



Aite Cruinnichidh Hostel, 1 Achluachrach, Roy Bridge

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Àite Cruinnichidh Hostel
1 Achluachrach
Roy Bridge
Inverness-Shire

Long Established Hostel
Accommodate up to 28 Guests
Room to Increase Operation
Excellent Lifestyle Opportunity - Owner
Operated (2 people)
STLL not required
100% Non Domestic Rates Relief
4 Bedroom Detached Owners House

Situation

Àite Cruinnichidh (Gathering Place) Hostel is a charming and tranquil retreat nestled in the heart of the Scottish Highlands, 15 miles northeast of Fort William along the East Highland Way. Set in a converted barn, the hostel enjoys a sheltered position adjacent to the Monessie Gorge, complete with its iconic wobbly footbridge. This location offers unparalleled access to some of Scotland's most breathtaking landscapes, including remote glens, mountain passes, and lochs. The area is renowned for its outdoor activities, attracting adventurers year-round with opportunities for walking, climbing, skiing, and ice-climbing. The nearby mountains, including Ben Nevis and numerous Munros and Corbetts, are a magnet for hikers and climbers alike.

The hostel is ideally situated for exploring long-distance trails such as the Great Glen Way and East Highland Way, which passes just a few hundred metres from the property. Visitors can also enjoy canoeing on seven nearby rivers or mountain biking at Nevis Range and Laggan Wolftrax. Wildlife enthusiasts will be delighted by the abundance of red deer, osprey, golden eagles, and other native species. With its dark sky designation, the area offers spectacular stargazing opportunities on clear nights. Accessible by train via Roy Bridge station and close to local attractions like the Jacobite Steam Train and Glen Roy's geological wonders, Àite Cruinnichidh provides an exceptional base for Highland adventures.





The Business

Àite Cruinnichidh hostel operates year-round, maintaining profitability just below the VAT threshold, with significant potential for growth. The iconic property, set in a beautiful and tranquil location, enjoys high occupancy during peak season and steady business throughout the year. It functions solely as a hostel, offering bed spaces to individuals, couples, families, and groups, including exclusive bookings for organizations like schools, universities, and Duke of Edinburgh award participants.

The diverse accommodation layout caters to a wide range of clients, from general tourists to adventure seekers. The hostel markets its facilities through various online platforms, including www.independenthostels.co.uk, www.visitscotland.com, and www.hostelworld.com, while also benefiting from its own effective website. Its excellent reputation is evident in positive reviews on TripAdvisor and other review sites.

While the business currently generates a solid adjusted net profit, there is room for increased income by maximizing the hostel's potential and developing the grounds, though these initiatives may require planning permissions. Two notable advantages are that the hostel is exempt from the short-term letting license (STLL) and is eligible for 100% relief on Non-Domestic Rates.

Property

Nestled in the heart of the Scottish Highlands, this extraordinary property offering presents a unique opportunity for those seeking a lifestyle change or a lucrative business venture. The package comprises two detached properties: the Àite Cruinnichidh Hostel and a spacious owner's residence, along with ancillary buildings, all set against the backdrop of breathtaking mountain vistas.

Dating back to 1878, these stone-built structures exude character and charm while benefiting from modern amenities and double glazing throughout. The main hostel building, with its 1999 timber-frame extension, seamlessly blends traditional architecture with contemporary comfort.

The Àite Cruinnichidh Hostel is a thriving business with accommodation for up to 28 guests. The ground floor welcomes visitors with a well-equipped kitchen and a cosy dining area featuring communal tables, perfect for fostering a convivial atmosphere. A comfortable sitting room provides a relaxing space for guests to unwind. With three showers, WCs, and the added luxury of a sauna, guests are assured a comfortable and rejuvenating stay. The ground floor also houses ample storage facilities. The first floor of the hostel is thoughtfully arranged to maximise space and comfort. It offers a variety of room configurations, including double rooms, bunk rooms, and a family room with en-suite facilities. A separate wing, accessible via a private entrance, currently serves as a workshop and meeting space, it would be ideal for yoga/pilates/art retreats. It also holds potential for conversion into additional accommodation or extended family quarters, subject to necessary permissions.

The owner's house is a hidden gem, offering a perfect balance of privacy and stunning views. This deceptively spacious home boasts up to four bedrooms, two bathrooms, a lounge, and a large south-facing conservatory that floods the space with natural light. The well-appointed kitchen, complete with a secondary food preparation area, caters to all culinary needs, while a separate utility room adds practicality.

