



Crafts & Things | Tigh A Phuirt | Glencoe | Ballachulish | Highland | PH49 4HN

www.cclproperty.com

Crafts & Things, Tigh A Phuir, Glencoe, Ballachulish, Highland, PH49 4HN

- Exceptionally successful craft shop and cafe
- Stunning location in the historic Glencoe
- Stunning 4 bed period house
- Bustling tourist destination
- Magnificent Highland surroundings

Summary

Crafts & Things is a highly profitable and iconic business located in Glencoe, Argyll, offering a unique combination of a craft shop, coffee shop, and gallery. This well-established business is situated in a stunning loch-side setting, making it a popular destination for both tourists and locals. The property includes a spacious 4-bedroom home, making it an ideal opportunity for those seeking a lifestyle change with a turn-key business.

Situation

Glencoe is renowned for its stunning natural beauty, featuring dramatic glens and towering peaks. It is historically significant due to the 1692 Massacre of Glencoe. The area is ideal for outdoor activities like skiing, mountain biking, and mountaineering, with two mountain resorts along the A82. National walking and cycling trails, including the West Highland Way, traverse the region. Water sports are popular in Loch Leven and Loch Linnie. Crafts & Things, located along the A82, benefits from its strategic position on a major tourist route. The local community, including Ballachulish, offers various amenities and sees a population surge during tourist season. Nearby Fort William provides additional facilities. The Ice Factor National Ice Climbing Centre in Kinlochleven is a notable attraction. The region's wildlife and scenic landscapes have made it a popular filming location.





The Business

"Crafts & Things" has been a family-owned business since 1969, flourishing under the same ownership for decades. This well-established business has been meticulously developed over the years, now presenting itself as a highly profitable and sustainable commercial opportunity. The business operates prominently along the A82, benefiting from excellent signage that attracts a steady flow of visitors. It is open from 9:30 AM to 5:30 PM for most of the year, with slightly reduced hours during the winter months. There is potential for new owners to extend operating hours into the evening, especially during the peak tourist season, to further increase revenue.

The business model has proven to be exceptionally sustainable, with a strong split in income sources: approximately 60% from the café and 40% from the retail operations. The café and shop enjoy robust patronage not only from tourists but also from the local community, indicating a solid base of repeat customers. The retail section has evolved significantly, offering a diverse range of products that include crafts, jewelry, Scottish tourist items, clothing, books, framed pictures, prints, mirrors, and photographs. This variety ensures a continuous attraction throughout the year, contributing to the business's strong annual profitability.

The café section of "Crafts & Things" is situated in a rear extension of the building, which features extensive glass facades that allow natural light to brighten the interior beautifully. It is equipped with a modern servery set in an 'L' shape, featuring a till and a cake display cabinet, strategically placed to serve customers efficiently while providing easy access to the adjacent kitchen.

The business's online presence is robust, with very positive reviews across various platforms like TripAdvisor, enhancing its reputation further. "Crafts & Things" also maintains a well-designed website.



Property

Crafts and Things is a beautifully integrated complex consisting of three distinct parts: the craft and clothes shop, the café areas, and the owner's house, each contributing to the charm and functionality of the business.

The Craft Shop

The craft shop, the main retail area of the business, is housed in the oldest part of the property, likely dating back to the 1800s. Originally a byre used for both human and animal habitation, it was extensively renovated by the vendor's parents when they purchased the property in 1968. After a year of reconstruction, the shop opened in 1969. Subsequently, the house was also redeveloped, and an interconnecting extension was added to link the shop with the house.

The Coffee Shop:

Adjacent to the gift shop, the 60 cover café offers a delightful selection of baked goods and light meals, attracting both passing tourists and local patrons. In recent years, the café has expanded its outdoor seating options by adding a large folding canopy, providing all-weather seating. Beyond its role as a café, it has served as a non-profit music venue outside the high season, hosting world-class musicians and earning a nomination for a national award at the annual traditional music awards.

A stairs from the café area leads to the first floor from where the business operations are managed. This floor also hosts a well-stocked gallery showcasing Scottish art and provides both ladies' and gents' toilet facilities, with a separate accessible toilet on the ground floor.

Owners / Staff Accommodation:

The owner's accommodation is a charming cottage style self-contained unit located at the west end of the shop area. This part of the property includes a separate garden area, primarily laid to lawn, adding a private and serene touch. The ground floor houses a kitchen, dining area, and lounge, while the first floor accommodates four bedrooms and a bathroom with a separate shower enclosure. The living area, featuring a cozy log burning stove, and a spacious open-plan kitchen diner, forms the heart of the home. The kitchen is well-equipped with ample storage units and a gas cooker. This accommodation also benefits from central heating, ensuring comfort throughout the seasons.



External

The external area of the property includes partially covered seating for up to 50 guests, ideal for alfresco dining and enjoying the picturesque surroundings. The extensive grounds provide ample space for expansion or customization by new owners. Additionally, there is sufficient parking available to accommodate the high volume of visitors the business attracts.









Services

Mains electricity, water and drainage plus there is LPG Gas

Tenure

Scottish equivalent of freehold.

Inventory

An inventory will be compiled to detail all items of a personal nature excluded from the sale and the items that are subject to separate negotiation, this will be available to all parties wishing to offer.




Floor 0



Floor 1

Approximate total area⁽¹⁾
405.58 m²

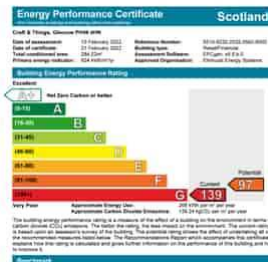
Reduced headroom
6.72 m²

(1) excluding balconies and terraces

[2] Reduced headroom (below 1.5 x 0.4 02m)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

CBR/4H/360



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

CCL Property

62 High Street, Elgin, Moray, IV30 1BU

T: 01343 610520

www.cclproperty.com

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.