



Offers Over
£995,000
(Freehold)

Glenspean Lodge Hotel,
Roy Bridge, Inverness-Shire, PH31 4AW





Prestigious and exceptionally finished turnkey Victorian Highland country house hotel in a delightful elevated position

Prominent and idyllic trading location in a rural setting within easy reach of a wide range of services and facilities

Seasonal trading providing a highly profitable "home and income" lifestyle opportunity but with business expansion potential

17 superior en-suite letting bedrooms, excellent recreational facilities and superb public rooms

Spacious modern 3-bedroom owner's accommodation wing comprising a kitchen, lounge and 2 family bathrooms

Staff mobile home plus extensive parking all set within 5 acres of attractive garden grounds



DESCRIPTION

Glenspean Lodge Hotel is an exceptional and beautiful traditional Victorian country house dating from 1880 with an established history. It cannot be over emphasised that one must visit to fully appreciate the superb level of finish and quality of the facilities offered. The property was initially a hunting lodge for Laird Macintosh of Macintosh, having a stunning southerly aspect with panoramic views towards the Nevis Range. Surrounded by dense woodland and towering hills, this beautiful and imposing property enjoys a spectacular trading location close to the Great Glen and Fort William whilst being strategically positioned on the A86, the arterial route from Speyside to the West Coast of Scotland. The character of the building, its elevated position and ample grounds provide an air of grandeur seldom seen, whilst providing lavish and diverse amenity space for both guests and owners to enjoy. The building benefits from being fully sympathetically refurbished and upgraded in 1999 as a consequence of a major fire. In addition to this, the current owners have continually upgraded facilities to offer exceptional comfort and service provision to its clientele. This is truly a rare business opportunity for anyone wishing to own a prestigious hotel in the heart of the Highlands. The hotel trades 17 quality guest bedrooms, all with modern en-suites. The business also features a range of guest facilities including; conservatory Jacuzzi – sauna – exercise & relaxation room as well as a games room.

In addition to the lavish trading aspects and accessed via the main hotel, with its own private entrance, is a three bedroomed wing including a kitchen, lounge and 2 family bathrooms which could be used by owners with extended family, staff or used as further letting space. Also within the grounds is a staff accommodation unit.

The hotel operated with 4-Stars under the now discontinued VisitScotland Award scheme, closes finally in 2025. The outstanding character and quality of this business is obvious upon entry with its superb public areas portraying many original Victorian features. The 17 high quality individually decorated and presented letting bedrooms offer outstanding quality and comfort. The service areas include a modern, professional and well-equipped kitchen with additional food preparation, storage and laundry facilities. The business facets coupled with spacious owner's accommodation make this a superior proposition for a discerning buyer.

REASON FOR SALE

The present owners purchased Glenspean Lodge Hotel in 2007 and have enjoyed operating this impressive and rewarding business. However, it is their desire to retire which brings this exquisite business to the market.







TRADING ASPECTS

A turnkey operation, Glenspean Lodge Hotel operates on a restricted seasonal basis, by choice of the owners, currently opening from April to October annually. In addition, they also do not trade the business aggressively during the season, restricting operating hours by not opening to the public during lunchtimes or afternoons. Despite these lifestyle choices, business continues to trade successfully, maintaining a strong level of turnover and high profitability. Income is primarily generated through the 17 quality en-suite letting bedrooms with secondary income from licensed wet sales and evening meals. Trading as an independent hotel, the proprietors drive their provision offering a high level of service and facilities. There is little doubt that new owners could approach the trading aspects differently by operating throughout the shoulder months and offering a broader range of meal service times. Should they so desire, this would increase turnover and generate a greater profitability.

The vendors have developed their trading aspects over many years making this a truly delightful and profitable turn-key enterprise. Glenspean Lodge Hotel has a well-established reputation, being a popular destination venue benefiting from a high level of repeat trade and being highly commended on numerous visitor review websites. The business has an active modern website, a good social media presence and utilises a number of portal websites.

The hotel's clientele is derived from the many holiday makers, including celebrities, and business people who visit Fort William, the Great Glen and the surrounding areas. The location and stature of the hotel is such that it is easy to locate for those who have booked via the internet or for the casual passer-by. The vast majority of room occupancy is booked in advance and forward bookings are always at a high level.

LOCATION

The area around Spean Bridge is renowned for its outdoor activities including walking and climbing in the summer months with skiing and ice-climbing being popular in the winter. Tourism is the key driver of trade and includes the many visitors who fish, undertake walking, cycling and climbing holidays or partake in a more sedate excursion of the Highlands taking in the many sites and historical features. Other visitors include ornithologists and naturalists who find an abundance of wildlife to keep them busy for an extended stay.





