



- Outstanding coastal guest house and self-catering business on the Isle of Mull
- Lifestyle opportunity with significant scope to grow income and services
- Substantial property with eight ensuite rooms plus self-catering unit
- Spacious owners' accommodation with flexible four-bedroom layout
- Self-catering apartment for up to four guests generating additional income
- Owner-operated ensuring low overheads and simple management
- Fully licensed bar offering local beers, whiskies, wines and spirits
- Excellent reputation (Tripadvisor 4.7, Google 4.8) with strong repeat trade
- Uninterrupted panoramic coastal views across the Atlantic Ocean towards Colonsay, Jura and Islay



## Description

Ardachy House is a beautifully positioned guest house on the south west coast of the stunning Isle of Mull, enjoying uninterrupted panoramic views across the Atlantic Ocean towards Colonsay, Jura and Islay. Extending to approximately 470m<sup>2</sup>, the property offers an exceptional lifestyle and hospitality opportunity in one of Scotland's most scenic island locations. Set amidst surrounding farmland and just a stone's throw from the beach, the location provides a peaceful coastal setting with direct access to the natural beauty of the island.

The property offers eight well-appointed letting suites, including ensuite single, double, twin and triple rooms, making it ideally suited to couples, families and larger groups.

Self-catering accommodation is also available, providing added flexibility for guests.

A comfortable guest lounge and sitting room create the perfect setting to relax and enjoy the spectacular Atlantic views, with a selection of books and games available for all guests.

In addition to the guest accommodation, Ardachy House benefits from spacious owner's accommodation comprising a lounge, sunroom and four bedrooms of varying sizes. The current layout has been designed to suit the current owners while offering excellent potential for further personalisation.

The property is fully licensed and offers an excellent selection of local beers, whiskies, wines and spirits.



## Trade

This established business offers an excellent lifestyle opportunity with eight letting suites and no staffing requirements, making it ideal for owner-operators seeking a manageable operation. A self-catering annex provides additional flexibility and income potential.

Trading is currently operated to suit the owners' lifestyle, presenting significant scope to increase profits and drive further trade, including expansion of food service beyond the current Tuesday to Thursday offering. High levels of repeat business further strengthen performance.

The business benefits from an excellent reputation, reflected in outstanding reviews, with ratings of 4.7 on Tripadvisor and 4.8 on Google Reviews.

## Staff

The business is owner-operated with no employed staff, providing a simple and easily manageable operation with low overheads and flexibility to suit a desired lifestyle.

## Reason For Sale

The business is being offered for sale due to the owner's retirement after successfully operating since 2018.

## Location

Ardachy House occupies a prime position on the south west coast of Isle of Mull, an area heavily driven by tourism and hospitality trade. Mull is one of Scotland's most visited Inner Hebridean islands, attracting a strong and consistent flow of domestic and international visitors drawn by its spectacular coastal scenery, wildlife, beaches and outdoor activities. Tourism forms a key part of the local economy, with the island benefiting from an extended visitor season supported by walking, cycling, wildlife tourism, photography, fishing and island-hopping excursions.

The island is well connected via regular ferry services operated from Oban to Craignure, providing straightforward access to the mainland for both visitors and suppliers. Additional ferry links connect Mull with neighbouring islands including Iona and the Ardnamurchan Peninsula, further supporting tourism traffic throughout the area. The island infrastructure is well geared towards visitor accommodation and hospitality businesses, with a range of local amenities, restaurants, visitor attractions and transport links supporting year-round trade opportunities.

Set amidst open farmland and just moments from the shoreline, Ardachy House enjoys breathtaking panoramic views across the Atlantic Ocean towards Colonsay, Jura and Islay, offering guests a truly authentic West Coast island experience.

## The Property

The property dates from the 1800s and has been significantly enhanced over the years, most notably through a substantial extension completed in 1983. This created three distinct wings beneath pitched roofs, resulting in a spacious and characterful layout whilst retaining a cohesive overall design. Subsequent additions have been sensitively incorporated to further enhance the accommodation and functionality of the property.

Externally, the house retains its traditional slate roof, complemented by solar panels which contribute to improved energy efficiency and sustainability. South-facing windows and several external doors have been replaced in recent years, reflecting the careful ongoing maintenance of the property. High-quality fixtures and fittings are evident throughout.

The grounds have also seen recent improvements, including the installation of a new perimeter fence enclosing the front of the property and extending to the eastern driveway entrance, enhancing both privacy and presentation.

