



17 Ardmory Road | Rothesay | Isle of Bute | Argyll and Bute | PA20 0PG

[www.cclproperty.com](http://www.cclproperty.com)

# 17 Ardmory Road, Rothesay, Isle of Bute, Argyll and Bute, PA20 OPG

- Popular Scottish Island
- 8 letting rooms 7 of which are en-suite
- Large dining kitchen
- Spectacular views
- Separate owner's apartment
- Lifestyle business
- Large 1 acre plot
- Mature gardens
- Outdoor organic plunge pool
- Period property

## Summary

This is an exceptional opportunity to acquire a long-established lifestyle business on a thriving Scottish Island full of independent operators. The business can be taken in a number of different directions by new owners who could concentrate on either self-catering business, bed and breakfast or enjoy living in the house and offering a few of the en-suite bedrooms on an Airbnb basis. Early viewing is highly recommended to appreciate the opportunity that is available.

## Situation

Munro's is situated on the picturesque Isle of Bute, located on the west coast of Scotland. The property is situated approximately 1 mile to the north of Rothesay, the main town on the island. The house occupies an elevated position in the Ardbeg area, commanding uninterrupted views over Loch Striven and the Firth of Clyde. The plot size is larger than average, providing ample space and privacy.

Rothesay, the primary town on the Isle of Bute, offers a thriving shopping district, leisure facilities, and educational amenities. Caledonian MacBrayne operates a frequent ferry service from Rothesay to Wemyss Bay, which has direct rail links to Glasgow. An additional ferry service runs from Rhodobdach, at the northern end of the island, to Colintrave, providing access to Argyll.

The Isle of Bute is renowned for its natural beauty, offering numerous opportunities for coastal and hill walking, as well as mountain biking. The area is well-known for its excellent sailing facilities.





## The Business

Munro's has been run by the current owners for over 16 years and in that time they have built up an excellent reputation for quality self-catering accommodation. It is an exceptionally popular option for both visitors and tourists to the area.

There are 8 letting rooms, 7 of which are en-suite. There is a capacious dining kitchen which is equipped with everything required to enjoy a self-catering break including a dining table for 12 people and an Aga log burner.

Under normal circumstances the business operates as self-catering accommodation however the current owners previously offered a bed and breakfast option which could easily be an alternative business model for the new owner.

This is an easily managed and well-run business that enjoys much repeat custom. The establishment maintains a consistent trade with a healthy turnover while the property is in good condition throughout. New owners will be able to commence immediate trading and benefit from a healthy income and strong demand for holiday accommodation.



## Property

Munro's is a beautiful detached Victorian villa that has many attractive and original features including ornate cornicing, ceiling roses and high ceilings. It is a grand and elegant property.

The house is accessed from the car park via a traditional vestibule to the front door, into the main hall. Off the entrance hall you will find the first of the spacious en-suite guest bedrooms and a convenient WC. The hall also gives access to the grand communal lounge and conservatory and the 2nd hallway which leads to the dining kitchen, a further 2 guest bedrooms, cinema/play room, laundry room, boot room and owner's apartment.

The self-contained owner's apartment is spacious in size with views across the Firth of Clyde. With a large dining lounge, well-equipped galley kitchen, double bedroom, large bathroom, and its own private garden it lends itself to the perfect accommodation for the new owners, live-in manager or indeed an additional income.

The impressive Victorian switchback staircase leads to the first floor. On this floor you will find 4 double bedrooms, a family bedroom room and a small snug to provide a space to relax and enjoy some quiet time. Each room is individually dressed and stylishly decorated.



## External

There is parking for approximately 7 cars at present. The garden is mainly laid to lawn with a number of borders and mature shrubs, a polytunnel with a mature grapevine and a plunge pool to enjoy on summer days. There is a large decking area at the front of the property for guests to enjoy the spectacular views. At the rear of the property there is a wood store, a large wooden garage and access to the owners' private garden to the side.

