



St Ann's Guest House | Harrowden Road | Inverness | Highland | IV3 5QN

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# St Ann's Guest House, Harrodden Road, Inverness, Highland, IV3 5QN

- Stunning detached Victorian Guest House
- Beautiful enclosed garden
- Spacious owners accommodation
- 6 Letting rooms
- Off street parking

## Summary

St Ann's House, a distinguished guest house in a serene area of Inverness near the city center, offers an exceptional acquisition opportunity. Featuring 6 well-appointed letting rooms and expansive accommodations for owners and guests, this property enjoys consistent year-round trade. The current owners have meticulously upgraded the property, ensuring it is ready for new proprietors to begin operations immediately. With a strong market presence as an ideal base for tourists and business travellers, St Ann's House has successfully cultivated a loyal clientele and repeat business.

## Situation

The house is ideally located for guests travelling to Inverness. The A82, the main tourist route to Loch Ness, the West Coast and Fort William passes the end of Harrodden Road and there is easy access to the A9, the main road to the north and south of the city. The coach and rail stations are 15 minutes walk from the house with the airport, and its international routes, 8 miles away. Harrodden Road is a pleasant residential location consisting of a number of large traditional Victorian stone properties in addition to smaller bungalows and townhouses. Harrodden Road offers a prime trading location with a number of guest houses and bed and breakfast establishments operating successfully in the area. Inverness is recognised as being one of the fastest growing cities in Europe with an excellent business base rooted in its tourism and service industries. The city is one of the hubs of Scotland's growing tourism market with year round international trade.







## The Business

St Ann's House is a distinguished guest house renowned for its exceptional quality in accommodation, food, and attentive service, as evidenced by glowing online reviews and a loyal clientele. The property features 6 impeccably maintained letting rooms (5 ensuite and 1 with a private bathroom), all benefiting from a comprehensive refurbishment and maintenance program. Guests can unwind in the separate residents' lounge, complete with a cozy gas fire, perfect for planning excursions or relaxing after a day of exploring the region. The spacious and airy dining room, offering stunning views of the magnificent gardens, comfortably accommodates all guests at individual tables. There is significant potential to expand the business by offering evening meals, with the dining room capable of seating at least 20 covers. Additionally, the guest house has previously held a drinks license and includes a small bar within the dining room. The prime trading season in Inverness spans from Easter to late October, during which the business operates at near full capacity, with steady trade throughout the rest of the year, particularly during Christmas, New Year, and various festivals, conferences, and events increasingly hosted by Inverness City. This substantial and charming Victorian guest house exudes a warm and friendly atmosphere, complemented by excellent customer service, facilities, and décor. It presents a comfortable lifestyle and income opportunity, with ample prospects for further development of this high-quality establishment.

This substantial property, tastefully extended at the rear, spans two floors and offers a blend of original features and modern amenities.

## Property

### Ground Floor:

Entry Accessed via a storm porch and main front door, leading into a warm and welcoming hall.

Guest Lounge (4.0m x 4.5m): Features original elements and a working gas fire.

Family Bedroom (4.0m x 4.2m): Spacious room for four, with a bay window and original features. Includes an ensuite bathroom (4.0m x 1.4m) with a large shower, WC, wash hand basin, touch-sensitive lit mirror, and splashback walls.

Kitchen (4.0m x 3.1m): Equipped with a range of base and wall-mounted units, ample work and preparation areas, and a gas range cooker. Leads to a rear vestibule, storage areas, and garage.

Dining Room (6.2m x 4.9m): Large room with sliding doors to the conservatory, wood flooring, and a small bar area.

Conservatory (3.8m x 3.3m): Modern space with sliding doors to the patio and garden, used as an extension to the dining room.

Utility Room: Located at the rear of the garage, with washing machines, tumble dryers, and garden access.

### Owners' Accommodation:

Living Room (3.7m x 7.3m): Generously proportioned with a gas fire and sliding doors to the patio and garden.

Bedroom (3.4m x 4.6m): Double bedroom with a rear garden view and large triple wardrobes with mirrored sliding doors.

Ensuite (1.7m x 1.1m): Features a recessed bath with overhead shower, WC, and wash hand basin.

### First Floor:

Bedroom 1 (4.5m x 4.0m): Superking/twin bed room with a front-facing window and ensuite (shower, WC, wash hand basin).

Bedroom 2 (4.0m x 3.6m): King size room with a front-facing bay window and ensuite (shower, WC, wash hand basin).

Bedroom 3 (3.1m x 4.0m): Double room with a rear garden view and ensuite (shower, WC, wash hand basin).

Bedroom 4 (2.1m x 2.5m): Single room with a rear garden view, with sole use of a private bathroom.