For walkers the range of terrain provides a great variety in the level of challenge from non-technical hill-walking to more strenuous mountaineering. There are numerous mountains in this area located within easy reach, Ben Nevis, the Munros and Corbetts and two long distance walks the Great Glen Way and the East Highland Way. This generates a good deal of trade for the accommodation providers in the area. Numerous national and international sporting events occur in the area throughout the year bringing even more visitors.

For mountain bikers there are plenty of demanding venues, both at Nevis Range which is close by, as well as Laggan Wolftrax. In addition to the usual car touring holiday makers this property is well located for the world-famous Jacobite Steam train which operates twice daily from May to October carrying up to 600 passengers per day. This train travels over the Glenfinnan viaduct featured in the Harry Potter movies and brings many fans of the films to this area. Spean Bridge is also an ideal stop-over point for travellers to Skye, the North Coast 500 and the outer isles including Lewis and Harris.

The village itself has a number of facilities including visitor attractions, 9-hole golf course, shops and restaurants. The area has an abundance of wildlife, attracting ornithologists and naturalists with red deer, pine marten, otter, osprey, red squirrels, elusive golden eagles and rare butterflies helping to attract visitors.

THE PROPERTY

Of traditional stone construction, built in 1880, Glenspean Lodge Hotel is a substantial detached villa under a pitched slate roof. The property is deceptively spacious with accommodation being laid out across three floors. The property offers many original Victorian features which adds to the charm of this impressive hotel.

GUEST ACCOMMODATION

The Glenspean Lodge Hotel excels in quality and comfort. The internal décor benefits from delightful period features including extensive cornicing, multiple ceiling roses and an abundance of period wood features and high skirting boards.

The main entrance is situated to the front of the hotel and leads into a beautifully presented reception area. The centrally located reception has the restaurant and function room to the left. The Mackintosh Lounge Bar is set to the right. Off the Nevis View Restaurant is a smart guest lounge and a corridor that leads to the recreational facilities including a snooker and games room, a multi-gym, sauna and Jacuzzi. Straight down from the reception are the ample, good quality washroom facilities for ladies and gents plus separate disabled facilities.





A truly attractive feature of this superior property is the stunning Nevis View Restaurant with its superb views along Glen Spean. Its expansive views not only afford panoramic vistas but make this a bright and attractive dining space. Set to 65 covers for a formal dining experience, the space can accommodate 110 guests for informal functions. The restaurant has free-standing tables and chairs to allow flexibility of dining layout plus a wooden dance floor which is popular with wedding parties and other family functions. Off the Nevis View Restaurant is a cosy guest lounge area set to soft furnishings and occasional tables with a real fireplace; an ideal location to unwind from the day exhaustion's and enjoy a pre-dinner drink. For those looking for a more informal dining experience, the beautifully appointed Mackintosh Lounge Bar has a stunning bar servery counter offering a wide range of whisky's, beers and other drinks. This attractive space has lovely countryside views and can accommodate up to 60 guests from a mix of fixed and free-standing chairs.

The recreational areas are well-appointed with the games room being set with a snooker table plus a range of other pastimes to suit a wide range of ages and interests. The multi-gym has a 5 major training machines plus free-standing items. Externally to the gym is a timber sauna room and a Jacuzzi hot-tub.

LETTING BEDROOMS

An attractive feature of this high-quality hotel is the beautifully presented rooms which have been individually decorated using quality materials and have been finished with some beautiful touches. The excellently presented en-suites come in differing configurations but are all modern facilities. The rooms are beautifully appointed with quality fixtures and fittings and have been constantly maintained to the highest standards. The current owners have strived to provide high levels of in-room service in keeping with the demands of the modern-day holiday maker. Room facilities include direct dialling telephones, data ports, satellite TV, hospitality trays, hairdryers and toiletries. Each room has controllable central heating. The rooms are configured as follows:

First Floor

Room 1	Super-king / twin bedroom (zip and link beds) with en-suite shower room; also has a window seat
Room 2	4-poster bedroom with en-suite bathroom with shower over bath; also has a bed settee plus window seat
Room 3	Double bedroom with en-suite bathroom with shower over bath
Room 4	Double bedroom with en-suite bathroom with shower over bath
Room 5	Super-king / twin bedroom (zip and link beds) with en-suite shower room
Room 6	Double aspect room with double bedroom with en-suite shower room
Room 7	Double bedroom with en-suite shower room; also has double aspect windows
Room 8	Super-king / twin bedroom (zip and link beds) with en-suite bathroom with shower over bath
Room 9	4-poster bedroom with en-suite bathroom with shower over bath; also has a settee area