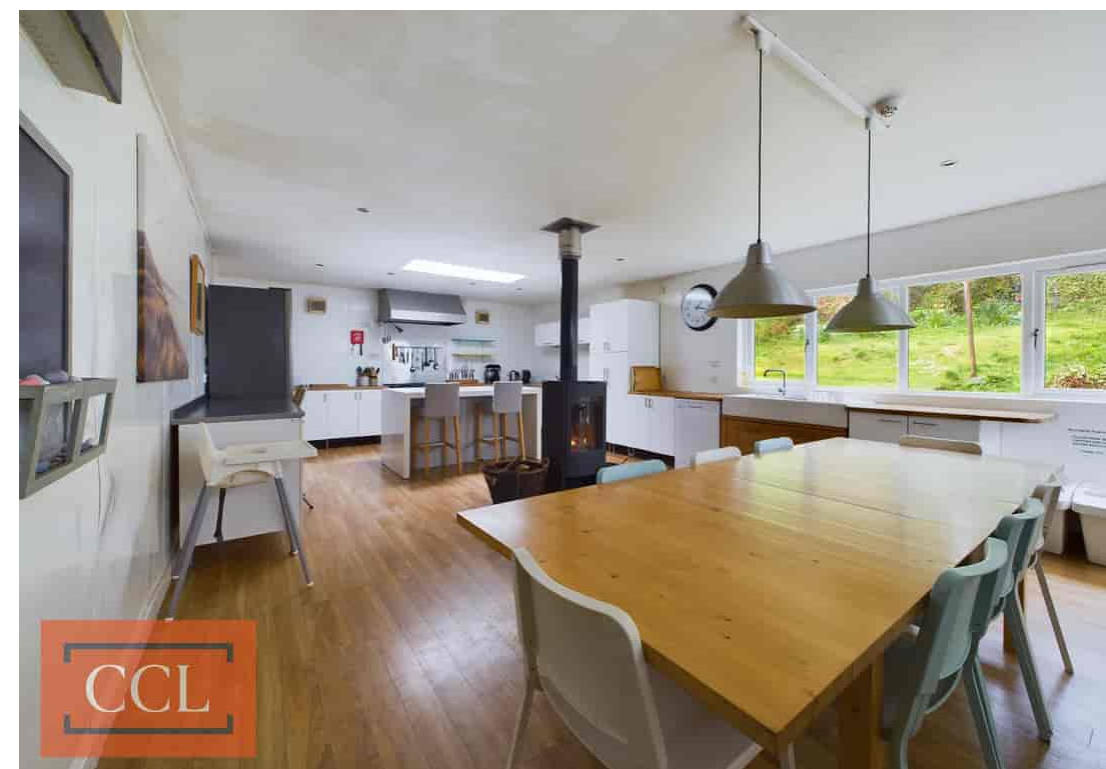




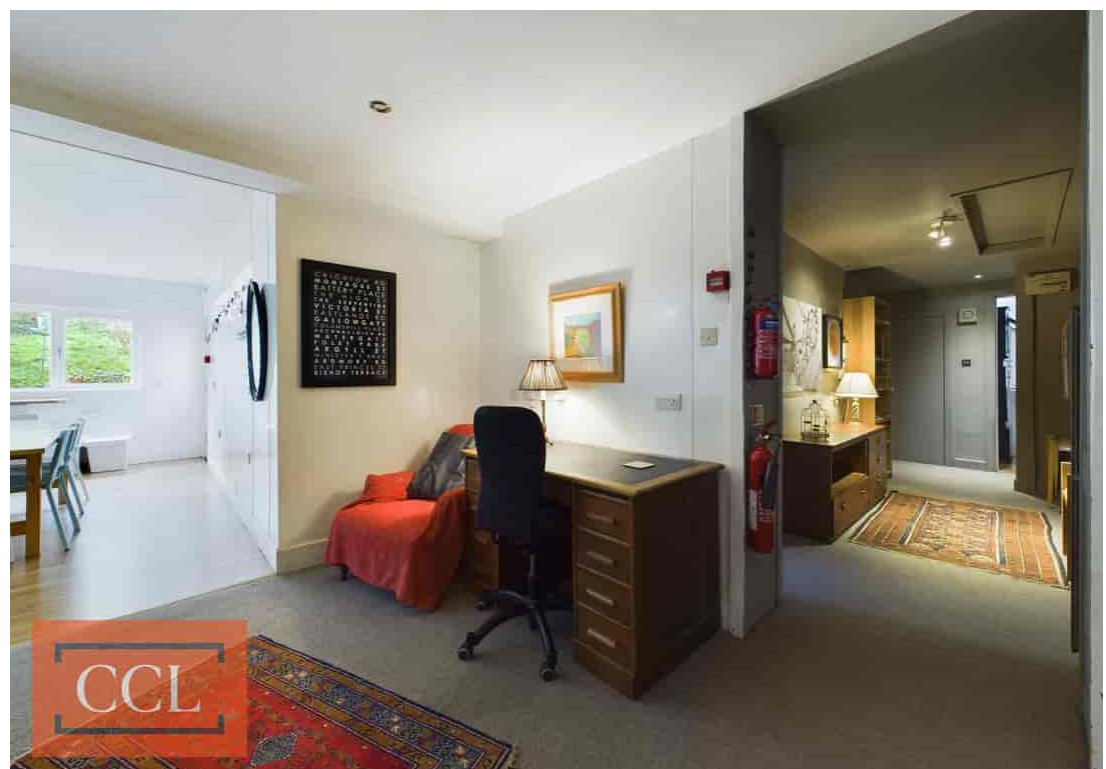
CCL



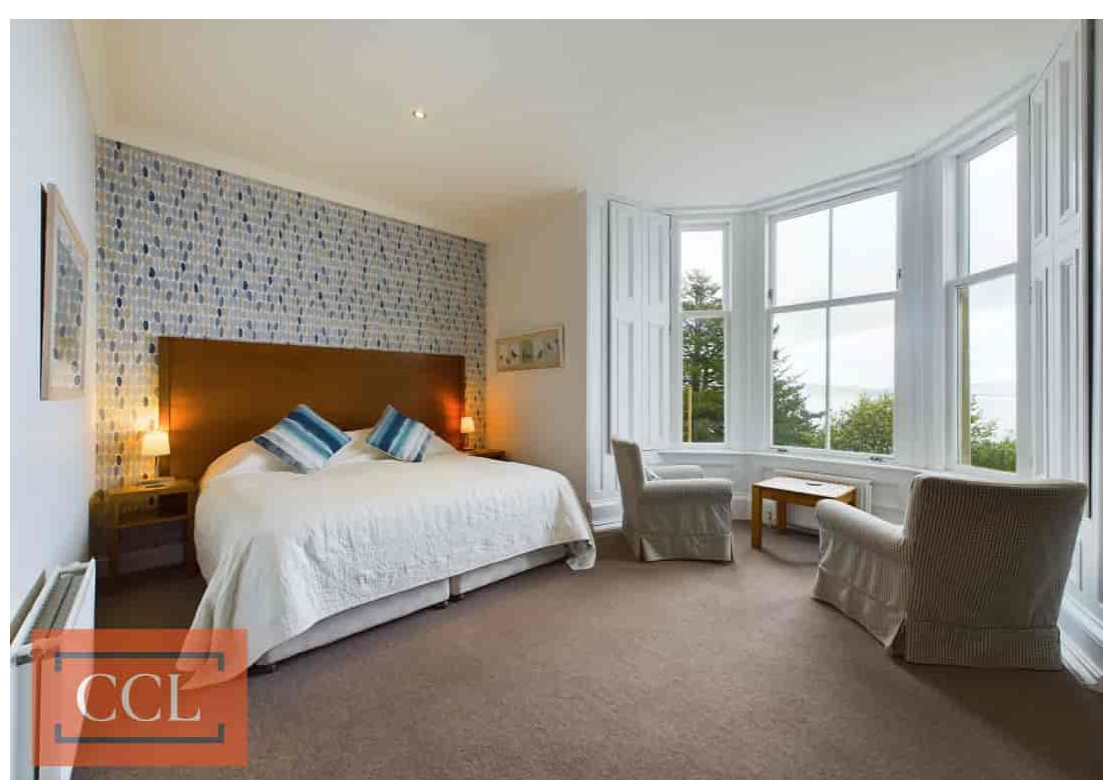
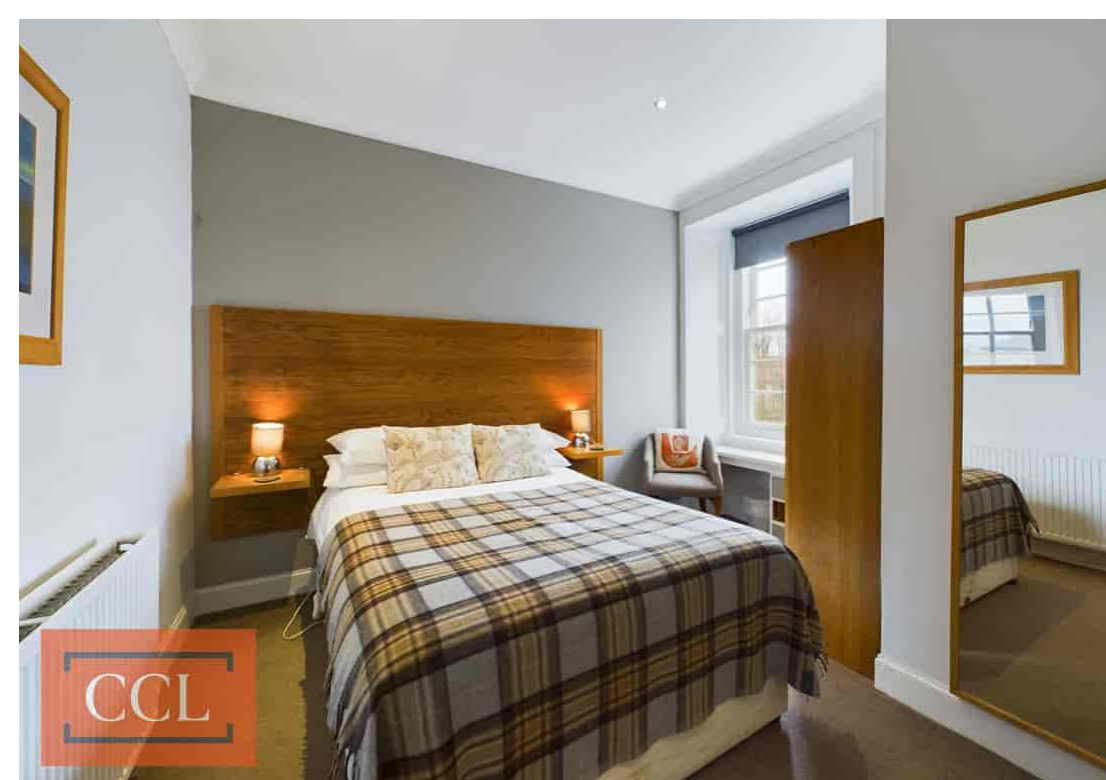
CCL

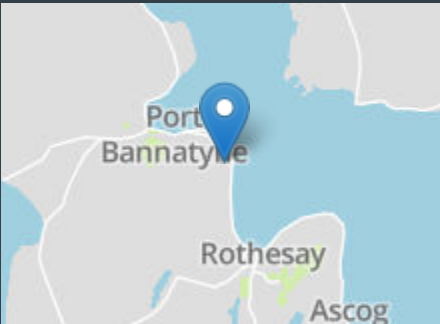


CCL



CCL





### Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

### Rates


Currently the business side of the property is exempt from rates (Small Business Bonus Scheme operated by Argyll and Bute Council). The owner's accommodation is Band E.

### Tenure

The property is Freehold.

### Trading Figures


Full trading figures will be made accessible after a formal viewing has taken place.



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



Floor 0

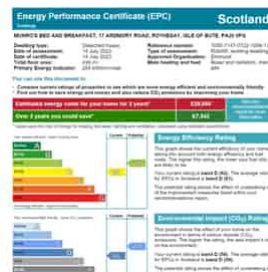


Floor 1

(1) Excludes 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.

**GIRAFHE360**



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](http://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.