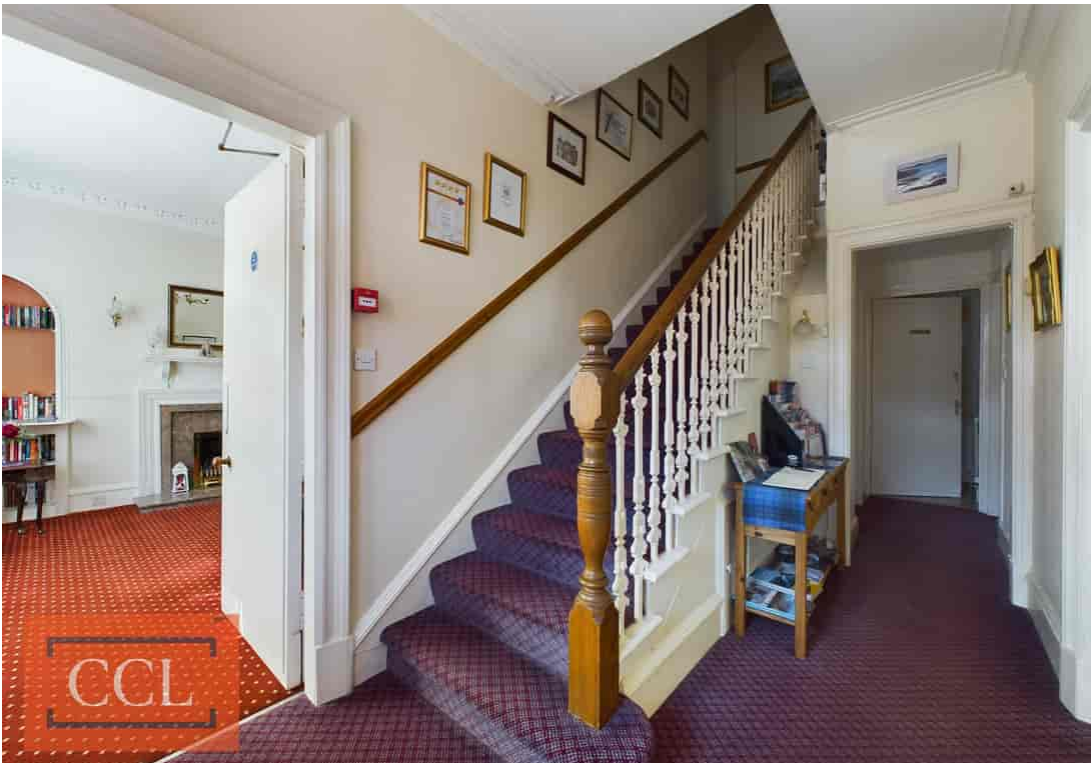
Bedroom 5 (3.8m x 3.3m): Superking/twin bed room with a rear garden view and ensuite (shower, WC, wash hand basin).

