

CCL



Cluny Bank Guest House | St Leonards Road | Forres | Moray | IV36 1DW

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# Cluny Bank Guest House, St Leonards Road, Forres, Moray, IV36 1DW

- 19th Century Victorian Mansion
- Prime tourist location
- 0.5 acre enclosed garden
- Fully licenced
- Excellent reviews
- Parking for 8 cars
- Grade B Listing
- 6 Letting Room Guest House

## Summary

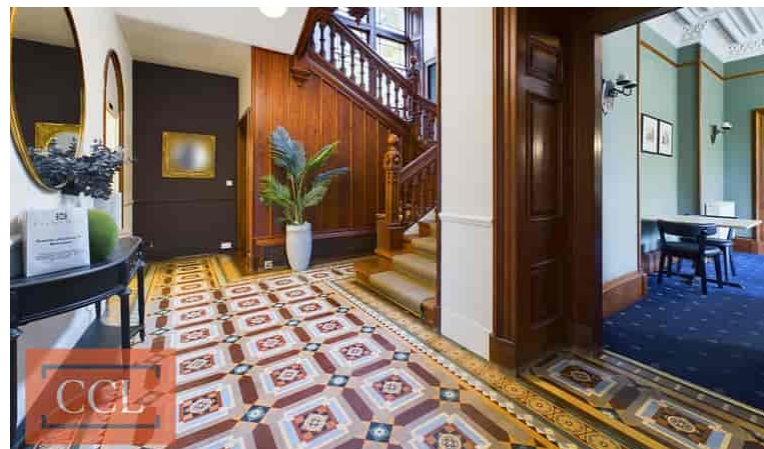
CCL is pleased to present Cluny Bank, a beautifully refurbished 19th Century Victorian Mansion for sale, prominently situated in an elevated position within a tranquil residential area of the charming town of Forres. This thriving town is a popular tourist destination, enjoying high occupancy rates and a steady influx of visitors year-round. The property is meticulously maintained and boasts high-quality furnishings throughout. With a full license and a spacious, well-equipped commercial kitchen, this presents an excellent opportunity for new owners to further develop the business and explore various lifestyle possibilities.

## Situation

This property, located within 0.5 acres on Cluny Hill, is a short walk from Forres' vibrant town centre, offering a range of amenities from restaurants to medical facilities. Forres, a historic Royal Burgh, is a hub for tourism with activities like hiking, fishing, and golf, and cultural sites including castles and museums. It's also part of the Whisky Trail.

The town features a lively community and well-maintained public spaces, thanks to its involvement in Scotland and Britain in Bloom. Historically significant, Forres is mentioned in Shakespeare's "Macbeth" and hosts the Pictish Sueno's Stone. Nearby Findhorn Bay enhances its scenic appeal, providing numerous outdoor activities.

Well-connected via the A96, Forres has strong transport links to major cities and their airports. Elgin, close by, offers extensive





## The Business

The property, under the current ownership for three years, has undergone significant refurbishments and enhancements, now boasting modern facilities and stylish interior design. Extensive renovations have been carried out to improve the structure of the building, including a comprehensive overhaul of the roof and the repainting of external masonry.

The business is managed by a sole proprietor, supported by two part-time housekeeping staff as needed. The primary source of revenue is from accommodation, accounting for approximately 90% of the income, with the remaining income derived from food and bar sales.

The inaugural season in 2023 saw a robust occupancy rate, maintaining approximately 80% from April to October and 50% during February, March, and November. The establishment offers various room types with different rates:

- Henderson and Anderson: Double rooms for single occupancy at £115 per night.
- Arrol Wood: A slightly larger room with a bigger bed, priced at £130 for single occupancy and £145 for double occupancy.
- Balchin's Den: Double room with a choice of a king bed or twin sharing, available for £145 or £160.
- McGregor Room: Superior double with options for a king bed or twin sharing, costing £160 or £175.
- Davies Room: Executive suite featuring a king bed or twin-share options and a luxury bathroom, priced between £185 and £200.

The target market consists of guests seeking premium accommodation and personalized service. While there are no formal contracts, the business maintains strong relationships with several local and regional entities, including the Glasgow School of Arts, Abbey UK, Absolute Escapes, and Rabbits Tours.

The bar, operating under a full license held by the owner, is open daily from 3 PM to 9 PM. It primarily serves clients for pre-dinner and post-dinner drinks, featuring whisky sampling among its offerings.

## Property

This exquisite Grade B listed Victorian Mansion, dating back to 1860, is a stunning example of traditional architecture that has been elegantly and thoughtfully restored to meet high standards. The mansion retains a wealth of original features, such as intricate cornice mouldings, authentic woodwork, and an imposing grand staircase, all contributing to its historic charm.

The property is presented in impeccable condition, ready for immediate occupancy. Each room is furnished with great attention to detail and decorated with a refined touch. Original sash windows are a feature throughout the building. Entry is through a welcoming vestibule leading into the main hallway, which serves as the heart of the mansion, with stairs ascending to the upper levels. To the right of the hallway lies the expansive dining room and guest lounge, and to the left, a fully licensed bar that comfortably seats 14 guests and can host up to 25. Both areas are enhanced by striking bay windows that offer views of the picturesque garden.

The rear section of the mansion provides access to a large, newly updated modern kitchen and living space, along with various storage facilities, including two laundry rooms and a cellar. The ground floor also includes a public restroom, one en-suite guest room, and an alternative staircase to the first floor.

