.

While the business already generates strong profits, there is clear potential for further growth. Opportunities include extending operations year-round, offering shorter stays, reintroducing evening meals, or further developing the accommodation. These enhancements could significantly increase both occupancy and revenue, offering exciting prospects for new owners.

Staff

The business is currently run by the owners alone and at a level that is manageable to their lifestyle needs.

Reason For Sale

After successfully establishing and growing the business since 1998, it is the current owners' intention to retire that brings this attractive business to the market.

Location

Ideally located near the charming village of Dervaig, this established Guest House presents a rare opportunity to own a successful hospitality business on one of Scotland's most scenic islands. The property is perfectly positioned between the bustling harbour town of Tobermory and the white sands of Calgary Beach, making it an ideal base for guests exploring the Isle of Mull and its neighbouring islands.

The Isle of Mull is a sought-after destination, drawing a steady flow of visitors throughout the year. With its dramatic coastline, unspoiled sandy beaches, and breathtaking natural landscapes, Mull delivers an unforgettable Scottish experience. The island's fascinating geology, rich historical interest, and remarkable wildlife — from sea eagles to red deer — add to its enduring appeal. Visitors are also drawn to the wide range of outdoor activities available, including scenic walking trails, golf, fishing, and horse riding, all of which support a thriving tourism sector.

Druimnacraish is more than a business; it's a lifestyle investment offering a high quality of life within a welcoming island community. There is a Primary School in Dervaig, Gaelic Medium education is available in Salen and the High School is in Tobermory.

The Property

This distinguished property presents a rare opportunity to acquire a substantial and exceptionally well-configured residence, thoughtfully arranged to accommodate both private living and commercial hospitality use. The accommodation is extensive and versatile, combining refined living spaces with well-appointed guest facilities, all set within a picturesque and tranquil environment.

Ground Floor

The ground floor offers a comprehensive array of functional and guest-oriented spaces. The north wing comprises a substantial garage, an adjoining workshop, and extensive storage facilities—ideal for practical use or further development. Independently accessed from the car park, the guest house entrance hall is an impressive double-height space with staircase that provides a grand and welcoming focal point.

A central hallway extends through the main section of the property, passing a guest WC and service room, and providing access to two en-suite guest bedrooms, each thoughtfully designed to ensure comfort and privacy. Adjacent to these are two guest lounges, each elegantly appointed and featuring an honesty bar, library, and selection of board games, providing a relaxing and sociable environment for visitors.





The commercial kitchen is fully equipped to a professional standard, ideal for catering purposes, and is complemented by a dedicated laundry and utility room. A secondary hallway leads to a staff WC and a separate office/dry storage space, further enhancing the functionality of the property.

The south wing of the ground floor, together with the corresponding area on the first floor, is designated as the owner's private accommodation, offering a high level of comfort and seclusion.





Conservatory

To the front of the property, the conservatory forms a light-filled extension overlooking the courtyard. This space serves as a breakfast room and features the external stone wall, slate flooring, polycarbonate roof, and expansive picture windows that provide panoramic views of the surrounding landscape and wildlife.

First Floor

The first floor is arranged to maximise guest comfort and privacy. The north wing is occupied by a two-bedroom self-catering apartment, comprising an open-plan lounge/diner and kitchen, a contemporary bathroom, and an inner hall from which both bedrooms are accessed. With a private entrance, this apartment is ideal for extended stays or guests seeking additional independence.

The staircase from the reception area at the rear of the property leads to an inner hallway, off which four further substantial en-suite guest bedrooms (Rooms 3 to 6) are located. Each room has been finished to a high standard, offering spacious and comfortable accommodation.

The upper floor of the south wing is reserved for the owner's exclusive use. It comprises four generous bedrooms, a family bathroom, and a private lounge that enjoys elevated views over the scenic countryside. This area offers a tranquil retreat, perfectly balancing the demands of managing a guest-focused enterprise with the need for personal space and relaxation.

Letting Bedrooms

The letting bedrooms are generously proportioned and thoughtfully configured, each offering a high standard of comfort and convenience for guests. Please find the details below.

Room 1	Double with ensuite shower room	Ground floor
Room 2	Twin with ensuite shower room	Ground floor
Room 3	Double with ensuite shower room	First floor
Room 4	Twin with ensuite shower room	First floor
Room 5	Double with ensuite shower room	First floor
Room 6	Family room with King Double and Single with ensuite shower room	First floor









Self-Catering Apartment

This large comfortable apartment has a very homely feel. The lounge/ diner/kitchen is fitted with all modern conveniences and the bedrooms are arranged as a king double and another with bunk beds. The bathroom is substantial with a shower over the bath.





Owner's Accommodation







Owner's Accommodation

The owner's accommodation is arranged over two floors, linked by two stairs, a standard straight stair and an elegant spiral staircase. Entry to the owners' accommodation is from a paved patio at the south end of the property, into a hall. From the hall you have access to the lounge, cloak room and family kitchen. The cloakroom allows access into the guest house office area. This door could be sealed should the new owners wish.

