



Ards House | Connel | Oban | PA37 1PT



# Ards House, Connel, Oban, PA37 1PT

- 4 Star Guest House
- Stunning Views
- 8 Letting Rooms
- Self-catering Apartment
- Ample Parking
- Victorian Property
- Immaculate Condition

## Summary

Ards House Bed & Breakfast is a charming Victorian Villa, operating as a warm and welcoming 4-star bed and breakfast, situated in a beautiful shore-side location in Connel, just a short distance from Oban. With 8 letting rooms (7 en-suite), the business is easily managed and generates healthy profits. While it can be operated year-round, it currently runs from March to November, presenting a wonderful opportunity to acquire a true lifestyle business in a stunning waterfront location on the edge of the Forth of Lorn.

## Situation

Ards House Bed & Breakfast occupies a stunning shore-side location in the peaceful village of Connel, a short distance from the picturesque town of Oban and the Firth of Lorn. The business is ideally situated to catch passing trade as it's located on the main road, roughly 5 miles from the center of Oban. Connel boasts pleasant bars and restaurants, a shop, train station, and bus stop. Oban, known as the gateway to the Isles, offers access to the Inner Hebrides and the mountains of the Morvern peninsula. Further, ferries to various islands are available from the town's ferry terminal. Oban is well-served by road links and lies on popular tourist routes along the West Coast. It's the principal town of North Argyll, offering a range of facilities and amenities. Glasgow can be reached in about 2 hours, providing access to major city facilities, including an airport. Trains also connect Oban with Glasgow Queen Street.





## The Business

Ards House is an established guest house with an excellent reputation and strong reviews. The traditional Victorian Villa provides 7 en-suite letting rooms, all decorated and maintained to an excellent standard, along with 1 single room with a private shower. The business operates from March through to November, trading just beneath the VAT threshold. Peak times in July and August see occupancy levels reach 90-95%. Room prices vary from £90 for a single and £185 for a superior double room. All rooms have been recently refurbished, with most benefiting from stunning loch views. They also feature Freeview TV, hospitality trays, hairdryers, and complimentary toiletries. The business is owner-operated with part-time housekeeping assistance during peak season. Ards House has its own website with integrated booking facilities and utilizes booking.com, benefitting from excellent online customer reviews.

The tourist industry is a major source of income for the town, particularly during warmer months, with plenty of outdoor activities and water sports available for visitors and residents alike, thanks to the spectacular scenery of Argyll and Bute.



## Property

The property is offered in true walk-in condition, with all rooms immaculately furnished and providing a high degree of comfort. Guests enter via the main front door into the central hallway, with the guest dining room to the left and the stunning triple-aspect guest lounge to the right, featuring double sofas, a grand piano, and a wood-burning stove. Adjacent to the lounge is an en-suite double room.

Off the main hall, a door opens to the modern kitchen, equipped with ample base and wall-mounted units, a central island, and a Range cooker. A door leads to the owners' accommodation, boasting stunning loch views and a wood-burning stove, along with a double bedroom and bathroom. From the kitchen, a door opens to the large utility room, additional store cupboard, and a rear door providing access to the courtyard and outbuildings at the rear of the property.

A staircase from the front hall leads to the first floor and remaining letting rooms, comprising 3 king-size doubles with sea views, a double standard room, a twin room with garden views, and a single room with a private shower. All rooms are individually decorated to a very high standard.

Additionally, there is a newly renovated one-bedroom self-catering apartment with a lounge, kitchen, and stunning Loch View, suitable for letting or as superb owners' accommodation.

Ample outdoor storage and a good-sized laundry are available at the rear of the property.



