



Whistlefield Inn | Loch Eck | Dunoon | Argyll and Bute | PA23 8SG

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Whistlefield Inn, Loch Eck, Dunoon, Argyll and Bute, PA23 8SG

- Historic Country Inn
- 8 Letting Rooms
- Immaculately Presented and Fully Refurbished
- Previous Planning Permission for 8 Chalets
- c.14 acres
- 3 Bedroom Chalet
- 200m Shoreline

Summary

The Whistlefield Inn, a historic 1663 property in Argyll and Bute, Scotland, offers stunning Loch Eck views. Just 12 miles from Dunoon and 90 minutes from Glasgow, it provides a convenient retreat. Though not currently trading, it features a restaurant, snug, dining room, eight ensuite rooms, and a bunkhouse. With planning permission for expansion, it offers multiple revenue streams. This charming inn combines history and natural beauty, presenting a rare investment opportunity with growth potential.

Situation

The Whistlefield Inn is a charming and historic establishment nestled in the scenic landscape of Argyll and Bute, Scotland. Built in 1663, this Category C listed building is situated just 12 miles northwest of the bustling town of Dunoon and offers breathtaking panoramic views of Loch Eck. The inn is ideally located for tourists, being only a 90-minute drive from central Glasgow and Glasgow Airport, making it a convenient retreat for both locals and international visitors. The surrounding area is rich in natural beauty and outdoor activities, including hiking, fishing, and exploring the nearby Argyll Forest Park. Guests can enjoy the tranquil atmosphere while being close to local amenities such as shops, supermarkets, and leisure facilities in Dunoon. Additionally, the renowned Benmore Botanical Gardens and other attractions like castles and secluded beaches are within easy reach. The Whistlefield Inn provides a perfect blend of history, nature, and accessibility, making it a desirable destination for those seeking a peaceful escape with modern conveniences.





The Business

Although currently not trading, the inn is fully equipped and ready to resume operations, offering a diverse range of income streams. The property includes a 40-cover restaurant and bar, a private snug for 12 guests, and a private dining room for 24 guests, all supported by a well-equipped commercial kitchen. This setup allows for a robust food and beverage operation, which can be a significant revenue driver, especially if managed well to attract both hotel guests and local patrons.

Additionally, the inn features eight ensuite letting rooms and a bunkhouse, providing accommodation options that can cater to a variety of guests, from tourists to business travelers. The previous planning permission for eight three-bedroom chalets, along with a large area of land suitable for further development, offers substantial potential for expansion. This could include additional chalets or glamping pods, tapping into the growing trend of experiential and eco-friendly travel accommodations.

The Whistlefield Inn's business model could leverage multiple revenue streams, including room bookings, dining, events, and potential development of additional accommodations. The combination of these elements makes it an ideal lifestyle business opportunity with the potential for year-round income.



Property

The Whistlefield Inn, a charming and historic property dating back to 1663, offers extensive public areas that are perfect for guests seeking relaxation and entertainment. The main restaurant, located at the rear of the property, provides stunning views over the grounds and Loch Eck. Recently refurbished, the restaurant is tastefully decorated and furnished with wooden tables and chairs, accommodating up to 40 guests. It features a cozy fireplace, adding warmth and ambiance to the dining experience.

Adjacent to the main hallway is the 'Snug,' a comfortable and intimate space ideal for families or private functions. The Snug can accommodate up to 12 people and offers additional seating for the public bar. The 'Green Room,' another exquisite public area, is a lounge furnished with comfortable couches and chairs, complete with a real coal fire. It can serve as a dining room for larger private parties, accommodating up to 24 guests. The Green Room is traditionally decorated and presented in excellent condition.

Letting Rooms

The Whistlefield Inn boasts eight well-appointed letting rooms, with six located on the first floor of the main building. These include three doubles, one triple, and one superior double with breath-taking views of Loch Eck. Each room has been recently refurbished and furnished to a high standard, featuring en-suite facilities, 32-inch LCD TVs, and hospitality trays. The en-suites have been updated with new showers and flooring.

Two additional letting rooms are located at the rear of the property, offering uninterrupted views of Loch Eck. These rooms are also well-presented, with 32-inch LCD TVs and en-suites equipped with double power showers.

Bunk House

Adjacent to the main building is the bunkhouse, a traditionally built stone structure that offers versatile accommodation options. The bunkhouse, in need of some renovation, is currently configured with a large manager's apartment with an open-plan design, featuring a spacious living area and a mezzanine bedroom. Additionally, the bunkhouse has four extra bedrooms, with one ensuite and a WC. The bunkhouse offers many opportunities and could be an excellent additional income stream.

Chalet

In addition there is a modern chalet with stunning views of Loch Eck, ideal for private owner's accommodation or additional letting. The property includes three bedrooms, one with an en-suite bathroom, bathroom and a large open-plan kitchen diner and living room, offering a versatile and comfortable living space.

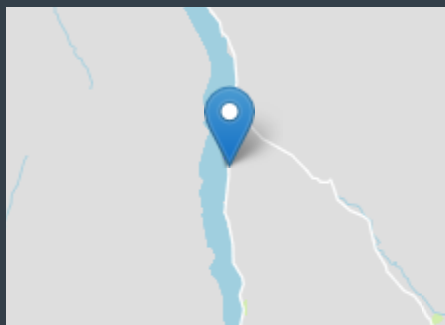
External

The Whistlefield Inn is set amidst 14 acres of picturesque land, offering a serene and expansive environment. This includes 200m of shoreline with lapsed planning permission for 3 chalets. A sweeping driveway leads from the main road to a spacious car park, providing ample parking space for visitors. The front of the inn is adorned with large grounds which would be suitable for a variety of uses. At the rear, there is lapsed planning permission for the development of eight three-bedroom chalets, indicating potential for future expansion. The property is adjacent to a loch, enhancing its scenic appeal and offering opportunities for waterside relaxation. Outdoor seating areas are available both at the front and rear of the inn, allowing guests to enjoy the natural surroundings. Additionally, an external store provides practical storage solutions for the inn's needs.









Trading Information

Not being sold as a going concern and there is no accounting information available.

Services

The property has mains electricity and water. Cooking by LPG. Drainage to septic tank.

Tenure

Scottish equivalent of freehold



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