







Hall

- A well-established and highly profitable bed and breakfast business located on the Isle of Skye
- Comprising five spacious, well-appointed en-suite letting rooms, including a family room which can accommodate 2 Adults & 2 Children
- Fully licensed for the sale of alcohol
- Professionally equipped commercial kitchen, breakfast room with wood-burning stove, and an honesty bar
- Opportunity for year-round trade, with consistent demand and a strong presence across booking platforms
- Featured among the Top 10 Hotels in Isle of Skye on TripAdvisor
- Excellent online reputation. Currently 4.9 (Excellent) on TripAdvisor. As well as ratings of 9.6 on Booking.com, 4.9 on Google
- Decrofted, enclosed site extending to just over half an acre (0.529 acres) with scope for further development (subject to consents)
- Located in the tranquil Glen of Glenhinnisdal, with the dramatic Trotternish Ridge as a stunning backdrop

Description

Trotternish Bed & Breakfast is a high-quality, fully licensed guest house offering spacious and comfortable accommodation in the heart of the Isle of Skye. Situated on a working croft in the peaceful Glenhinnisdal region, the property enjoys breathtaking panoramic views of the Trotternish Ridge, providing guests with a truly memorable Highland experience.

This substantial detached property is full of character and has been beautifully furnished throughout, offering a standard of comfort that reflects the natural charm and magic of the island itself. Guests benefit from the tranquil surroundings as well as the convenience of on-site beers, wines, and spirits, making it an ideal base for exploring all that Skye has to offer.

The business trades profitably and offers excellent scope for further growth. The grounds lend themselves perfectly to the addition of glamping pods, shepherd's huts, or similar accommodation, presenting a superb opportunity for development. The property could be operated year-round and would be well suited to a hands-on operator seeking an established and proven business opportunity in one of Scotland's most sought-after locations.

The property enjoys good Broadband connectivity via an external receiver (averaging over 70 mbps)

Trade

All five rooms are currently trading for six months of the year and are already delivering outstanding profits. The bed and breakfast is currently VAT registered, allowing unlimited turnover, and presents an exceptional opportunity for anyone seeking a highly profitable and sustainable lifestyle business. With the Isle of Skye continuing to attract a steady stream of visitors year-round, the potential for growth is significant. Options include extended seasonal opening, year round opening or the addition of further accommodation (subject to planning etc.)

The business enjoys excellent visibility across a range of online platforms. The professional, easy to use website along with well established Travel Agency relationships

form the basis of the majority of reservations. This is topped up with online platforms including Booking.com, Google and TripAdvisor all managed by the automated booking system "Freetobook". Its superb online reputation speaks for itself, with glowing reviews and impressive ratings—9.6 (Exceptional) on Booking.com, 4.9 on Google, and 4.9 (Excellent) on TripAdvisor. Trotternish B&B has enjoyed 100% Occupancy levels (During the 6 Month Opening Season) consistently since 2022—This makes Trotternish B&B a truly outstanding, fully established business opportunity in one of Scotland's most iconic and 'must visit' destinations.

Staff

The current owners manage the business while employing a reliable team of staff who handle the day-to-day operations, including housekeeping and food preparation, allowing the Bed and Breakfast to run smoothly with minimal direct involvement.

Reason For Sale

The business is being offered for sale as the owners wish to reduce their business interests to visit Grandchildren living abroad.

Location

Set in the heart of Glenhinnisdal on the spectacular Trotternish Peninsula, this property enjoys a peaceful rural setting surrounded by rolling hills, open croft land, and sweeping Highland views. Located just 11 miles north of Portree and 5 miles from the Uig ferry terminal, the property offers the perfect balance of tranquil seclusion with convenient access to island amenities and travel connections.

The Isle of Skye is situated on the northwest coast of Scotland and is a globally renowned holiday destination. Each year, the island attracts visitors from around the world, with tourism peaking during the summer months—bringing significant benefits to local businesses and service providers. The island's rugged beauty, cultural heritage, and outdoor lifestyle continue to draw strong interest from holidaymakers, adventure seekers, and those looking for a peaceful retreat.

Portree, the island's main town, has a population of approximately 2,500 and lies just 50 miles from the Skye Bridge via the A87. It offers a vibrant community atmosphere and a full range of services including a museum, filling station, shops, cafés, restaurants, hotels, bars, art and photographic galleries, a popular campsite and hostel. Both primary and secondary schooling are available in Portree, making it a practical hub for families and residents.

The landscape of northern Skye is particularly striking. The nearby Cuillin mountains are world-renowned among walkers and climbers, while the Trotternish Ridge is famed for dramatic natural landmarks such as the Old Man of Storr, Kilt Rock, and the otherworldly pinnacles of the Quiraing. Fishing, water sports, and geology tourism remain popular draws, alongside the island's castles, distilleries, and traditional Highland hospitality.

This scenic glen offers a unique opportunity for lifestyle buyers or tourism enterprises, with panoramic views, a rich natural environment, and strong year-round visitor demand. Trotternish B&B combines the appeal of tranquil Highland living with the benefits of proximity to Skye's best-known attractions and its principal town.