The lounge is a particularly spacious room, with two generously sized windows that provide natural light. A wood-burning stove set against exposed stonework serves as a charming focal point, adding both character and warmth to this inviting living space. The spiral stair sits neatly in a corner.

The family kitchen forms the true heart of the home. At its centre, a classic duck egg blue Aga adds both charm and functionality, while a large kitchen table provides the perfect setting for informal family gatherings and relaxed dining. The space is completed by an array of fitted cupboards, offering ample storage and enhancing the appeal of this inviting country kitchen. To the side is a utility room with a dishwasher and low and high cupboards.



A WC completes the ground floor of the owner's accommodation, providing additional convenience and practicality.

The upper floor may be accessed either via the spiral staircase in the lounge or by the main staircase from the entrance hall. On this level, a second lounge/snug is positioned to take full advantage of the exceptional views, enhanced by double-aspect windows that frame the surrounding landscape and flood the space with natural light.

All four bedrooms are generously proportioned and the master bedroom benefits from substantial built-in storage. The bathroom is well-appointed with both a bath and a separate shower cubicle.

Static Caravan

A four-berth caravan is situated within the grounds and benefits from its own dedicated septic tank. The caravan is wind and watertight, and was previously utilised as staff accommodation, offering additional flexibility for operational or ancillary use.

Grounds

The grounds are extensive, extending to approximately 1.5 acres, and offer a blend of open space and defined private areas.

A charming walled garden delineates the owner's private garden and terrace, providing a secluded and tranquil retreat. A thoughtfully positioned seating area takes full advantage of the sunniest aspect, creating an ideal setting for outdoor relaxation and entertaining.

There is an abundance of parking and wooded areas for those wishing to enjoy the surroundings.





Services

The property is serviced by mains electricity and a private water supply, with drainage directed to dedicated septic tanks — one for the main house and owners' accommodation (new 2019), others for the self-catering apartment, and the static caravan. The guest house has oil central heating in the common areas and direct electric heating in the guest rooms. Hot water is via the oil boiler with electric backup on each cylinder. The owners accommodation has oil fired hot water and central heating. The self-catering apartment has direct electric heating. LPG gas is used for cooking in the commercial kitchen. All windows and doors throughout the property are double or triple glazed. The building benefits from full fibre to the premises (FTTP) internet access; the current owners find 150Mbps to be a sufficient level of service, but higher access speeds are available.

Accounts

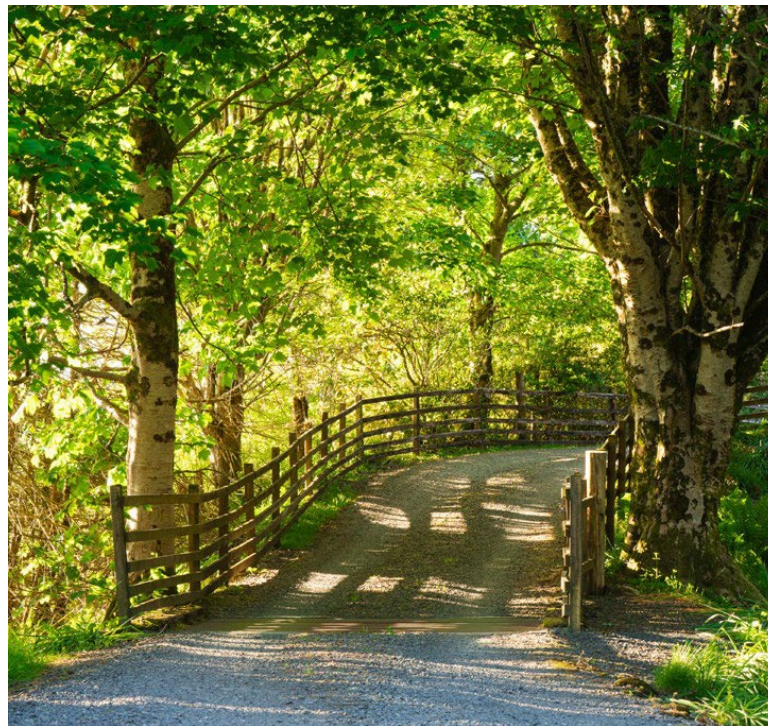
Full accounting information will be made available to interested parties subsequent to viewing.

Licence

The business has a licence under the Licencing Scotland Act 2005, and a copy of the operating plan is available to interested parties, which details operating practices. The premises licence number is AR/73.

EPC Rating

The EPC rating for the guest house is TBC.



Title Number

The title number for the guest house is ARG31097.

Rates / Council Tax

The guest house has a rateable value £15,025 split as £12,100 non-residential and £2,925 residential apportionment (as of April 2026), property reference number 01/04/A34920/0134. The guest house benefits from the Scottish Government Small Business Bonus Scheme and currently have 100% relief on their business rates resulting in a £zero payment for eligible applicants. The subjects also incur a separate Council Tax bill at Band A for the owner's accommodation, which may be subject to revaluation at the time of purchase.

Website

The business website is www.druimnacroish.co.uk

Plans

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

Price

Offers in the Region of £895,000 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 ///tinted.rant.airbrush

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.