A spacious living room, complete with a wood-burning stove, provides the perfect retreat after a day of Highland exploration. The first floor reveals three large double bedrooms and a unique gallery room known as the 'Den'. Currently used as an office and sitting room, this space offers breathtaking views of Aonach Mor and surrounding mountains, with potential for conversion into an additional bedroom or studio flat.

The property also includes two ground-floor rooms with separate garden access, currently serving as a drying room and storage space, but offering potential for conversion into a laundry or additional guest facilities.

Both the hostel and the owner's residence have been lovingly maintained to a high standard, offering comfort and functionality without compromising on character. The flexible layout of both properties presents numerous possibilities for business expansion or personalisation to suit individual needs.

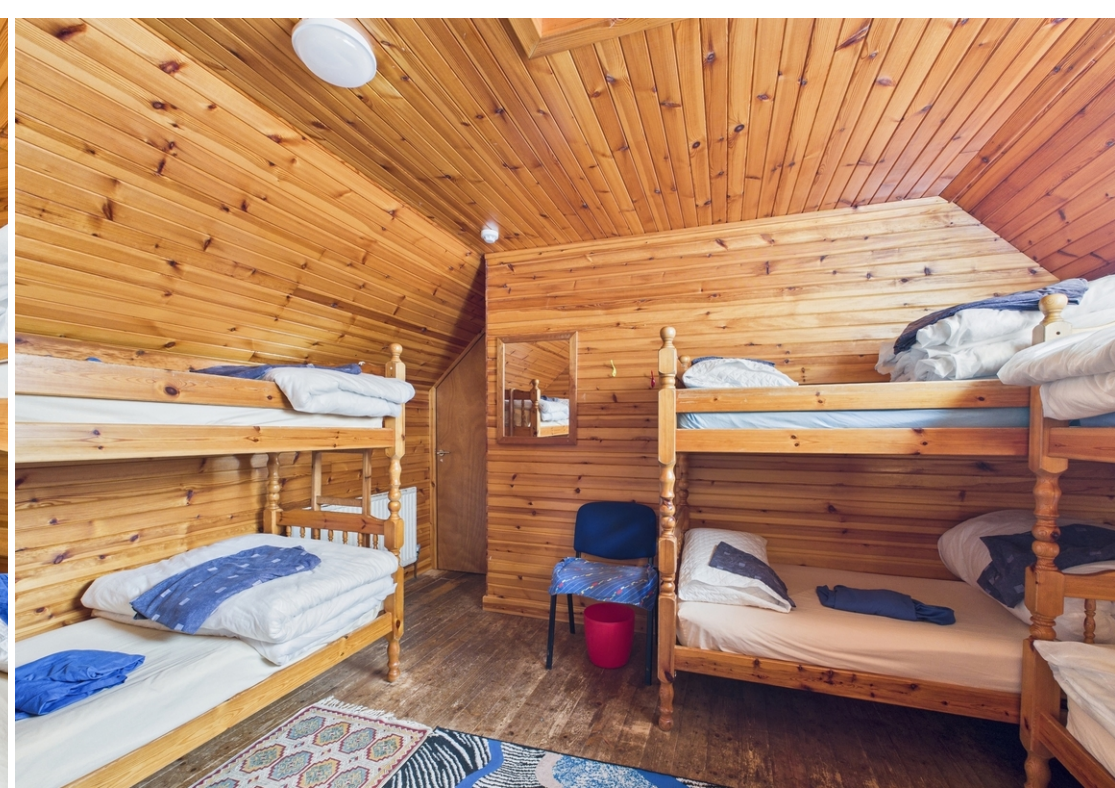
This rare offering provides an unparalleled opportunity to own a piece of Highland history, complete with modern comforts and endless potential. Whether you're seeking a change of lifestyle, a profitable business venture, or a unique family home with income potential, this property package in one of Scotland's most picturesque locations ticks all the boxes. Don't miss this chance to make your Highland dreams a reality.

External

The site is clearly signposted from the A86, making it easy to find. The grounds cover approximately 1 acre and are nestled in a secluded location, offering stunning views. Two burns flow through the garden into a large pond, attracting ducks and other wildlife. The amenity areas are primarily grassed, while the parking area and driveway are surfaced with gravel. A large workshop and woodstore are located on the grounds, and there may be potential to add additional accommodation units, subject to obtaining necessary consents.









Tenure
Freehold

Services

The property has a private water supply, septic drainage tank, a mains electricity.

Trading Information

The business trades below the VAT threshold.



All appointments to view this or any of our other properties must be made through the vendors sole agents.

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