Second Floor

Braveheart Suite	King-size bedroom with lounge area and en-suite bathroom with corner bath and TV in Bathroom
Room 12	Super-king / twin bedroom (zip and link beds) with 2 pull out beds and en-suite bathroom with shower over bath
Room 14	Family room (double and bunkbeds) with en-suite shower room
Room 15	Double bedroom with en-suite shower room
Room 16	Double bedroom with en-suite bathroom with shower over bath
Turret Room	Family suite (Super-king / twin (zip and link) plus pull out bed) with feature bathroom with tub bath and separate shower
Lady Mackintosh Room	Double bedroom with en-suite shower room; this room is a feature room with double aspect windows
Room 18	Super-king / twin bedroom (zip and link beds) with en-suite shower room





SERVICE AREAS

The business is further supported by a range of service and storage areas. The substantial and attractive commercial kitchen comes with a range of modern fitted units and an extraction unit. The kitchen provides ample workspace for a full commercial operation and has extensive ancillary areas plus storage space. The kitchen has plenty capacity to meet the demands of a high level of food service. The bar is served by a large cellar to the rear and ample bar storeroom. There are a couple of office areas located on the ground floor, one of which is set behind the reception desk. Laundry facilities include extensive storage areas plus a well-equipped laundry and ironing room. There is a boiler room situated to the rear of the property.

OWNERS / STAFF ACCOMMODATION

The main owner's accommodation wing within the hotel is situated to the rear and can be accessed via a private courtyard entrance. Access can also be gained via the main hotel building. This spacious and comfortable accommodation comprises of 3 double bedrooms on the first floor; there are also 2 family bathrooms on this level. On the ground floor there is a large modern, well-appointed kitchen which could accommodate a dining table. There is also a family lounge. This annexe is more than ideal to act as family accommodation, or alternatively for staff use. If not required for either use, the house could bolster income being let out as a self-contained house or equally could be developed into further letting bedrooms.

OWNERS HOUSE – AVAILABLE BY SEPARATE NEGOTIATION

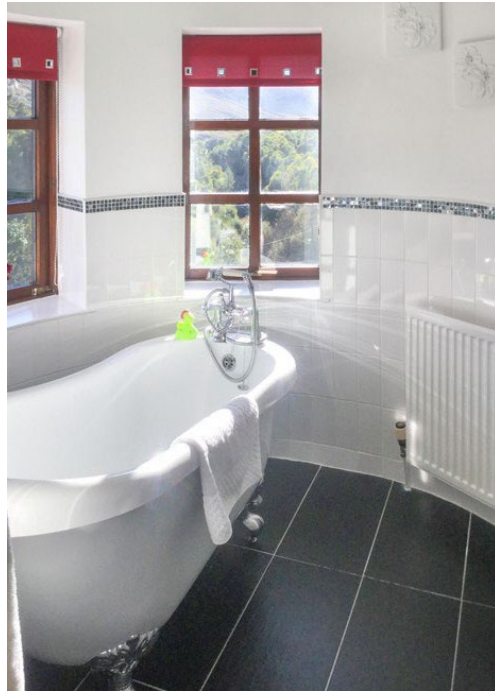
A completely separate owner's house is situated to the rear of the title and also benefits from an elevated location with stunning views. This three-bedroom (all en-suite) house comprises a spacious sitting room, beautifully-appointed lounge / dining room, large utility room, study room / office plus elegant family bathroom. This property is available by separate negotiation, further details can be obtained from the selling agents.

STAFF CARAVANS

Within the site there is a staff caravan which has LPG gas heating.







GROUNDS

With excellent signage, Glenspean Lodge Hotel is a substantial property benefiting from an elegant, elevated and prominent trading location. The property sits in around 5 acres which is set to a mix of mature woodland, grassed areas and extensive car parking for about 30 cars. There are a number of patio areas located around the building allowing guests to take advantage of the sun throughout the day. Parking areas benefit from lighting and there are recharging points for electric cars. The property benefits from excellent external storage units and sheds.

PLANS

Both a site plan and building plans are available from the selling agents.

DEVELOPMENT POTENTIAL

Glenspean Lodge Hotel presently trades on a restricted seasonal basis, through personal preference, offering the opportunity for new owners to expand the trading model if so desired. The business also does not open for lunches and afternoon teas, again affording a degree of further business development. The spacious grounds may also offer some development potential subject to

obtaining the necessary consents.

SERVICES

The property benefits from mains electricity, with private water and drainage. The property has a biomass boiler system feeding the hot water and central heating system; this system also feeds the detached residence. There are also solar panels to supplement the other heating systems. The hotel benefits from a standby LPG gas heating system which can be used during power outages; LPG gas is used for cooking. Glenspean Lodge Hotel is fully compliant with extant fire regulations and environmental health requirements. The property is fully double glazed. Recently the business has benefitted from a new connection to Openreach's super-fast fibre network. There is free Wi-Fi access throughout the hotel. The property has a CCTV security system.

