



Lochview Guest House

Garve Road, Ullapool, IV26 2SX

Price on application

7 en-suite bedroom property, currently functioning as a guest house, stunning views over Loch Broom

Lochview Guest House

Description:

Lochview Guest House is ideally situated in a quarter of an acre of land and is a well-established guest house, enjoying a superb location in the popular West Coast village of Ullapool with stunning views overlooking Loch Broom and the countryside beyond.

Suitable for use as a large family home or as a guest house or B&B.

The property is in walk-in condition throughout and boasts seven spacious and well appointed en-suite bedrooms for letting, along with light and spacious owners accommodation. The property also offers parking for nine cars.

The property benefits from double glazing and electric heating throughout and is fully up to date with current fire regulations and can be sold furnished and equipped.

Lochview Guest House offers a “home and income lifestyle” with an excellent business opportunity within a thriving village community.

The tourist trade is booming in this area due to the nearby ferry service to the islands and is also set to increase thanks to the upgrading of Shore Street.

The current owner trades all year round with one full-time employee.







Lochview Guest House

Lochview Suite:

Luxury double suite with loch views

- En-suite luxury shower cubicle and deep soaking tub
- Luxury shower gel/soap/body cream
- Lounge area
- Spectacular loch, mountain & garden views
- HD LCD cable TV
- Speciality teas, coffees & biscuits
- Pet free

Measurements:

3.43m x 5.23m (11'3" x 17'2")

En-suite 2.48m x 2.57m (8'2" x 8'5")





Lochview Guest House

The Loch Broom Suite:

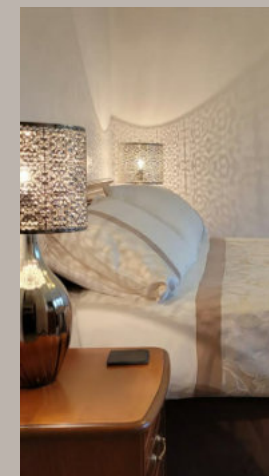
Luxury room with double size bed and loch views

- Wheelchair access and suitable for low mobility
- En-suite shower room with handrails
- Luxury shower gel/soap/body cream
- Seating area
- Spectacular loch, mountain & garden views
- HD LCD cable TV
- Speciality teas, coffees & biscuits
- Pet free

Measurements:

5.21m x 3.47m (17'1" x 11'5")

En-suite 1.96m x 2.26m (6'5" x 7'5")





Lochview Guest House

King/Twin Loch Suite:

Adult single beds with loch views

- En-suite shower room
- Seating area
- Spectacular loch, mountain & garden views
- HD LCD cable TV
- Speciality teas, coffees & biscuits
- Pet free

Measurements:

3.46m x 4.34m (11'4" x 14'3")

En-suite 2.48m x 0.81m (8'0" x 2'8")



Lochview Guest House

The Ullapool Rooms:

Double bedrooms with mountain and garden views
(There are four Ullapool rooms)

- En-suite shower room
- Seating area
- Spectacular mountain & garden views
- HD LCD cable TV
- Speciality teas, coffees & biscuits
- Pet free



Additional Rooms:

Room Measurements:

Guest Lounge / Conservatory
9.12m x 10.82m (29'11" x 35'6")

Gift Shop / Office
1.81m x 2.69m (5'11" x 8'10")

Laundry
4.09m x 2.26m (13'5" x 7'5")

Owner's Lounge
5.44m x 7.75m (17'10" x 15'7")

Owner's Kitchen & Dining
4.03m x 7.08m (13'3" x 23'3")

Owner's Bedroom
5.71m x 3.47m (18'9" x 11'5")

Owner's Bathroom
2.85m x 3.71m (9'4" x 12'2")

Owner's Garage
5.38m x 3.35m (17'8" x 11'0")





Lochview Guest House

Location:

Lochview Guest House is situated in a superb location in the popular West Coast village of Ullapool with stunning views overlooking Loch Broom and the countryside beyond.

