







- Profitable self-catering business with strong seasonal turnover
- Spacious 4-bedroom detached home full of Highland character
- Elevated Aultbea location with stunning Loch Ewe and village views
- Lounge with wood-burning stove, dining room with an open fire, modern kitchen and utility room.
- Ground floor bedroom with shower room
- Three bedrooms and family bathroom on first floor
- Set in 1 acre of grounds, including shed and driveway for two cars
- Excellent development potential to enhance the grounds and outhouse
- Close to shops, hotels, beaches, forest walks, and attractions





Description

Built in the early 1900s, this character property sits on roughly an acre of land in the scenic Lochside village of Aultbea near Poolewe. Enjoying an elevated position with sweeping views across the charming fishing settlement and the water beyond, this versatile 123m² home features four bedrooms, two bathrooms, an open fire, a log burner, oil central heating, and additional solar-heated water. The grounds include a shed for storage and an outbuilding that, while requiring repairs, offers further potential for use.

Currently operating as the established Rose Cottage self-catering business, the property provides excellent development prospects and could just as easily be adapted into a beautiful full-time residence, presenting a rare opportunity to own a uniquely situated Highland retreat.

Trade

The business currently operates on a seasonal basis, offering two double letting rooms and two single rooms, and achieves a strong turnover thanks to its well-established presence on the 'Unique Cottages' website. On the 'Unique Cottages' website, it is marketed as "The Cottage on Loch Ewe" reference GG2.

Staff

Run remotely by the owner with support from a local cleaner and a reliable handyman for ongoing maintenance, the business operates smoothly and efficiently throughout the season.

Reason For Sale

The business is being offered for sale due to retirement, presenting a unique and exciting opportunity for a new owner to step into a well-established, charming, and highly regarded business in a stunning Highland setting.



Location

Rose Cottage occupies a stunning elevated position overlooking some of the most dramatic scenery on Scotland's West Coast. Located in the welcoming village of Aultbea on the west shore of Loch Ewe, the area offers a shop, doctors' surgery, and garage. The surrounding Northwest Highlands are rich in wildlife, with otters, seals, red deer, and abundant birdlife frequently seen.

The property is close to the Aultbea Hotel and just three miles from Laide Wood, offering year-round forest walks, while the Ocean View Hotel in Laide provides dining and a bar open to non-residents. Coastal attractions include the turquoise waters and sheltered beach at Mellon Udrigle (6 miles) and the three pink sand beaches of Gruinard Bay (7 miles). Canoeing and kayaking adventures can be arranged locally, and nearby Inverewe Gardens in Poolewe feature rare plant species and occasional golden eagle sightings.

Gairloch (12 miles) offers activities from electric bike hire and pony trekking to paddle boarding, canyoning, and glass-bottomed boat cruises, alongside a 9-hole golf course and a unique museum in a converted nuclear bunker. Excellent schooling is nearby, and transport links include Achnasheen railway station, Ullapool ferry services, Inverness airport, and local bus routes.





The Property

This charming 123m² detached property, finished in white-wash render with a traditional slate roof, blends classic Highland character with a practical, light-filled layout. The ground floor comprises an entrance vestibule, lounge with a log burner, dining room, kitchen, and utility room with external access, alongside a single bedroom and a shower room with a spacious walk-in shower. Upstairs, there are two double bedrooms—including one king-size—plus a single bedroom and a communal family bathroom. Both double bedrooms feature basins in-room and dormer windows that fill the space with natural light.

The elevated, enclosed back garden enjoys stunning views over the surrounding landscape, while the walled front garden is low-maintenance. The property also includes Wi-Fi, a detached secure storage building, and a driveway to the side with space for two cars.

The self-catering business offers a beautiful modern aesthetic. Décor and furnishings are clean, functional, and create a comfortable, homely environment. Family-friendly amenities include a highchair, cot, fire guards, and an enclosed garden. Wi-Fi is also provided.

Entrance Vestibule

From the front door, an entrance vestibule leads into a central hall, providing access to all rooms and the staircase to the first floor. Hardwood flooring flows through to the lounge and dining room, while windows throughout flood the home with natural light.

Lounge (4.45m x 3.44m)

The lounge features a hardwood floor and a wood-burning stove set within a fireplace framed by an oak mantle, creating a striking focal point.

Comfortable and modern in style, the room is further enhanced by a casement window with radiator beneath, offering stunning views of the sea.

Dining Room (4.45m x 3.64m)

The dining room is a large, bright space with a table for six and a fireplace with a wooden surround. The room offers stunning views of the sea and provides direct access to the kitchen.

Kitchen (3.15m x 2.88m) and Utility (2.88m x 1.48m)

The kitchen features modern, clean cream units with a breakfast bar and overhead cabinets with feature lighting, all set against a slate floor. It includes a range cooker with LPG gas, a Belfast sink, and all expected appliances. A door leads to the utility area, which houses a full-height fridge freezer, washing machine, tumble dryer, sink, and additional cupboards, with an external door providing access outside.

Ground Floor Bedroom (3.03m x 1.87m)

The single bedroom is carpeted and features a single bed with open, portable storage, complemented by a window that fills the room with natural light.

Shower Room

The bathroom features a large shower, toilet, and wash hand basin, with a tiled floor and a heated towel rail for added comfort.

First Floor

The landing provides access to all upstairs rooms and includes soft seating, while a Velux window floods the space with natural light.

Bedroom 1 (4.36m x 3.39m)

King room with dormer window, free-standing wardrobe and chest of drawers, carpeted with fresh décor, and a modern basin.

Bedroom 2 (4.36 x 3.32m)

Double room with dormer window, free-standing wardrobe and chest of drawers, carpeted with fresh décor, and a modern basin.

Bedroom 3 (2.78m x 2.18m)

Single room with storage and free-standing furniture.

Family Bathroom

The bathroom features a bath, WC, and wash hand basin, with mosaic-tiled walls and a Velux window that fills the space with natural light.

Grounds

The front garden is walled and designed for low maintenance, providing a neat and attractive entrance to the property, with a driveway to the left offering parking for two cars.

The rear garden is elevated and steep but has been carefully landscaped to be fully usable. Steps lead to a grassed area on the right-hand side, where a seating area and BBQ can be enjoyed. Stone dyke walls act as retaining features, adding both character and structure to the outdoor space.

An outhouse (4.8m x 4.76m) is attached to the rear of the house and although needs some maintenance, it has a roof and walls and has the potential to be developed.

Services

The property benefits from oil-fired central heating with radiators throughout and utilises LPG for cooking. A solar panel system provides supplementary water heating, contributing to improved energy efficiency. The property is connected to the main water supply and drainage.

Development Potential

This property offers a range of exciting development opportunities, suitable for both residential and commercial purposes:

- Operate the self-catering business all year round
- Operate as a bed and breakfast
- Change into a residential property
- Install glamping pods in the garden (subject to planning permission)
- Develop the outhouse into either habitable accommodation or secure storage

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 under The Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022. Licence Number HI-10044-F.

EPC Rating

The EPC rating for Rose Cottage is D (55), reference number 4714-8829-8009-0845-5292.

Title Number

The title number for Rose Cottage is ROS739



Rates / Council Tax

Rose Cottage has a rateable value of £3,300 as at April 2023, property reference number 03/03/066800/0 and benefits from 100% discount under the Small Business Bonus Scheme for eligible businesses.

Plans

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

Price

Offer Over £425,000 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 several local legal experts who can act in all legal matters arising.

Directions

See location map. What3words reference is [///speedily.everyone.factor](https://www.what3words.com/#!/speedily.everyone.factor)

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.

