



- Charming 19th-century hotel in a secluded Highland setting
- Prime location on the North Coast 500, between Bettyhill and Tongue
- 9 individually styled bedroom suites, including family-friendly options
- Distinctive character rooms, including the Lady Sutherland Suite, Ben Loyal, and Ben Hope Suite
- Separate bunkhouse accommodating 6 guests (2 rooms)
- 4 static caravans on-site for staff accommodation
- Excellent online reputation with top reviews on Google, TripAdvisor, and Booking.com
- Renowned for high-quality Scottish cuisine using local and home-grown ingredients
- Beautiful grounds with walled garden, pond, and kitchen garden
- Strong trading performance with significant growth potential
- Array of outbuildings offering further development opportunities, full planning permission for a further four superior bedrooms in place.





Description

Tucked away in the serene and secluded landscapes of the far North of Scotland, The Borgie Lodge Hotel offers a stunning and comfortable retreat in the heart of the Borgie River Glen. Located along the famous North Coast 500 route, this charming Highland hotel is surrounded by woodlands and teeming with local wildlife — guests frequently spot majestic sea eagles and red deer right on the grounds.

Set over two floors, the hotel boasts an impressive footprint and provides a warm Highland welcome with a range of amenities. Guests can relax in two inviting lounges, or the much-loved Crofters Bar — a cosy and homely space complete with a stove and a curated selection of malt whiskies, artisan gins, and tap beers. Two charming dining rooms offer guests an intimate and rustic dining experience, and well-maintained ladies' and gents' toilets are available for convenience.

Behind the scenes, the ground floor includes a large commercial kitchen, reception/office, laundry, and storage areas. The Hamish Suite, a comfortable guest accommodation, is also located on this level for added accessibility.

The first floor is home to eight elegant letting suites, each immaculately furnished in a classic Highland style. The Lady Sutherland, Ben Hope, and Ben Loyal Suites serves as the luxurious master suites. Other suites include the Borgie Breco, Torrisdale Room, Naver Room, Peter Rabbit and the spacious Woodlands Family Suite. Each suite features high-comfort mattresses, smart TVs, complimentary Wi-Fi, fluffy towels, and tea and coffee-making facilities.

In addition to the main hotel, the property features a self-contained bunkhouse, ideal for families or small groups. It offers two bedrooms — one with a four-person sleeping arrangement and another bedroom for two persons — with a shared bathroom.

The extensive grounds further enhance the appeal of Borgie Lodge, featuring four static caravans, agricultural outbuildings with planning permission for four further superior bedrooms, and a range of auxiliary structures that offer excellent development potential. The walled garden, with its picturesque pond and thriving herbs and vegetables, adds a tranquil touch to the landscape.





Trade

Borgie Lodge Hotel is a highly successful, owner-operated business run by a dedicated couple who manage the property as chef and front-of-house, supported by a reliable team of housekeeping and bar staff. Together, they deliver exceptional service and warm Highland hospitality—reflected in an outstanding 96% occupancy rate. Remarkably, around 60% of bookings are secured before the start of the season.

Reservations are efficiently managed across multiple platforms, including Free to Book, TripAdvisor, Booking.com, and the hotel's own website with webcam: www.borgielodge.co.uk.

With consistently strong financial performance, Borgie Lodge represents an exceptional turnkey opportunity—an established and thriving business that is ready for immediate operation with minimal transition.

The hotel enjoys excellent online ratings, including a 9.4 "Superb" on Booking.com and a 4.6 "Excellent" on TripAdvisor and 4.8 on Google reviews.

Reason For Sale

Having lovingly owned and operated and restored the hotel since 2018, the current owners due to unforeseen medical reasons have decided to pass this exceptional opportunity onto the next loving owners.





Location

Borgie Lodge Hotel is situated in one of the most captivating and unspoiled parts of northern Scotland, just outside the small hamlet of Borgie, and close to the scenic village of Tongue. This exceptional location lies along the iconic North Coast 500 route, attracting thousands of visitors each year who come to experience the raw beauty, history, and tranquillity of the far north Highlands.

Surrounded by rolling moorland, ancient forests, Torrisdale beach, and dramatic coastal views, the area offers a lifestyle immersed in nature. The nearby Borgie River is renowned for salmon fishing, while the hills and glens are perfect for walking, wildlife spotting, and outdoor pursuits. Red deer, golden eagles, and sea eagles are frequently seen in the area, offering an ever-present connection to the wild.

Although remote in feel, the location remains accessible. The larger town of Thurso is within reasonable driving distance, offering supermarkets, healthcare, secondary schooling, and transport links including a train station and connections to the Orkney ferries. Inverness, the Highland capital, is further south and reachable via the A9 or a scenic journey along the North Coast 500, making the area both secluded and practical.