## External

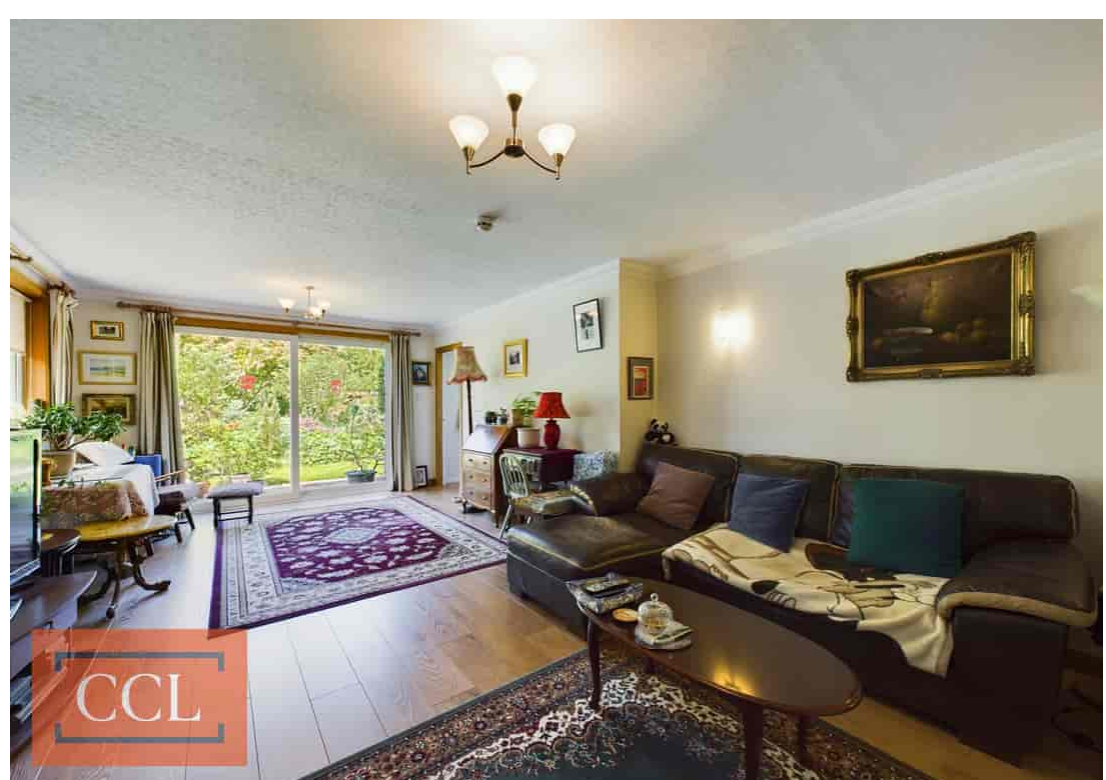
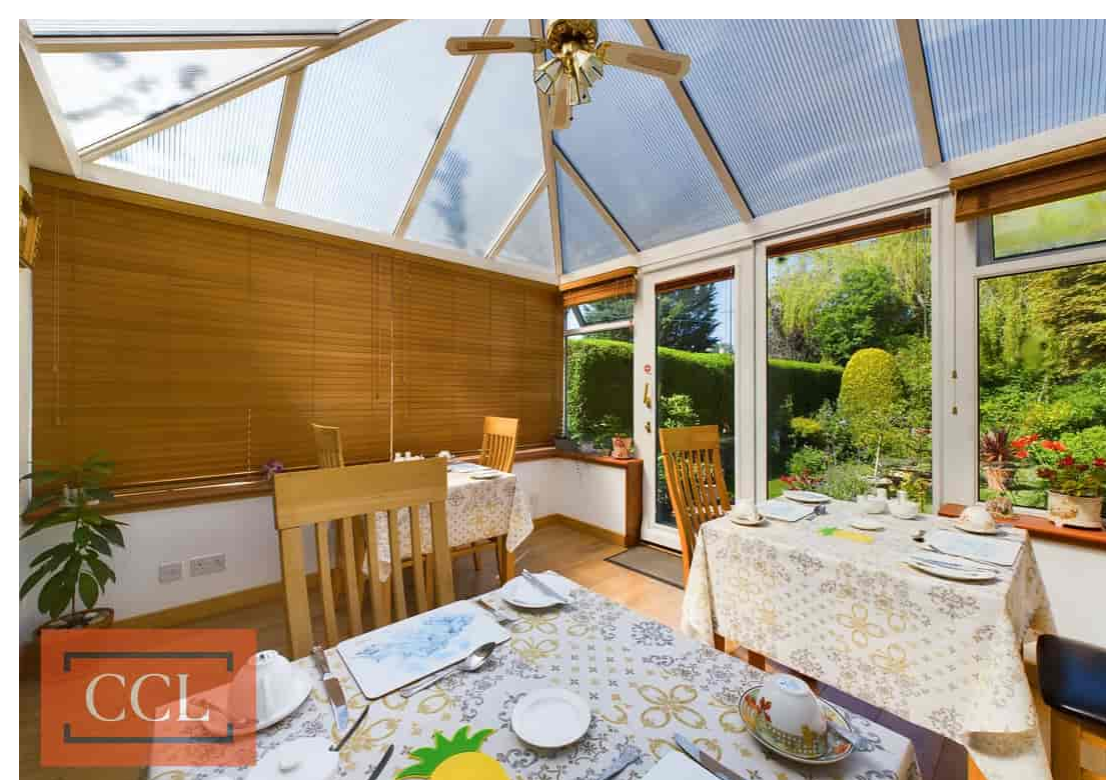
To the front of the property there is off road parking for 5 cars. A drive to the side of the property provides access to the garage.

At the rear of the property is the most amazing private and enclosed garden. The garden has an array of the most beautiful flower beds and mature borders providing an explosion of colour. There is a n patio area and pond with grass path leading to the rear of the garden past a weeping willow, outdoor shed and workshop.

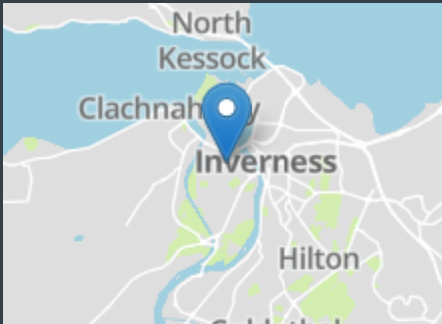












### Trading Information

Accounting information will be released after formal viewing has taken place.

### Services

Mains Gas, Electricity, Water and Drainage

### Tenure

Scottish equivalent of Freehold

Floor 0

Floor 1

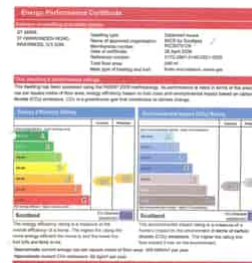


**Approximate total area<sup>(1)</sup>**  
277.78 m<sup>2</sup>

(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.

**GIRAFFE360**



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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.