The location is ideal for exploring the highlands and is very popular with families and tourists alike.

0.5 miles: (5 min walk) Ferry terminal to Isle of Harris and Lewis

70 miles: Lochinver

75 miles: Inverness

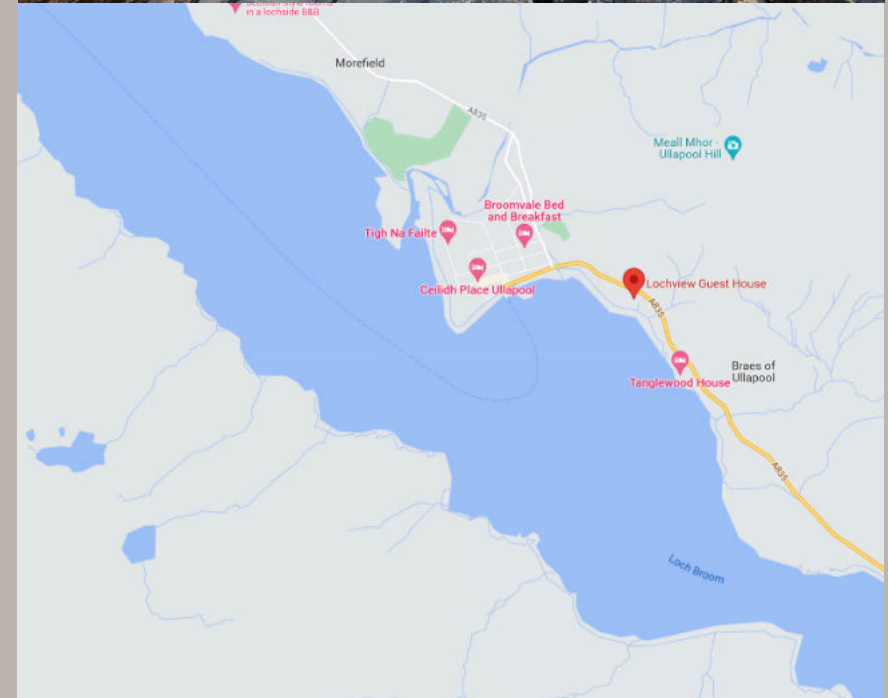
110 miles: Isle of Skye

130 miles: John O'Groats

Lochview Guest House is located 75 miles north west of Inverness, reachable by A835/Garve Road.

The current owner is a member of North Coast 500 and Visit Scotland as well as Welcome Ullapool.

Ullapool tourist trade is set to intensify with the upcoming upgrade of Shore Street.



Ullapool

Ullapool is a picturesque fishing village nestled on the shores of Loch Broom. It is a great holiday destination and is a convenient gateway to the Northern Highlands.

Situated in one of the least spoilt natural environments in the UK, the village boasts a wealth of things to see and do with a great choice of walks such as mountains, rocky coasts and long inland footpaths. The area offers easy access to a good portion of the finest summits in the north west Highlands too.

The village makes a great base for exploring the surrounding countryside and touring Wester Ross and the Highlands with Inverness being only an hour's drive south-east. Stornoway and Lewis in the Outer Hebrides are only a short ferry ride away with the terminal a convenient five minutes walk from the property.

[Information from Visit Scotland](#)

[Information from Ullapool.com](#)

[Information from My Voyage Scotland](#)

[Living and Working in Ullapool](#)









Lochview Guest House

Method of Sale:

Private via Solicitor

Rateable Value:

To be confirmed

Viewing:

Via form at lochviewullapool.scot/sale

Contact:

Linda Bailey Telephone: 01854 612333

Website: lochviewullapool.scot/sale

Accounts:

Operating to a profitable level.

Accounting information will be made available to serious interested parties, post viewing via sellers Solicitors.

Price:

Price on application.

Offers:

All offers should be submitted in writing to Linda Bailey, Lochview Guest House with whom purchasers should register their interest if they wish to be advised of a closing date, if one is set.