Unlike the more populated areas of the Highland Council region, this part of Sutherland represents one of the last truly wild and untouched landscapes in the UK. Borgie Lodge Hotel offers an extraordinary opportunity to enjoy peace, privacy, and a slower pace of life — all within a location that is increasingly valued for its natural beauty, clean air, and strong community ties.

Schooling if required is available at Farr primary School and Farr High School.

Hamish



The Property

Originally constructed in the mid-1800s, Borgie Lodge Hotel is a fine example of traditional Highland architecture. Built of rendered stone beneath a tiled roof, the property exudes charm and historic character. Over the decades, the building has seen a number of tasteful additions, thoughtfully designed to complement the original structure. These sympathetic extensions, primarily constructed from corrugated steel with matching roofs, blend harmoniously with the main lodge, maintaining a consistent and authentic aesthetic throughout.

The entrance to the hotel is particularly delightful, tucked neatly into the corner of the main building's frontage. A bench-seated porch provides a sheltered, welcoming spot, complete with a distinctive cone-shaped pitched roof that adds a whimsical Highland touch. Guests are greeted by a large oak door, which opens into a warm and inviting interior.

Inside, the reception area and staircase create an immediate sense of comfort and character. The décor is distinctly Scottish, with rich textures, warm tones, and traditional motifs that reflect the building's heritage. Every detail has been carefully considered to create a homely yet elegant atmosphere, true to the Highlands and in perfect harmony with the lodge's rural surroundings.



Lady Sutherland



Service Rooms

A long, central corridor runs through the heart of the property, beginning at the main entrance and providing access to the key guest areas. To the right, guests will find both spacious and well-appointed dining rooms, ideal for breakfast, afternoon tea, or evening meals in a relaxed Highland setting. Also to the right is the Crofters Bar, a cosy and inviting space with a traditional feel. The bar benefits from its own external entrance, making it easily accessible for both guests and non-residents looking to enjoy a fine malt whisky, artisan gin, or local tap beer in a welcoming atmosphere. Nearby, well-maintained ladies' and gents' WCs provide convenient facilities for patrons.

On the left-hand side of the corridor, the main guest lounge offers a charming and restful breakout space, perfect for reading, conversation, or simply soaking in the peaceful ambience of the lodge. Adjacent to this is Fox's Den Lounge, another warm and intimate area for guests to relax. Also located on this side is The Hamish Letting Suite, a comfortable ground-floor guest room with its own private ensuite — ideal for those who prefer not to use stairs. A further convenient WC is also located nearby for ease of access.



Off the left-hand side of the main corridor, beyond the guest lounges, lies the commercial kitchen, laundry, and dry goods store — the operational heart of the hotel. The commercial kitchen is a large, well-planned space, intelligently laid out for efficiency and functionality. At its centre is a dedicated food preparation island, providing ample workspace for busy service periods. A robust six-burner range, fuelled by LPG gas, forms the centrepiece of the cooking area, complemented by a suite of electric appliances and a large overhead cooker hood. All expected commercial-grade equipment is in place, making this a fully equipped and ready-to-use facility for professional catering.

Adjacent to the kitchen is the laundry room, which features two commercial washing machines and three dryers, along with a generous folding area to ensure smooth housekeeping operations.

Completing this service wing is the dry goods store, an outstanding facility fitted with wall-to-wall shelving, offering extensive storage capacity. The room is clean, organised, and exceptionally well maintained, providing essential back-of-house support for the day-to-day running of the hotel. A heated drying wall is also available and much loved and appreciated by motor bikers and cyclists.



Torrisdale



The Letting Suites

The Borgie Lodge Hotel offers nine beautifully appointed guest suites; each thoughtfully designed with Highland charm and modern comfort. All suites include private ensuite facilities, ensuring a high level of privacy and convenience for guests. One of the suites is a spacious family suite comprising two separate bedrooms, ideal for families or small groups.

The accommodation is laid out as follows:

Ground Floor

- **The Hamish Suite** – A generously sized king, accessible suite with a private ensuite shower room, located near the main lounges and entrance for easy access.

First Floor

- **Lady Sutherland Suite** – The luxurious superior king suite featuring a well-appointed shower room ensuite, elegant furnishings, and refined Highland style.
- **Torrisdale Room** – Stylish and restful king suite featuring a private ensuite shower room for guest comfort.
- **Naver Room** – Quiet and peaceful attic king suite with a charming interior with bespoke handcrafted furniture and modern ensuite shower and bath room and a seating area.