## External

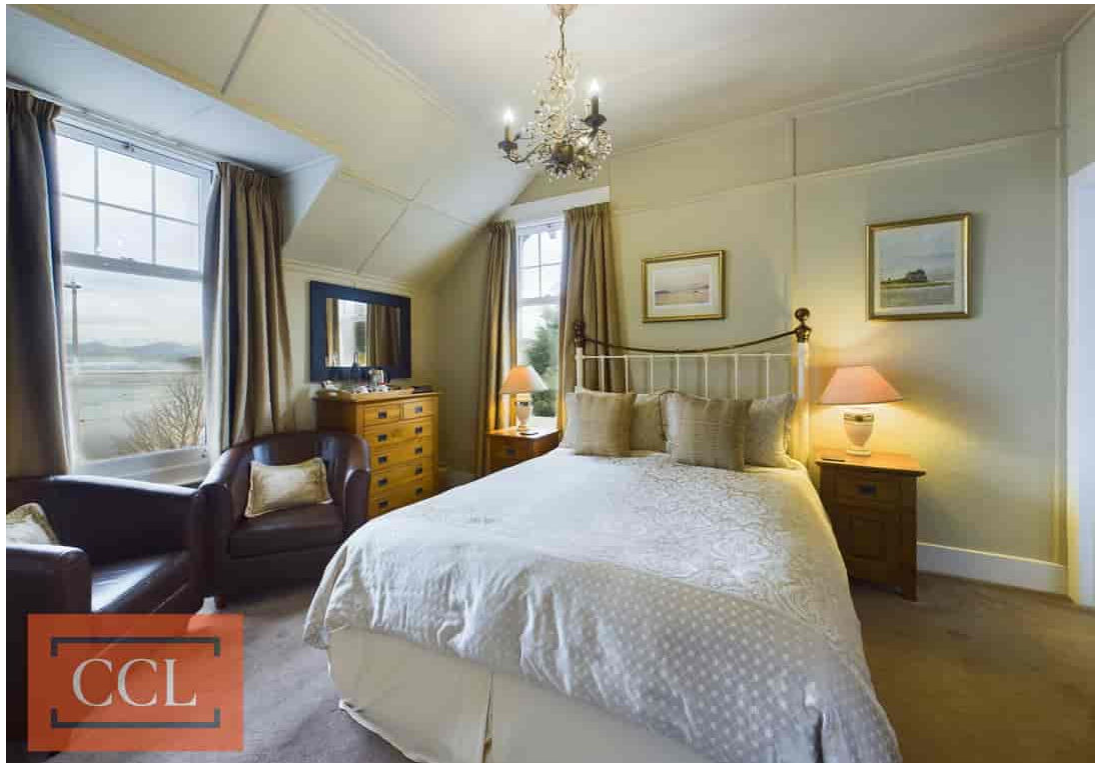
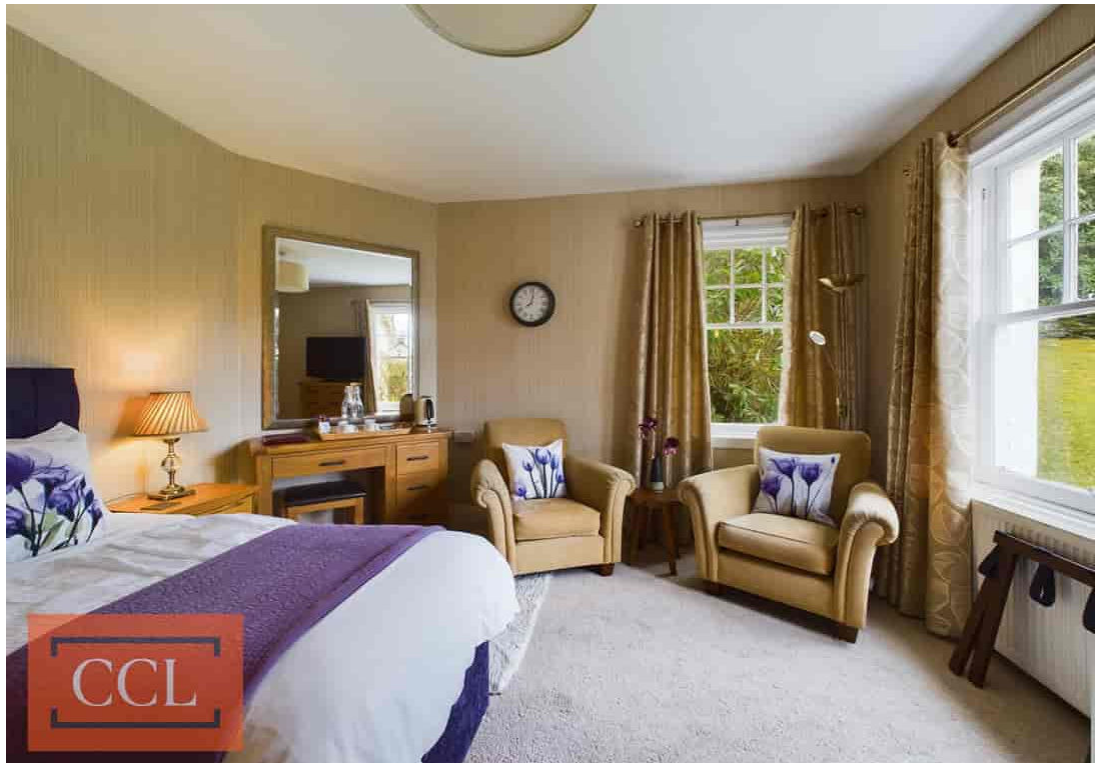
Situated on the main A85 road to Oban, Ards House is surrounded by a well-established garden boasting an extensive collection of mature plants and shrubs. A gravel driveway leads up to the property, offering stunning views of the loch and enhancing its serene ambiance. The garden gently slopes towards the back, providing a unique landscape feature. The property includes substantial outdoor storage space, and directly across the road, a private parking area accommodates up to 10 vehicles, ensuring ample parking for guests and residents alike.

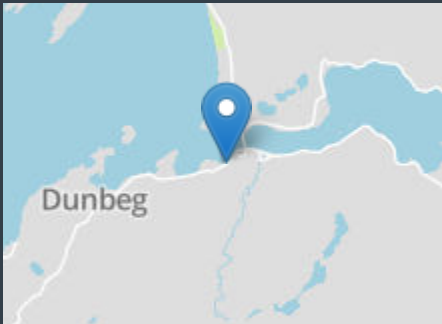












### Tenure

Scottish Equivalent of Freehold

### Trading Figures

Full trading information will be made available after a formal viewing has taken place.

### Services

The property benefits from mains water, drainage, and electricity, along with oil-fired central heating.



Floor 0



Floor 1

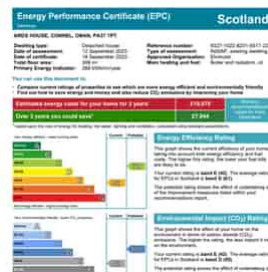


Approximate total area<sup>(1)</sup>  
341.11 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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