





# Distillery Guest House

## North Road

### Fort William

Prime Fort William location  
Historic, modernised property  
12 ensuite bedrooms  
Seasonal operation (Easter–October)  
Easily managed  
Garden, terrace, play area  
Large car park

#### Situation

The Distillery Guest House occupies a highly desirable setting in Fort William, nestled at the base of Ben Nevis and alongside the peaceful River Nevis, providing guests with a striking natural backdrop. Conveniently located on North Road, and the main A82 tourist route, it is within easy reach of Fort William's lively centre, where a wide selection of shops, cafés, restaurants, and visitor attractions can be found. The town, celebrated as the "Outdoor Capital of the UK," attracts a diverse range of visitors keen to experience its renowned walking trails, historic landmarks, and outdoor pursuits. The guest house's proximity to Ben Nevis, the West Highland Way, and other notable sites ensures it is perfectly positioned for those eager to explore the best of the Highlands, making it a popular choice for both leisure and adventure travellers.







## The Business

The business has been under the same ownership since 2016 and operates on a seasonal basis, opening from Easter until late October. Managed remotely, the guest house relies on two dedicated staff members who oversee daily operations and guest care. This streamlined approach allows for consistent, high-quality service. The Distillery Guest House appeals to a broad spectrum of visitors, from outdoor enthusiasts tackling Ben Nevis to those exploring the wider Highlands or completing the West Highland Way. Bookings are primarily secured through Booking.com and travel agencies, maximising exposure to both domestic and international markets. With Fort William's increasing prominence as a tourist destination, the guest house is well placed to benefit from the town's dynamic visitor economy.

The business could be expanded with the erection of 2 or 3 Glamping Pods in the garden close to the River Nevis.

## Property

Originally built in 1954 as three cottages for distillery workers, the Distillery Guest House has evolved into a substantial and inviting property. Thoughtfully extended and modernised, it combines period charm with modern amenities. Guests are welcomed by a spacious reception area, setting a warm tone for their stay. The ground floor features two double ensuite bedrooms and a single ensuite room, while the dining room, with patio doors leading to a terrace, offers a pleasant space for breakfast and relaxation. The newly fitted kitchen and breakfast servery are designed for efficient guest service. A private double bedroom with its own bathroom provides flexibility for owners' accommodation. Upstairs, nine further ensuite bedrooms, comprising both double and twin options, are tastefully furnished, ensuring comfort for individuals and groups alike.

The ground floor accommodation is configured with 1 single, 1 twin and 1 double / twin room. On the first floor there are 3 family rooms. 4 double rooms and 2 double / twin rooms.

## External

Externally, the property is set within extensive, mature gardens that slope gently towards a large private car park, providing ample space for guests' vehicles. Families are well catered for, with a dedicated children's play area offering a safe and enjoyable environment for younger visitors. Additional features include a garage and storage areas, ideal for outdoor equipment. The terrace, accessed directly from the dining room, is a particular highlight, offering comfortable seating where guests can unwind and admire panoramic views of Ben Nevis and the surrounding landscape. The combination of scenic outdoor spaces and practical amenities significantly enhances the overall guest experience.

Guests can use the garage to securely store motorbikes and bikes and other bulky outdoor equipment while the 2 large sheds provide ample storage for the guest house.















**Tenure**  
The Scottish equivalent freehold,

**Services**

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

**Trading Information**  
The business trades profitably. Full trading information can be provided after formal viewing has taken place.



Floor 0



Floor 1



Approximate total area<sup>†</sup>  
331.83 m<sup>2</sup>  
Reduced headroom  
0.58 m<sup>2</sup>

†: Excluding balconies and verandas

Reduced headroom  
..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.  
GIRAFFE360

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.