The Property

This Architect designed, detached, two storey property was originally built in 2007 and thoughtfully remodelled in 2010 & 2022, offering generous accommodation extending to approximately 219m². Constructed with a durable roughcast and rendered exterior under a traditional slate roof, the house benefits from recent upgrades including New carpets and beds (2023), emergency lighting, new UPVC soffits and fascia (2023/2024) for low-maintenance along with an Electric Vehicle charging station installed in 2024. The property has been decorated and maintained to very high standards annually. The property is heated via an efficient oil-fired wet heating system, supplemented by electric ceramic panel heaters for summer use. Trotternish B&B is set within an enclosed garden with ample private parking for 6 or more vehicles. The grounds extend to just over half an acre (0.529 acres), providing a peaceful setting with space to relax or explore potential development opportunities.



Breakfast Room



Kitchen



Letting Bedrooms

The bed and breakfast offers five spacious and well-appointed letting rooms, each thoughtfully designed to provide guests with a comfortable and relaxing stay.

All rooms are tastefully furnished to a high standard, featuring quality finishes and a choice of double, twin, or family configurations to suit a range of guest needs. Each room boasts modern en-suite facilities with heated towel rails, fitted wardrobes, and open views over the surrounding croft land and hills.

Additional in-room amenities include large, comfortable beds, Silent Fridges, Nespresso machines, a well-stocked tea tray, complimentary toiletries, and large flat-screen televisions with Sky.

The deluxe family room also features a bath for added comfort.

Guests are offered a continental breakfast buffet each morning, with special dietary requirements catered for by arrangement.

The high standard of accommodation and attention to detail has earned the property an exceptional reputation, reflected in consistently outstanding online reviews.

Otter Room



Otter Ensuite



Stag Room



Stag Ensuite

Puffin Room



Puffin Room



Puffin Bathroom



The Otter Room	Ground Floor	Double	Ensuite shower room
The Stag Room	Ground Floor	Double	Ensuite shower room
The Puffin Room	First Floor	Deluxe family room including king, single bed and cot	Ensuite bathroom with shower over bath.
The Highland Cow Room	First Floor	King	Ensuite shower room
The Sheep Room	Ground Floor	King	Ensuite shower room

Service Rooms/Areas

The ground floor is exceptionally well-appointed for hospitality use, featuring a spacious commercial kitchen fully equipped with all expected appliances to support efficient food preparation and service. Adjacent to the kitchen is a comfortable dining area, while a particular highlight is the bright and welcoming breakfast room. This space enjoys a high ceiling, generous natural light, and a wood-burning stove—creating a warm atmosphere for guests to relax and enjoy the tranquil surroundings.

An honesty bar is also located on the ground floor, offering a selection of beers, wines, and spirits, and adding further appeal to the guest experience.

Guests enter the property through the main entrance into an inner vestibule, which leads directly to the breakfast room, two well-presented letting rooms (the Stag and Otter rooms), and a staircase to the upper floor. A useful storage cupboard is also located in this area, which houses the honesty bar.

For operational convenience, staff can access the ground floor via a separate entrance leading into a utility room with a cloakroom, which in turn provides direct access to the kitchen—ensuring efficient workflow while maintaining guest privacy.

The upper floor hosts three well-appointed letting rooms (Highland Cow, Puffin and Sheep rooms) along with two generous storage cupboards located off the landing.

Grounds

The grounds are decrofted and enclosed, offering a safe and private outdoor space with a combination of gravelled areas and well-maintained grass, ideal for guest parking, outdoor seating, or future development potential. The setting is both practical and attractive, complementing the rural charm of the property while remaining low maintenance.

Development Potential

The property offers excellent potential for further enhancement and diversification. There is scope to create private owners' accommodation on the ground floor, offering the convenience of on-site living while maintaining separation from guest areas. In addition, there is space to establish a dedicated self-catering facility to appeal to a broader range of visitors. The extensive enclosed grounds are well suited for the addition of Glamping pods, Garden Rooms or similar additional accommodation, allowing the



Highland Cow Room



Highland Cow Ensuite

Sheep Room



Sheep Ensuite



Honesty Bar

business to tap into the growing demand for unique and eco-friendly stays. With the ability to trade all year round, this property presents an outstanding opportunity for those looking to take over and / or expand a well established and proven business in one of Scotland's most popular tourist destinations.

Services

The property is connected to mains electricity and benefits from an oil-fired heating system. Water is from a recently upgraded (2023) shared private supply. This comprises of 30,000 Litres of storage with particulate and UV filtration to satisfy regulations. Drainage is via a dedicated septic tank.

Accounts

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

Alcohol Licence

The property benefits from a premises licence permitting the sale of alcohol, including beers, wines, and spirits, granted by The Highland Council under reference number HC/RSL/2075 on 5th September 2023. In addition, the business is fully compliant with current legislation, ensuring lawful operation as a hospitality business.

EPC Rating

The EPC rating for the Bed and Breakfast is D (60), reference number 0258-1260-8335-7420-2024.

Title Number

The title number for the Bed and Breakfast is INV24171.

Rates / Council Tax

The Bed and Breakfast has a rateable value £8,800 as at April 2023, property reference number 04/07/021350/0 and may benefit from 100% discount under the Small Business Bonus Scheme for eligible businesses.

Website

The business maintains an online presence through its dedicated website, which can be accessed at <https://trotternishbnb.co.uk>.

Plans

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

Price

Offers Over £665,000 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 [///empire.recently.rejoiced](https://www.what3words.com/empire.recently.rejoiced)

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.