- **Ben Hope Suite** – A large and comfortable superior king suite with feature bay window seating. Benefiting from a separate shower room ensuite, ideal for couples.
- **Borgie Breco Room** – Light-filled and inviting comfortable twin suite, with tasteful décor and a dedicated shower room.
- **Ben Loyal Suite** – Warm and welcoming superior twin room with Highland touches, complete with its own ensuite bath and shower room.
- **Peter Rabbit** – Light-filled and inviting, tastefully decorated double room with private ensuite shower room.
- **Woodlands Family Suite** – A two-bedroom suite designed for families, with king sized bed and a single bed benefitting from private shower room and handcrafted bespoke furniture.

Each suite is finished to an exceptional standard, with 9.4-rated comfort mattresses, smart TVs, complimentary Wi-Fi, fluffy towels, and tea and coffee-making facilities. The interiors are in perfect keeping with the Highland aesthetic, offering guests a truly relaxing and memorable stay.

Naver





Ben Hope



Borgie Breco



Ben Loyal





Bunkhouse



The Bunkhouse

The Bunkhouse is a charming, self-contained building located separately from the main hotel, offering a cosy and practical accommodation option ideal for families, small groups, or those seeking a more private stay. Designed with simplicity and comfort in mind, the Bunkhouse features two bedrooms — one with sleeping arrangements for four guests, and a second room with bunk beds, perfect for an additional two guests. Ideal for groups or families. Both bedrooms share a well-maintained shower room, making it a convenient yet characterful space.

Just outside, guests can enjoy private outdoor seating within the stunning walled garden, perfect for taking in the fresh Highland air and surrounding natural beauty. With its warm and welcoming style, the Bunkhouse adds valuable flexibility to the accommodation offering at Borgia Lodge, while maintaining the same inviting aesthetic and attention to detail found throughout the property.



Static Caravans

There are four static caravans situated on the grounds, currently used for staff accommodation. These present an opportunity for development into self-catering holiday units, offering potential to significantly increase revenue.

While the current owner resides off-site, future owners could choose to convert some internal rooms into on-site living accommodation, enhancing operational convenience.

Peter Rabbit



Woodlands Family Suite



Caravans





Grounds

Borgie Lodge Hotel is approached via a sweeping driveway and sits within beautifully maintained grounds featuring mature trees and generous parking facilities. A key highlight is the charming walled garden, landscaped in a cottage style with a central pond—offering a peaceful and picturesque retreat.

EV charging points have been installed and are ready for activation, pending upgrades to local infrastructure.

Adjacent to the walled garden, the Bunkhouse provides additional guest accommodation or potential for further development. A former agricultural building also offers a significant redevelopment opportunity; planning permission is in place, and the roof has already been removed in preparation.

Additional outbuildings include three large, wind- and watertight single garages with power, a woodshed, and an unused drying room—all of which offer flexibility for repurposing or improvement. Secure, dry motorbike storage is also available on-site.

Throughout the grounds, thoughtfully placed seating areas allow guests to pause, relax, and take in the stunning surrounding views.

Services

Mains electricity, water supply and drainage to a private septic tank. LPG gas is available for cooking with oil central heating supplemented with log burning stove with back boiler. Superfast Broadband is available throughout including full CCTV coverage and webcam.

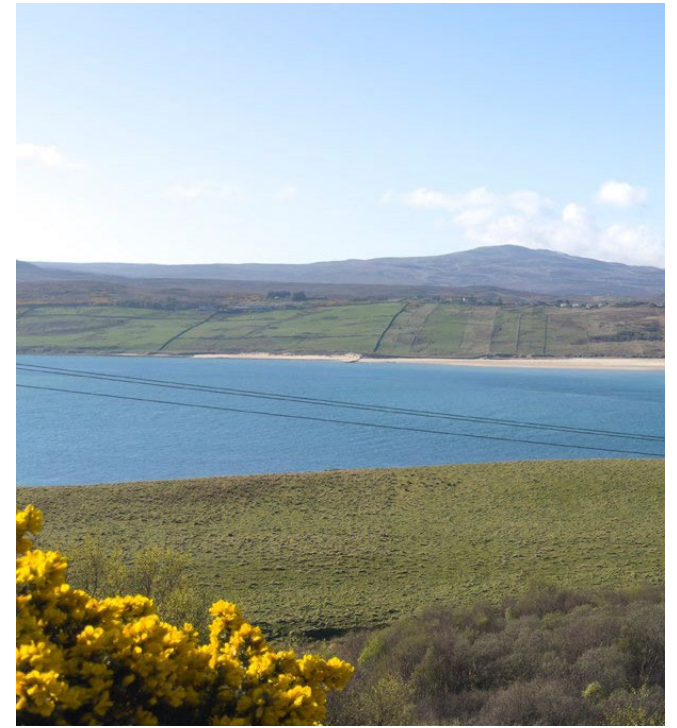
Accounts

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 reference HC/CSR/0307 and a copy of the operating plan is available to interested parties, which details operating practices.







EPC Rating

The EPC rating for the hotel is G.

