



Dalkell Cottages Guest House, Tyndrum, Crianlarich, Perthshire www.cclproperty.com

Dalkell Cottages Guest House Tyndrum

Established walking trade
Expandable WHW bookings
2 bedroom owners cottage
Scope for glamping
Strong transport links
Lifestyle Highlands business

Dalkell Cottages Guest House offers an exceptional lifestyle business in a prime West Highland Way location, combining established income with clear scope for growth. The flexible mix of annex cottage, seven-room guest house and separate owners' accommodation allows an incoming purchaser to balance business and home life while capitalising on strong year-on-year demand from walkers and tourists. With extensive grounds offering potential for further development, excellent transport connections and a tranquil yet accessible village setting, this easily managed, owners-run business will appeal to buyers seeking a quality of life move alongside a going concern hospitality enterprise.





Dalkell Cottages Guest House represents a rare opportunity to acquire a long-established hospitality business in the sought-after village of Tyndrum, at the heart of Scotland's West Highland landscape. Set just off the main route yet within easy walking distance of local facilities, the property combines an established trading operation with comfortable owner's accommodation and clear potential for future growth.

Tyndrum is a small but vibrant village situated north of Crianlarich on the A82, a key trunk route connecting Glasgow with Fort William and the Highlands, with the A85 branching towards Oban just to the north. The village is an important transport hub with two railway stations on the West Highland Line, providing services to Glasgow, Oban and Fort William, making the area highly accessible for tourists and walkers alike. Local amenities include cafés, hotels, the well-known Green Welly Stop, filling station and everyday services, all within a short walk of the property, while primary schooling is available in nearby Crianlarich with secondary education in Callander and Oban. The surrounding mountains, woodland and lochs offer outstanding walking, cycling and outdoor pursuits, contributing to an enviable quality of life for owner-occupiers and a strong draw for guests seeking a relaxed Highland break.



The annex cottage provides flexible self-contained guest or extended family accommodation, with a kitchen and dining area opening to a comfortable living space designed for relaxed stays. A large double bedroom with ensuite bathroom offers generous proportions, complemented by a conservatory that brings in natural light and provides an additional seating area with garden views. The layout allows the annex to sleep up to four, making it ideal for families, small groups or longer-stay guests seeking privacy within the overall guest house offering.

The main guest house is well arranged for efficient operation, with a utility room and kitchen serving both the owners and guests, alongside a small dining area and principal dining room which incorporates a welcoming lounge space where guests can unwind at the end of the day. There are seven guest bedrooms in total, three of which benefit from ensuite bathrooms, one with a private bathroom, and the remaining rooms offering their own shower and wash hand basin with access to shared toilet facilities, providing a range of options for different budgets and preferences. A dedicated drying room is a key feature for West Highland Way walkers and outdoor enthusiasts, ensuring wet gear can be dealt with efficiently and enhancing the overall guest experience.



