



The Coylet Inn, Loch Eck, Dunoon, Argyll and Bute

www.cclproperty.com

Loch Eck Dunoon Argyll and Bute

- Historic 17th-century coaching inn
- Stunning Loch Eck location
- Four en-suite bedrooms
- Traditional village inn
- Private beach and jetty
- Development potential available
- 5 Bedroom house & additional land available be separate negotiation.

Situation

The Coylet Inn enjoys a truly enviable location on the tranquil eastern shore of Loch Eck, nestled within the Argyll Forest Park and just a short drive from Dunoon. Its proximity to Glasgow, little more than an hour by car, makes it an accessible haven for those seeking to escape the city and immerse themselves in the natural splendour of Scotland's first national park. Guests are treated to sweeping views of the loch and surrounding mountains, with the area renowned for its peaceful atmosphere and abundance of outdoor pursuits, from scenic walking and cycling trails to water sports on the loch itself. The inn is also conveniently situated near popular attractions such as Benmore Botanic Garden, making it an ideal base for tourists exploring the region.





The Business

The Coylet Inn operates as a traditional village inn, with revenue generated from a balanced mix of food, drink, and accommodation. Its reputation draws regular trade from the local community, with a catchment area extending up to 50 miles and encompassing several towns and villages. The adjacent Loch Eck Caravan Park and the inn's prominent roadside location on the A815 contribute to a steady flow of passing and seasonal trade, particularly during the busy summer months when the area is popular with tourists and outdoor enthusiasts. The restaurant serves lunch and dinner daily throughout the main season, focusing on locally sourced Scottish produce and traditional cuisine. Accommodation is offered in tastefully appointed en-suite rooms, with competitive tariffs and an average stay of two nights. Managed by a husband and wife team, supported by a pool of staff, the inn is celebrated for its warm hospitality, dog-friendly ethos, and well-stocked bar featuring Scottish draft beers and whiskies.



Property

The property itself is a distinguished 17th-century coaching inn, thoughtfully maintained to honour its historic character while providing modern comforts. Upon entering, guests are welcomed through a porch and vestibule into a reception hallway and office, leading to a spacious lounge and restaurant with original features, a rustic public bar with a roaring open fire, and a well-equipped commercial kitchen. Additional facilities include male and female toilets, a pantry, and a dry goods store. Upstairs, four en-suite letting bedroom, one twin/double and three double, offer picturesque views, complemented by a fifth letting room with a private bathroom. The grounds also feature a timber holiday lodge, a small jetty, and fishing rights on Loch Eck, with scope for further development subject to planning. The inn's atmospheric charm is enhanced by local folklore, including the tale of the 'Blue Boy' ghost, adding to its appeal as a destination for authentic Scottish hospitality.



External

Externally, the Coylet Inn's grounds are a significant feature, with approximately 1.5 acres of woodland and hillside, providing a serene and scenic environment for guests. The property includes a range of outbuildings and stores, supporting both the inn's operations and the on-site water sports business, which offers kayak and paddleboard hire directly from the private beach. Ample car parking is available, while the woodland garden and hillside areas offer peaceful walks and opportunities to observe local wildlife. The private stretch of beach, complete with a jetty and boat moorings, provides exclusive fishing rights and direct access to the loch for water-based activities. The beer garden and terrace are attractively furnished for outdoor dining or simply enjoying the stunning views, and the extensive grounds present excellent potential for further development, including additional cabins or chalets subject to planning permission, positioning the Coylet Inn as both a destination for relaxation and a property with significant scope for future growth.

There is a modern 5 bedroom house and additional land available by separate negotiation.









Tenure

Scottish Equivalent of Freehold

Services

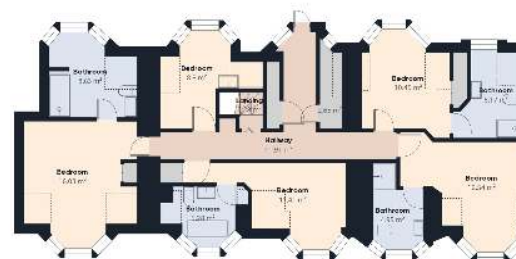
The property has mains water, drainage, and electricity

Trading Information

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



Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

343.53 m²

Reduced headroom

11.5 m²

(1) 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.

CCL Property

62 High Street, Elgin, Moray, IV30 1BU
T: 01343610520

www.cclproperty.com

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.