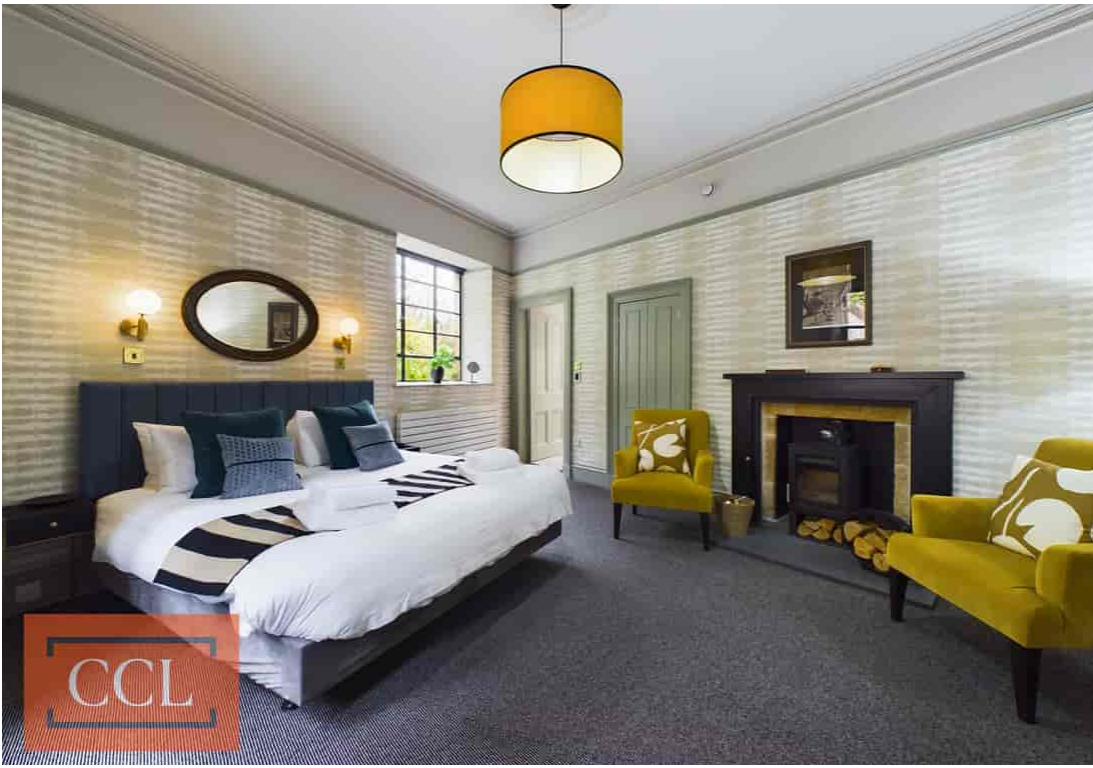
Ascending the main staircase, the first floor landing leads to the guest accommodations. An additional guest room, the seventh, is situated on the ground floor with its own private entrance. Each guest room is presented in pristine condition with tasteful, high-quality decor. This floor also houses a public restroom and a substantial staff room equipped with laundry amenities. The current owners have reserved a large room at the front of the mansion as their private living space, which could be converted into an eighth en-suite guest room if desired.

The second floor is dedicated to the owners' private living quarters, featuring three private double bedrooms, two ample storage rooms, and a full bathroom, all of which provide a spacious and comfortable residential area for the proprietors.

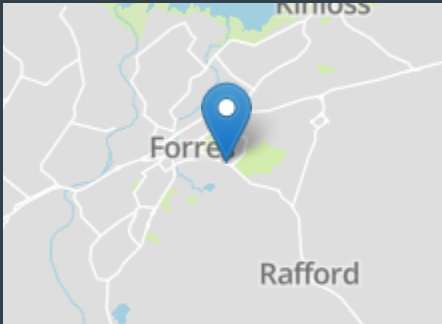
## External

This expansive property is set within extensive garden grounds that are primarily located at the front of the building. Enclosed by a robust stone-built boundary wall, the entrance features a gravel parking area that accommodates up to eight vehicles. Attractive stone steps ascend the bank, leading to the grand entrance of the property. The large lawn, bordered by mature shrubs and vibrant flowers, is meticulously maintained and exquisitely manicured. Several trees line the perimeter, enhancing the property's privacy and aesthetic appeal.

The secluded garden offers guests a peaceful retreat, just a short walk from the bustling town centre, providing a serene environment where they can relax and unwind amidst natural beauty.







## Tenure

Scottish equivalent of Freehold

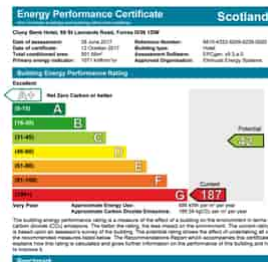
## Services

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

## Trading Information

The business trades below the VAT threshold. It has only traded for one year and limited formal trading information can be provided.

<p style="text-align: center;">Floor 0</p>	<p style="text-align: center;">Floor 1</p>	
<p style="text-align: center;">Floor 2</p>		<p style="text-align: center;"><b>Approximate total area<sup>(1)</sup></b> 547.11 m<sup>2</sup></p> <p style="text-align: center;"><b>Reduced headroom</b> 18.32 m<sup>2</sup></p> <p style="text-align: center;">(1) Excluding balconies and terraces</p> <p style="text-align: center;">⏏ Reduced headroom (below 1.5m/4.92ft)</p> <p style="text-align: center;">While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p style="text-align: center;">GIRAFFE360</p>



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.