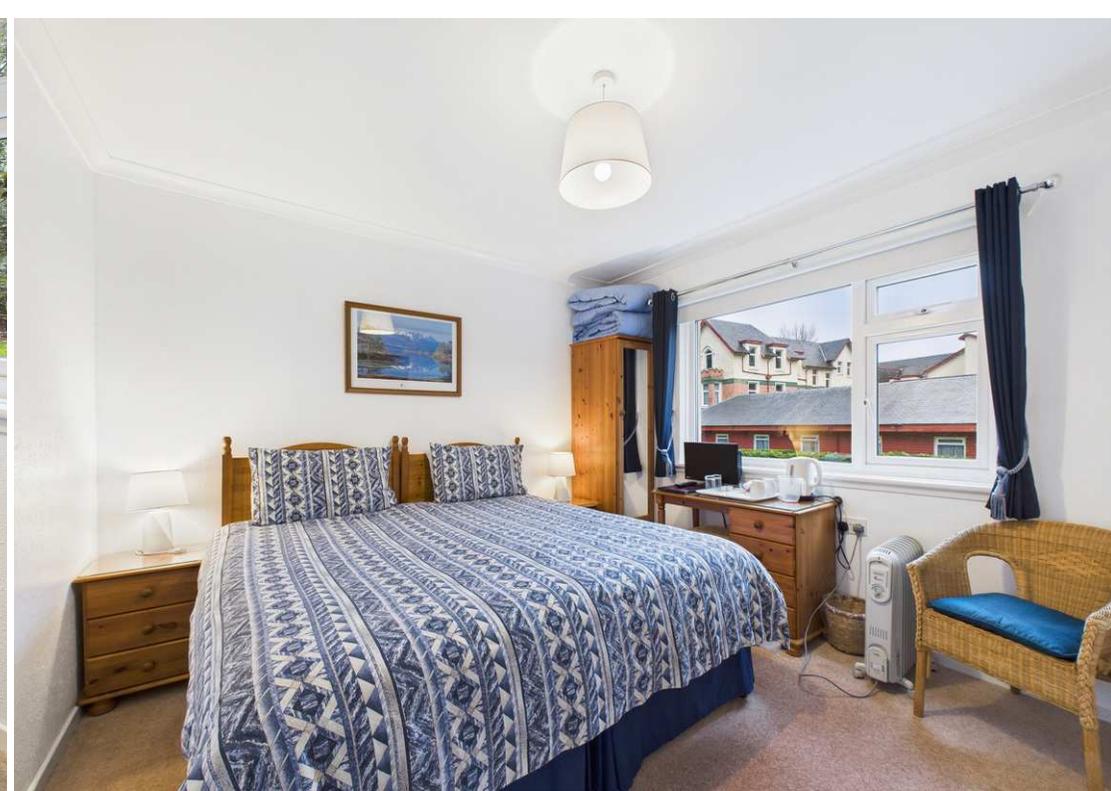
The owners' accommodation, known as Silver Birch, is a distinct and well-presented section of the property, providing a comfortable home on site. It offers two bedrooms, one with ensuite facilities, together with a large family bathroom. A generously proportioned lounge and kitchen diner create an attractive living space for owner-occupiers, with patio doors opening directly to the garden to maximise natural light and connection to the outdoors. A single garage provides useful additional storage or workshop space, further supporting day-to-day occupation and business operation.

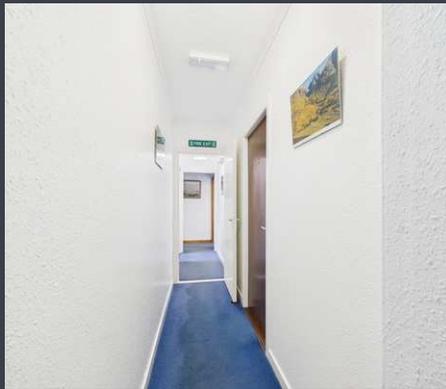
The business is a long-established guest house on the renowned West Highland Way, a 96-mile long-distance walking route that attracts significant domestic and international footfall each season. Trading by choice beneath the VAT threshold and run by the owners without staff, the operation focuses on providing comfortable, walker-friendly accommodation with drying facilities, hearty breakfasts and convenient access to village amenities. There is clear scope to increase turnover by extending the season, developing repeat and direct bookings, and leveraging online platforms such as Booking.com more extensively, alongside partnering with specialist West Highland Way tour operators and baggage transfer companies who regularly package accommodation for walking clients. Inclusion on official West Highland Way business listings and targeted marketing to walking groups and overseas operators offer further opportunities for growth while retaining an easily managed scale.



Externally, the property sits on a generous plot of approximately three quarters of an acre on a private road. The mature garden is largely laid to lawn and framed by established trees and shrubs, creating a haven for local wildlife and an attractive outlook for both guests and owners. The size and configuration of the grounds provide scope, subject to consents, for the addition of static caravan or glamping pods.







Tenure
Scottish equivalent of freehold

Services

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

Trading Information

The business trades below the VAT threshold. Accounting information will be released after formal viewing has taken place.

Floor 0 Building 1

Floor 0 Building 2

Approximate total area⁽¹⁾
306.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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.