



Ewich House, Crianlarich, Stirling

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Ewich House Crianlarich Stirling

Rural Highland setting
Established B&B business
Six en-suite letting rooms
Four acres grounds
West Highland Way location
Garage and outbuildings

Ewich House is an impressive and beautifully presented country property set within approximately four acres of mature grounds near Crianlarich, in the heart of the Scottish Highlands. Offering a rare combination of a substantial private residence and a well-established bed and breakfast business, the property provides flexible accommodation over two floors, including six en-suite guest bedrooms and separate owner's living space. Ideally located close to the West Highland Way, it benefits from strong seasonal trade and excellent occupancy levels. The property enjoys a peaceful rural setting while remaining accessible to Glasgow, Fort William and Edinburgh. With ample parking, useful outbuildings and further development potential, Ewich House represents an outstanding lifestyle and business opportunity.





Ewich House enjoys a picturesque and highly desirable setting in the rural hamlet of Ewich, just outside the village of Crianlarich, at the heart of central Scotland. Surrounded by stunning Highland scenery, the property benefits from a tranquil countryside environment while remaining well connected. Crianlarich provides a range of local amenities including a village shop, hotels, cafés and essential services, with further facilities available in nearby towns. The area is renowned for outdoor pursuits, with immediate access to the West Highland Way, attracting walkers and tourists year-round. Schooling is available locally at primary level, with secondary education provided in surrounding areas and accessible via school transport. The location is particularly convenient for travel, lying within comfortable commuting distance of Glasgow, approximately 60 miles to the south, with Glasgow Airport also readily accessible for domestic and international travel. To the north, Fort William, known as the outdoor capital of the UK, is within easy reach, while Edinburgh is also accessible for those requiring access to the capital's extensive amenities, cultural attractions and transport links. The property's position offers an ideal balance of rural seclusion and connectivity.



Ewich House itself is an impressive and beautifully presented detached property, offered in true walk-in condition. The accommodation is thoughtfully arranged over two floors and has been carefully designed to combine a substantial private residence with a successful bed and breakfast business, each maintaining its own distinct and separate space. The ground floor comprises a welcoming vestibule leading into a central hallway, with well-proportioned public rooms including a comfortable sitting room and formal dining room. The heart of the home is an open plan kitchen, living and dining area, providing a bright and sociable space ideal for both family living and guest use. Additional accommodation on this level includes two bedrooms, a bathroom, a rear hallway, side hallway, laundry room and separate toilet, offering flexibility and practicality.



The first floor provides six generously sized bedrooms, each benefitting from its own en-suite shower room, together with an additional separate bathroom. The layout has been carefully considered to ensure that the owners' private living quarters remain entirely self-contained and are not compromised by the guest accommodation, allowing for a comfortable lifestyle alongside the business operation. The overall specification and presentation of the property reflect the care and attention invested by the current owners, resulting in a home of considerable charm and functionality.

Externally, the property is set within approximately four acres of mature and well-maintained grounds, featuring an attractive mix of lawns, established trees and shrubs, and a private decking area ideal for outdoor relaxation. A wood-fired hot tub further enhances the appeal, offering a luxurious feature for both owners and guests. There is ample parking provision for up to eight vehicles. Outbuildings include a substantial stone-built garage and workshop with concrete floor, timber doors, and full services including light, power and water. A timber stable, a range of garden stores, and a former outbuilding now utilised as a walled garden and log store add to the property's versatility. Additionally, there is an old barn on site which offers potential for refurbishment or redevelopment, subject to the renewal of planning consent.



Ewich House is currently operated as a highly successful bed and breakfast business, with six well-appointed letting rooms, all en-suite. The business benefits significantly from its proximity to the West Highland Way, a long-distance walking route which provides a consistent and reliable source of guests throughout the main season. The business is owner-operated and does not require additional staff, making it an attractive and manageable lifestyle venture. Room rates range from approximately £80 to £135 per night, with strong occupancy levels of around 90% between April and October, and approximately 40% in the shoulder months of March and November. The established reputation, combined with the property's location and quality of accommodation, ensures continued demand and offers an excellent opportunity for new owners to step into a thriving and well-regarded hospitality business.







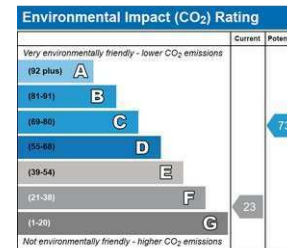
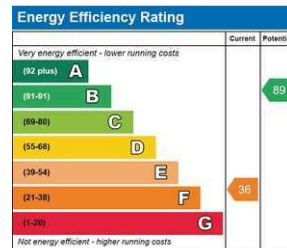
Tenure
Scottish equivalent of Freehold

Services

The property has private water supply and septic tank. Mains electricity. Oil Central Heating with.

Trading Information

The business trades below the VAT threshold. 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.