Internally, the property benefits from a combination of oil-fired central heating to the owners accommodation, guest lounge and dining room and electric

heating to the ground and upper floors, including modern gel-filled electric heaters. The property achieves an EPC rating of C (40) and presents in exceptionally well-maintained condition, demonstrating continued investment and care by the current owners.

## Accommodation

Entrance to the property is via a sun lobby, which provides an initial reception area before opening into the main reception hall. From here, either the guest lounge or an internal corridor can be accessed.

## Guest Lounge

The guest lounge is a double-aspect reception room offering comfortable seating areas with coffee tables, bookshelves, and a useful fridge with extra tea and coffee supplies. The room provides a pleasant and versatile space and presents as something of a blank canvas, suitable for a variety of uses and styles.

## Dining Room

The dining room is accessed via double glass doors from the guest lounge, with an additional single door leading to the kitchen and corridor. A glazed wall and door opening into the corridor enhance the natural light, creating a bright and spacious atmosphere.





The room is arranged with free-standing tables and chairs and includes a breakfast servery. Character features include an exposed stone wall and a recessed opening incorporating an electric wood-burning stove inset, providing an attractive focal point to the room.

## Kitchen

The kitchen is a spacious and highly versatile area, well suited to both commercial and domestic use. It is equipped with a large SMEG electric oven with LPG gas hob, a SMEG extractor hood, and a Bosch integrated electric fan oven, providing excellent cooking capacity for a variety of needs.

Extensive storage is available through a range of fitted wall and floor-mounted cupboards, complemented by a freestanding stainless-steel workstation and a selection of integrated and freestanding appliances.

Additional features include a breakfast bar with stool seating, two storage cupboards, and direct access to a roofed storage area with ambient conditions, as well as the owners' lobby.

## Ancillary Rooms

With the property there are a number of additional ancillary areas including an integrated garage, laundry/storage room, dry storage and refrigeration room including wines and beers, WC and stairs leading to owners accommodation. Further facilities include an office area.

## Letting Suites (First Floor)

The property offers eight letting suites, all configured to a similar standard, providing clean, comfortable, and well-presented accommodation. The overall aesthetic is fresh, airy, and calm, creating a relaxed environment for guests.

Each suite is equipped with en suite facilities comprising a shower, toilet, and wash basin, with the exception of the Rum suite, which benefits from a designated private bathroom. All rooms include bed linen and towels, together with tea and coffee making facilities, a hair dryer, Wi-Fi access, complimentary toiletries, a mirror, lamp, and seating.



Guests have access to shared amenities including a lounge and dining room, with Wi-Fi available throughout the property. The guest lounge also provides an extensive selection of books and games for leisure use. Evening meals can be provided on request from Tuesday to Thursday each week. In addition, the property is fully licensed, offering a wide range of local beers, spirits, wines, and whisky. Free parking is available on site for several vehicles.

<b>Iona</b>	Single	En suite shower room
<b>Staffa</b>	Double	Ensuite shower room
<b>Jura</b>	Twin	En-suite shower room
<b>Scarba</b>	Double	Ensuite shower room
<b>Inch Kenneth</b>	Single	Ensuite shower room
<b>Muck</b>	Double	Ensuite shower room
<b>Skye</b>	Family (double, single & cot)	Ensuite bathroom
<b>Rum</b>	Single	Designated bathroom

## Owner's Accommodation (Ground And First Floor)

The property benefits from a separate entrance via a sunroom, featuring tiled flooring, a large central table, and a dedicated office area. This bright and airy space is enhanced by five large picture windows and a corrugated roof, allowing an abundance of natural light to flow throughout.

A generously proportioned lounge provides a welcoming focal point, complete with a wood-burning stove, ideal for both relaxation and entertaining.

From the entrance lobby, there is access to the kitchen and a staircase leading to the first floor, as well as all bedrooms and the family bathroom.

The current layout comprises a master bedroom with walk-in wardrobe, two further bedrooms, and a playroom, offering excellent flexibility to suit a variety of lifestyle requirements or potential reconfiguration.