WEBSITE

www.glenspeanlodge.com

<https://en-gb.facebook.com/GlenspeanLodgeHotel>













EPC RATING

The Hotel has an Energy Performance Rating of 'E75'.

LICENCES

The business has been granted a premises licence in accordance with The Licensing Scotland Act 2005 and details of the Operating Plan will be made available after viewing.

RATEABLE VALUE / COUNCIL TAX

As of April 2026, the owners have confirmed that the rates have been reduced to £15,632.50. This update has not yet been reflected on the SAA rates website. Proof of the revised figure can be provided upon request.

PRICE

Offers over £995,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

DIRECTIONS

See Map Insert. The what3words reference is ///arrived.occupations.unzipped.

FINANCE & LEGAL SERVICES

ASG Commercial Ltd is in touch with several lenders and lawyers who provide specialist advice to the hospitality trade. We will be delighted to discuss your financing requirements with you and make an appropriate introduction.

VIEWING

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

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

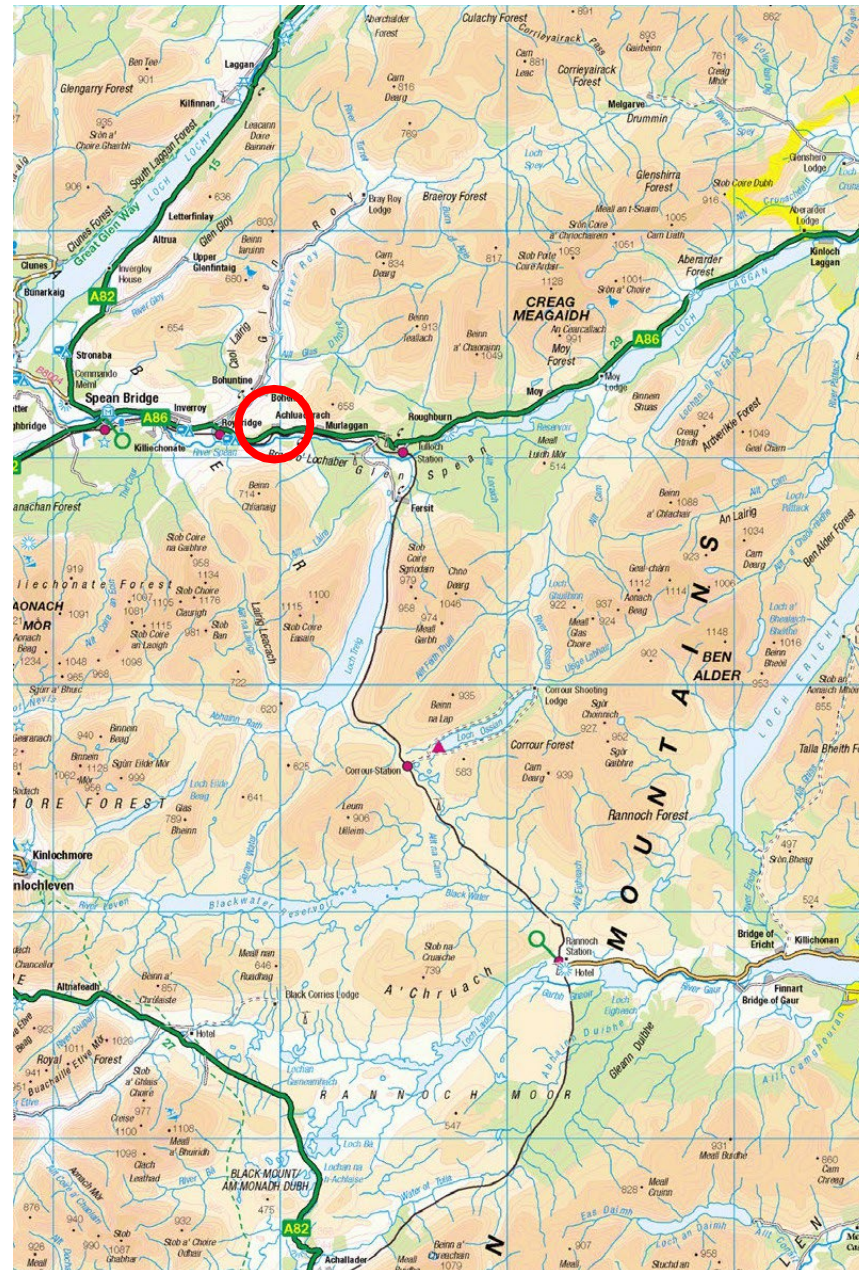
T: 01463 714757

E: admin@asgcommercial.co.uk

W: www.asgcommercial.co.uk

OFFERS

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



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