



Smiddy House, Spean Bridge, Inverness-Shire

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Smiddy House Spean Bridge Inverness-Shire

- Prime location
- 4 en suites
- Separate cottage
- Licensed premises
- Commercial kitchen
- Substantial owners accommodation

Smiddy House is prominently positioned at the heart of Spean Bridge, a thriving Highland village situated just ten miles north of Fort William. The property benefits significantly from its strategic location on the main A82 trunk road, which forms part of the famous tourist route connecting Ben Nevis and Fort William with Loch Ness, Inverness and the Isle of Skye. Spean Bridge itself offers excellent local amenities including a village shop, cafés, restaurants, a primary school and leisure facilities, with secondary schooling easily accessible in Fort William. The area is a strong draw for visitors year-round, providing easy access to the Nevis Range Mountain Resort, golf at the nearby nine-hole course, the Commando Memorial, and an abundance of outdoor pursuits such as walking, climbing, mountain biking and fishing. The railway station within the village also ensures convenient transport links, with the famous West Highland Line connecting to both Glasgow and Mallaig.





Smiddy House

Smiddy House represents a rare opportunity to acquire an established Highland guest house with over twenty years of reputable trading history. Recently modernised and presented to a high standard, the property combines flexible accommodation with strong income potential, underpinned by its enviable main road position in the centre of Spean Bridge. The main house comprises four en suite letting bedrooms finished in an elegant style, a spacious guest lounge, and an attractive dining room designed to seat residents in comfort. A well-equipped commercial kitchen lies to the rear, together with ancillary facilities including separate male and female WCs and a utility area. Importantly, the ground floor also offers private accommodation for the owners in the form of a lounge and bedroom suite, ensuring comfort and privacy while onsite.



To the upper levels, the property provides an additional self-contained three-bedroom owners' apartment occupying the top floor, allowing scope for extended family living or staff accommodation depending on operational requirements. The separate two-bedroom cottage, located adjacent to the main house, is currently run as further guest accommodation sleeping up to four but could also be used for longer-term rental if desired. This dual offering of the principal guest house alongside the cottage enhances operational flexibility and income streams.



Trading has historically been conducted on a seasonal basis from April to September, excluding July, yet even under this part-time model the business generates in the region of £90,000 with no external staffing requirements, emphasising the efficiency of the operation. The licensed premises, together with the commercial kitchen and formal dining room, presents a strong opportunity for a new operator to reinstate the restaurant and capture additional turnover by serving both in-house guests and the significant passing trade attracted along the A82. With high tourist numbers throughout the year, driven by Fort William's reputation as the Outdoor Capital of the UK and proximity to Loch Ness, all-year-round trading is a potential avenue for growth.

Externally, the property enjoys a private and well-maintained setting with a dedicated guest car park for convenience. Attractive landscaped areas add to the property's kerb appeal, while the village centre location ensures immediately available amenities for guests and excellent visibility to passing traffic. Fixtures, fittings, stock, and a strong online presence with polished branding including a dedicated website are included in the sale, providing a genuine turnkey investment.

Smiddy House not only presents itself as a thriving bed and breakfast operation but also carries the latent potential to re-establish its credentials as a restaurant with rooms, benefiting from high footfall tourism, exceptional location, and the flexibility to expand occupancy and services. Whether as a managed guest house, a family-run venture, or a strategic hospitality investment, Smiddy House is an exceptional offering in one of Scotland's most visited regions.









Tenure
Scottish equivalent of Freehold

Services

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

Trading Information

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



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.