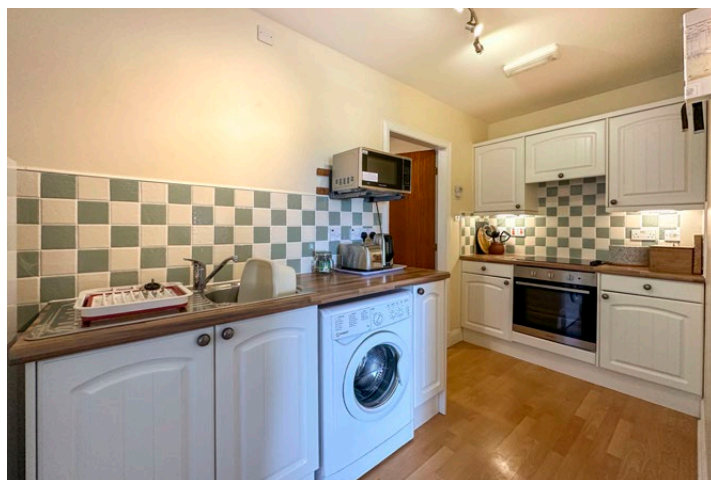
## Self-Catering Apartment (Ground Floor)

Ardachy Self-Catering Apartment is a well-presented ground floor apartment within the main house, benefitting from its own private entrance and offering comfortable accommodation for up to four guests. Finished to a high standard throughout, it provides a relaxed coastal retreat with a practical and welcoming layout.

The accommodation comprises an entrance porch leading into a fully equipped kitchen, a bright and airy living room, a double bedroom, and a bathroom. The bedroom features a king-size bed and generous built-in storage, whilst the living room is light-filled and versatile, with a double sofa bed alongside a dining table and chairs.

The kitchen is well equipped with a kettle, toaster, microwave, fridge freezer, washing machine, electric cooker, and grill. The bathroom includes a shower, wash basin, and WC.

The living area enjoys open views towards Ardalanish Bay, with distant aspects to Colonsay and Jura, enhancing the coastal setting. Limited Wi-Fi is available, and the apartment is also pet friendly, adding further flexibility for guests.





## Grounds

The property occupies a generous plot of approximately 1,305m<sup>2</sup> (0.32 acres) and is set within a securely fenced and well-defined boundary, providing excellent privacy while enjoying a peaceful rural outlook surrounded by open farmland.

A gravel driveway offers ample off-road parking and convenient access to the property. In addition, there is a practical storage and utility hut with a sedum roof, currently used for clothes drying and general outdoor storage, combining everyday functionality with an attractive and environmentally sympathetic design.

## Services

Mains electricity and water are connected to the property. Electricity is supplemented by a 32-panel solar PV system feeding into the main supply, with details of the associated feed-in tariff available following a viewing. Drainage is via a septic tank. Cooking facilities utilise both LPG and electricity, providing flexible and efficient energy provision.

Heating to the public areas and letting accommodation is provided by oil-fired radiators on the ground floor and electric gel-filled radiators/heaters on the upper floors, while the owners' accommodation benefits from oil-fired central heating. The property is double glazed throughout and also benefits from superfast broadband connectivity.

## Development Opportunities

While the business is already trading profitably, there is significant opportunity to further develop and expand operations, whilst maintaining an excellent home and work-life balance. Options include:

- Operate all eight letting suites at full trading capacity to maximise occupancy and revenue potential.



- Expand the food and beverage offering, including packed lunches and enhanced guest meal provision.
- Reconfigure the owner's accommodation and/or self-catering unit to create additional letting bedrooms, increasing income-generating space.
- Introduce events and experiences such as afternoon teas, private functions, baby showers, and whisky tastings to diversify revenue streams.
- Install EV charging facilities (including potential rapid/supercharger points) to attract the growing market of electric vehicle users and future-proof the business.

## Accounts

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

## Licence

The business has a licence under the Licensing Scotland Act 2005, and a copy of the operating plan is available to interested parties, which details operating practices. The licence is AR/402.

## EPC Rating

The EPC rating for the guest house is C (40) reference number 0066-1921-6308-9340-9004.

## Title Number

The title number for the guest house is ARG3758.

## Rates / Council Tax

The guest house has a rateable value of £17,788 (effective April 2026), placing the property within the Scottish Small Business Bonus Scheme taper range of £15,001–£20,000. Eligible businesses within this band may qualify for a reduced level of non-domestic rates relief, tapering from 25% to 0%. The associated residential accommodation is separately assessed for Council Tax at Band C under reference O1/O4/A34080/0025.

## Website

The business has a website at <https://www.ardachy.co.uk/> and a lively Facebook page at <https://www.facebook.com/ArdachyHouse>

## Plans

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

## Price

A guide price of £730,000 is 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 a variety of different lenders who can provide specialist finance. We will be delighted to discuss your financing requirements with you and make an appropriate introduction where appropriate. We also have many contacts in the legal profession who can assist in all legal matters arising.

## Directions

See location map. What3words reference is ///nicely.subsets.asset

## 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](mailto:admin@asgcommercial.co.uk)  
Web: [www.asgcommercial.co.uk](http://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.

