



Kingarth Hotel

Kingarth

Isle of Bute

- Leasehold: Annual Rent £36,000 + VAT
- Charming traditional stone-built country inn with period features
- Spacious bar, restaurant seating up to 70, and function suite for 75 guests
- Fully equipped commercial kitchen and beer cellar
- Owner's accommodation plus five high-quality letting bedrooms
- Located in peaceful village setting with stunning bay views

Summary

CCL Property are delighted to offer for sale the Kingarth Hotel, located in the picturesque village of Kingarth on the southern edge of the Isle of Bute. It is a characterful country inn set within a traditional stone-built property, thoughtfully extended and updated to serve as a welcoming hospitality venue. The main building is arranged over part single and part two storeys, complemented by a variety of rear extensions and a recently refurbished courtyard outhouse now offering high-quality letting accommodation.

Situation

Kingarth Hotel is set in the tranquil village of Kingarth, on the scenic southern tip of the Isle of Bute. Surrounded by beautiful countryside and farmland, the property enjoys a peaceful rural atmosphere with far-reaching views towards Kilchattan Bay and the coast. Its location at a key crossroads on the island's principal ring road ensures excellent accessibility to the rest of Bute, including Rothesay, the main town, which is just a short drive away. Transport links are convenient for both locals and visitors. The hotel is easily reached by car, with free parking available on site. Regular bus services connect Kingarth to Rothesay and other villages on the island, while Rothesay itself offers frequent ferry crossings to the mainland at Wemyss Bay, providing direct rail connections to Glasgow and beyond. This makes Kingarth Hotel an accessible destination for tourists, day-trippers, and business guests alike.





The Business

The hotel's business operation centres on providing hospitality, combining a traditional pub, a restaurant, and bed and breakfast accommodation in a charming countryside setting with views over Kilchattan Bay. The hotel's daily operations include serving real food and cask ales in a cosy, informal atmosphere, with a team of dedicated staff ensuring friendly and efficient service. The restaurant is open from noon until late, attracting patrons for lunch, dinner, and evening drinks. Accommodation offerings include well-appointed guest rooms with amenities such as flat-screen TVs and free internet, and guests can enjoy additional facilities like a garden, shared lounge, and terrace.

The Kingarth Hotel is renowned for its community involvement, hosting events such as weddings, parties, and wakes, which underscores its role as a social hub on the island. The property features a traditional bar, a restaurant seating up to 70, a function suite for larger gatherings, and a commercial kitchen, all housed in original stone buildings with modern comforts. The business benefits from a prime location at the main crossroads of Kingarth, with easy access to local attractions and transport routes, making it a popular choice for both locals and tourists seeking authentic Scottish hospitality.



Property

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Inside, the hotel features an attractive, traditional bar with bar servery, opening into a spacious restaurant finished in classic décor and seating up to 70 guests. Adjacent to the main bar is a cosy seating area for 16, ideal for smaller gatherings or informal meetings. The property also boasts a bright function suite on the seaward side, with French windows offering panoramic views over the former bowling green and towards Kilchattan Bay. This suite can accommodate up to 70 for formal dining or 75 for events, making it perfect for weddings, celebrations, and community functions.

Supporting the hospitality offering is a fully fitted commercial kitchen, beer cellar, ample storage, customer toilets, and a large office space. Upstairs, a private suite includes a double bedroom with walk-in cupboard, living room, bathroom, and kitchen—ideal for owner or staff accommodation. The courtyard outhouse provides two double/twin en-suite letting bedrooms with a central lounge area, finished to a high standard and suitable for families or groups.



External

Externally, the property offers extensive gardens with outdoor seating for up to 75 guests, a part-covered timber deck, and the adjacent former bowling green which presents further development potential. The car park which is owned by Mount Stuart Trust is currently rented out for £75pcm. The interiors are described as warm and welcoming, with a relaxed country inn ambiance, making Kingarth Hotel a versatile and appealing opportunity for buyers seeking a turnkey hospitality business in a beautiful island setting.









Tenure
Leasehold

Services

The property has mains water and electricity.

Septic tank located on property.

Trading Information

Trading Information will be released after formal viewing has taken place



All appointments to view this or any of our other properties must be made through the vendors sole agents.

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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.