

Greystones, OBAN

PA34 5EQ

ccl
PROPERTY



OBAN
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- 19th Century Baronial Home
- 4 star accommodation
- Tastefully refurbished
- 5 en-suite letting rooms
- 4 additional en-suite letting rooms
- Elevated position with stunning views
- Private mature garden
- Prime tourist location
- Excellent reviews
- Well-equipped kitchen
- Parking for 7 cars
- Grade B Listing
- Exceptional 2 Bed owners' accommodation
- Freehold
- Offers Over £1,100,000

A wonderful opportunity has arisen to purchase Greystones, a beautifully restored 19th Century Baronial house that has been converted into a luxurious Guest House that occupies a prominent and elevated position within the charming town of Oban. The property benefits from stunning panoramic views across Oban bay. The thriving town is a prime tourist destination known as the Seafood Capital of Scotland and Gateway to the Isles, offering an array of attractions locally and transport connections to the Inner Hebrides. This impressive property has been tastefully refurbished to the highest standard combining period features with elegant contemporary décor and is exceptionally well presented throughout. With 5 en-suite letting rooms there is great potential to expand revenue with the introduction of 4 additional en-suite rooms that have yet to be refurbished. It has an excellent reputation and has the advantage of much repeat business. Viewing is highly recommended to appreciate the opportunity that the sale of Greystones has to offer.



Situation

Greystones is situated in one of the most picturesque locations on the west coast of Scotland. Set in a private enclosed garden the property sits in an elevated position and enjoys stunning panoramic views over the town, harbour, Oban Bay and beyond.

The property is located a short walk from the town centre with its many amenities including excellent award winning restaurants and shops. The small traditional town boasts an extensive tourist trade and hospitality sector, and is a great base to explore the surrounding area and the neighbouring islands of the Inner Hebrides, with stunning scenery, boat trips, walks, wildlife-watching, castles, gardens and numerous outdoor activities all within easy reach. The town is also an important ferry port, acting as the hub for Caledonian McBrayne Ferries to many of the islands of the Inner and Outer Hebrides.

The town is located at the western end of the A85 and is extremely well serviced with good road, rail and ferry networks providing links to Glasgow, Edinburgh and Inverness and respective airports.







Business

Greystones is a wonderful boutique bed and breakfast offering luxurious accommodation, trading from mid-February to the end of October annually with peak season running from the beginning of May until the end of September. Occupancy numbers during this time typical level in the region of 99% with annual averages for the 9-month trading period levelling at 65%. New owners could easily extend the operating period as there is demand all year round for accommodation.

The business is operated by a husband and wife partnership who undertake all duties without the aid of additional staff. The income is generated from accommodation only with no evening meals currently being offered. Rooms are let on a B&B basis and comprise 5 double en-suite rooms to accommodate 10 guests per night. The rooms are located on the ground and first floors. There is the potential to add an additional 4 letting rooms that are located on the second floor, currently unused by choice of the owners.

Marketing via their own site, Booking.com, Late Rooms, and a number of online booking sites. Rooms are generally let on multi-night stays.

The hotel benefits from a good mix of new visitors and repeat trade, with a core market of tourists exploring Scotland by car. The town serves as a great base for touring the west coast and the neighbouring islands.

Property

Greystones is a beautiful and traditional Grade B listed Baronial House that has been stylishly yet sympathetically refurbished to a high standard. The detached property sits on a private plot with mature gardens and spectacular views overlooking the town and Oban Bay. Although presented with a minimalist and contemporary decor, there are an abundance of original features throughout including ornate cornice mouldings, stained glass, original woodwork

and a grand staircase.

The property is offered in true walk in condition with all rooms immaculately furnished and tastefully decorated. Presented with original sash windows throughout the main house. The property is accessed through the entrance vestibule and into the timber panelled main hallway, the central point of the property, with stairs leading to the upper floors. Immediately to the left is the spacious dining room with original fire place, focal turret and large dual aspect windows allowing for an abundance of natural lighting. Second left is the bright and airy guest sitting room with ornate focal fireplace and double sofas, providing a comfortable space for guests to unwind. Immediately to the right of the entrance is the first of the guest letting rooms. A large double room with a spacious en-suite bathroom and a seated area in the bay window to enjoy the views over the garden and town below.

Towards the rear of the property, access is gained to a large fully equipped kitchen, laundry room and plant rooms. The owners' accommodation is unusually generous, with a large private sitting room offering sea views, a sizeable dining area/ office with patio doors leading to a deck and terrace overlooking the garden, a WC and a secondary staircase providing access to the owners' bedrooms on the first floor. There are two additional external doors in this section of the house, with access to the bin store and the street.

The stairs from the main hall provides access to the first floor landing and is lit by a large stained glass window. There are four further luxury en-suite letting rooms consisting a mix of King and Super King rooms. These spacious and quintessentially minimalist rooms benefit from ample natural light and present outstanding views of Oban bay, Mull, Kerrara and McCaigs tower. Each room is immaculately presented and decorated to a high standard. The large en-suites offer either a free-standing bath with separate walk-through shower, bath with shower over, or single shower only. Access is also gained to the rear of the

property where the owner's two bedrooms, one with en-suite facilities, and family bathroom are located.

From the first floor landing, a separate stairs leads to the second floor where an additional 4 unused en-suite letting rooms with combed ceilings are located.

External

Greystones is located on a hill, a short but steep walk up from the bustling town centre. Road access to the rear of the property turns into the car parking area at the front of the property where 12 stone steps lead up to the main entrance. The substantial garden is enclosed by a stone built boundary wall, with terraced gardens bordered with mature shrubs and trees, and includes a stone terrace at the upper level for guests to enjoy the view, as well as a private owners' deck and terrace.

Services

The property has mains gas, water, drainage and 3 phase electricity.

Tenure

The property is held on a Scottish equivalent of Freehold.

Trading Figures

Greystones is a very successful bed and breakfast that trades above the VAT threshold. Highly profitable full trading information will be released after formal viewing has taken place.

Summary

The sale of Greystones is a wonderful opportunity to purchase a luxurious and tastefully refurbished period property that is presented in immaculate condition throughout. This is a very well run business that has an excellent reputation and much repeat business.

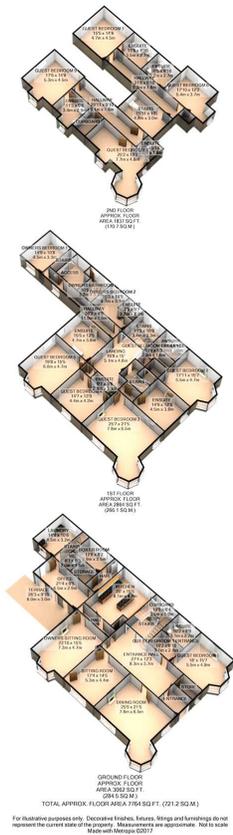


Price

Offers over £1,100,000 are sought for the heritable property. The fixtures, fittings and furniture (excluding items of a personal nature), are included in the sale.

Inventory

An inventory will be compiled to detail all items of a personal nature excluded from the same. This will be available to all parties wishing to offer.



For illustrative purposes only. Dimensions, fixtures, fittings, fittings and furnishings do not represent the current state of the property. Measurements are approximate. See to scale. 10/20/2017



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

CCL property Ltd
62 High Street

IV30 1BU

T:01343 610520

F:

E: www.cclproperty.com

Offers

All offers should be submitted in writing to CCL Property Ltd with whom the purchasers should register their interest if they wish to be advised of a closing date.

Further Information

Should you require any further information on this or any other property please do not hesitate to contact Glynis Ferguson