Title Number

The title number for the hotel is STH4847.

Rates / Council Tax

The hotel has a total rateable value of £17,500 at April 2023, property reference number 02/02/0302000/9. The non-residential apportionment is £16,000 and the residential apportionment is £1,500. The new owners may qualify for some relief under the Small Business Rates Relief scheme, where eligible.

Website

Borgie Lodge Hotel enjoys a strong online presence, with its own dedicated website for direct bookings: <https://www.borgielodge.co.uk/>. In addition to this, the hotel has cultivated a loyal and ever-growing community on Facebook, where it boasts over 1.2k enthusiastic followers who regularly engage with their updates https://www.facebook.com/borgielodgehotel?locale=en_GB.

Plans

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

Price

Offers Over £695,000 (Freehold) 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 /// orbited.yummy.centuries

Viewing

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

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

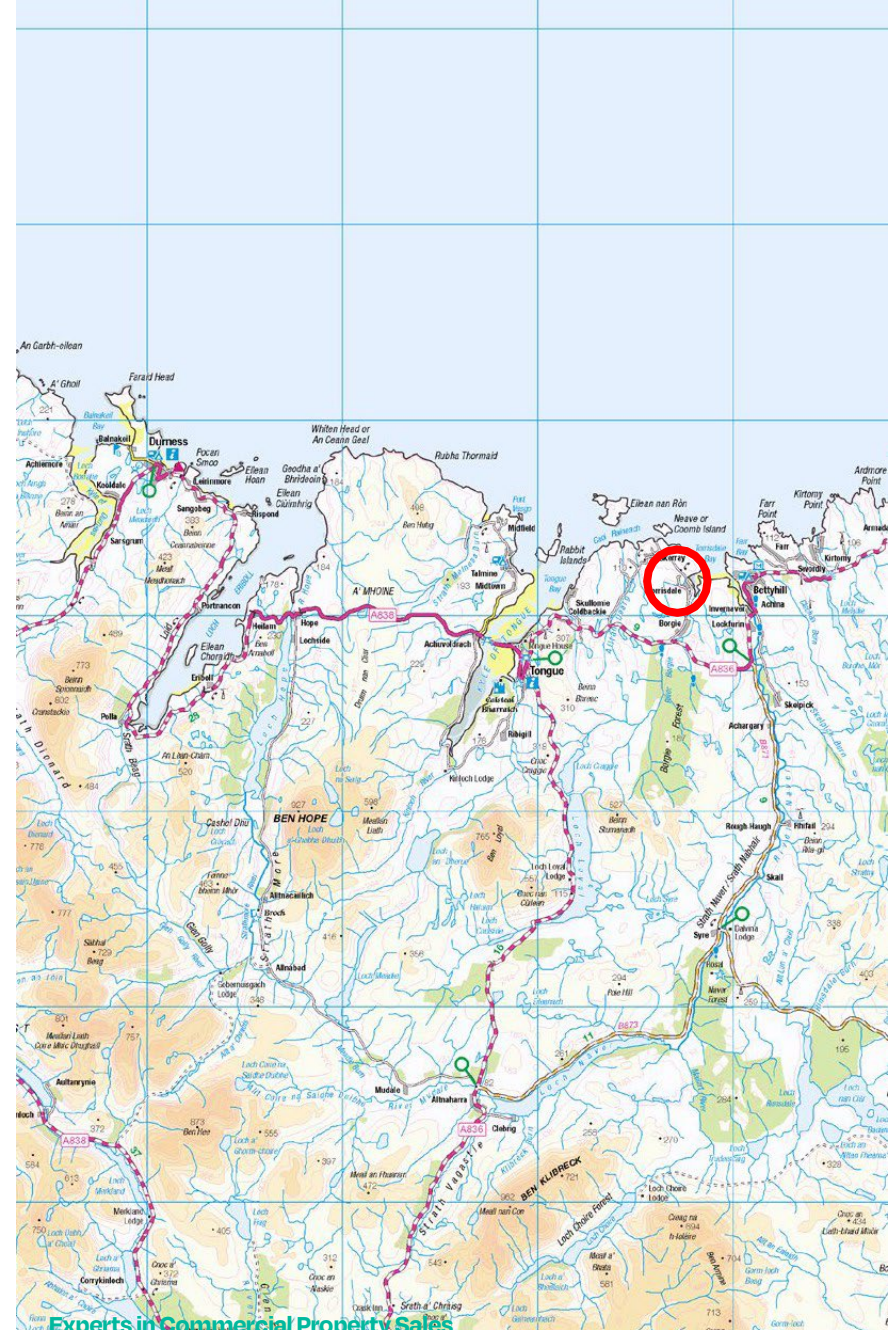
Tel: 01463 714757

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.



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