

17C Craft Village

BALNAKEIL, DURNESS, LAIRG, HIGHLAND, IV27 4PT



An exciting opportunity to purchase a fantastic refurbished 3 bedroom semi-detached home with an adjoining well reviewed Cafe business



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Welcome to 17C Craft Village, Balnakeil, Durness – a truly unique and exciting opportunity awaits you. Originally purchased as a larger detached unit, the current owners have transformed this property into a lucrative and popular cafe, complemented by a beautifully refurbished 3-bedroom semi-detached owner accommodation.

The semi-detached house section of the building has undergone a complete renovation, with meticulous attention to detail. Stripped down to the bare shell, it now features new stud work, joists, and floors. The roof is insulated with 150mm of Kingspan, while the walls boast 75mm of insulation, and the floor benefits from 50mm of Cooltherm insulation. A full rewire has been completed, along with the installation of a modern plumbing system with separate zones for the house and cafe. The house is further enhanced by the addition of new PVC windows and doors. Inside, corridors are adorned with oak doors and oak hardwood flooring, while the bathroom showcases natural slate flooring, and the living spaces are finished with 12mm laminate. Heating is efficiently provided by a combi oil boiler.

THE LOUNGE/KITCHEN



The house accommodation offers a comfortable layout, comprising:

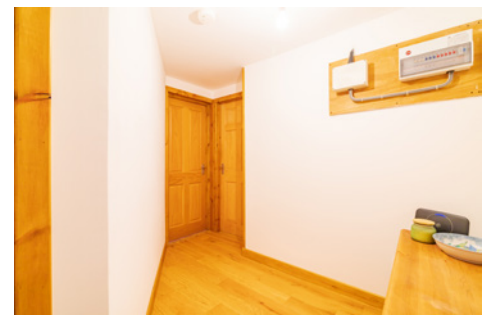
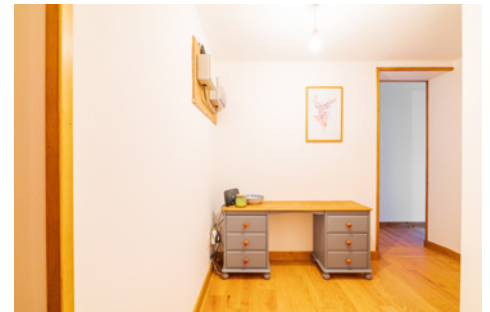
- Open plan modern kitchen/lounge featuring a central kitchen island, wood burner fireplace, and patio doors leading outside to the garden.
- 3 double bedrooms
- Shower room with a modernised shower corner cubicle
- Utility area



THE UTILITY



Inside, corridors are adorned with oak doors and oak hardwood flooring



BEDROOM 1



BEDROOM 2



BEDROOM 3



THE BATHROOM



Externally, the property boasts a long, level lawn garden, providing ample private space for the house section of the building as well as a 20ft storage container.

EXTERNALS



Now, onto the real gem of this property – the well-reviewed and beloved local cafe, “Meet and Eat.” With an average Google review rating of 4.7 and a TripAdvisor rating of 4.5 out of 5 (as of March 2023), this cafe is a local favourite. The last recorded turnover for 2023 was approximately £81,000, with a net profit of around £31,000 after all expenses. With the potential for extended opening hours and a few strategic changes, this profit could be further enhanced.

THE CAFE



The cafe section of the building comprises:

- A large and light-filled seating area accommodating approximately 24 covers
- Counter and till area equipped with coffee machines and cake/sandwich display units
- Staff and customer toilets
- Industrial cafe kitchen
- Storage room

THE KITCHEN

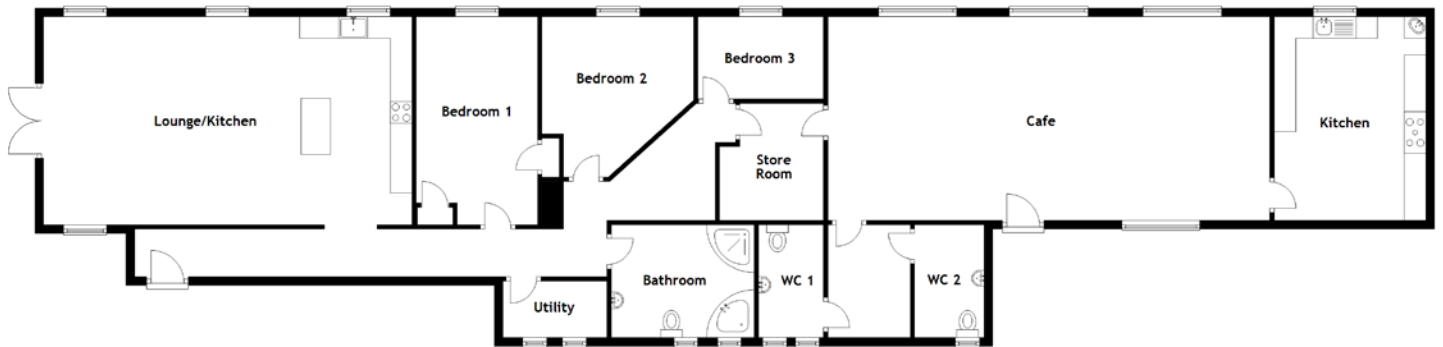


The cafe is fully equipped and ready to operate from day one, with all necessary items included in the sale, such as tables, chairs, coffee machines, glass washers, drinks chiller, pots, utensils, merry chef, dishwasher, cooker, and even the signage for "Meet and Eat Cafe." The name and reputation of the cafe can seamlessly transition to its new owners.

Don't miss out on this exceptional opportunity to own a thriving cafe business alongside a beautifully renovated owner's accommodation. Whether you're looking for a lifestyle change or a lucrative investment, 17C Craft Village is ready to welcome you.



FLOOR PLAN, DIMENSIONS & MAP

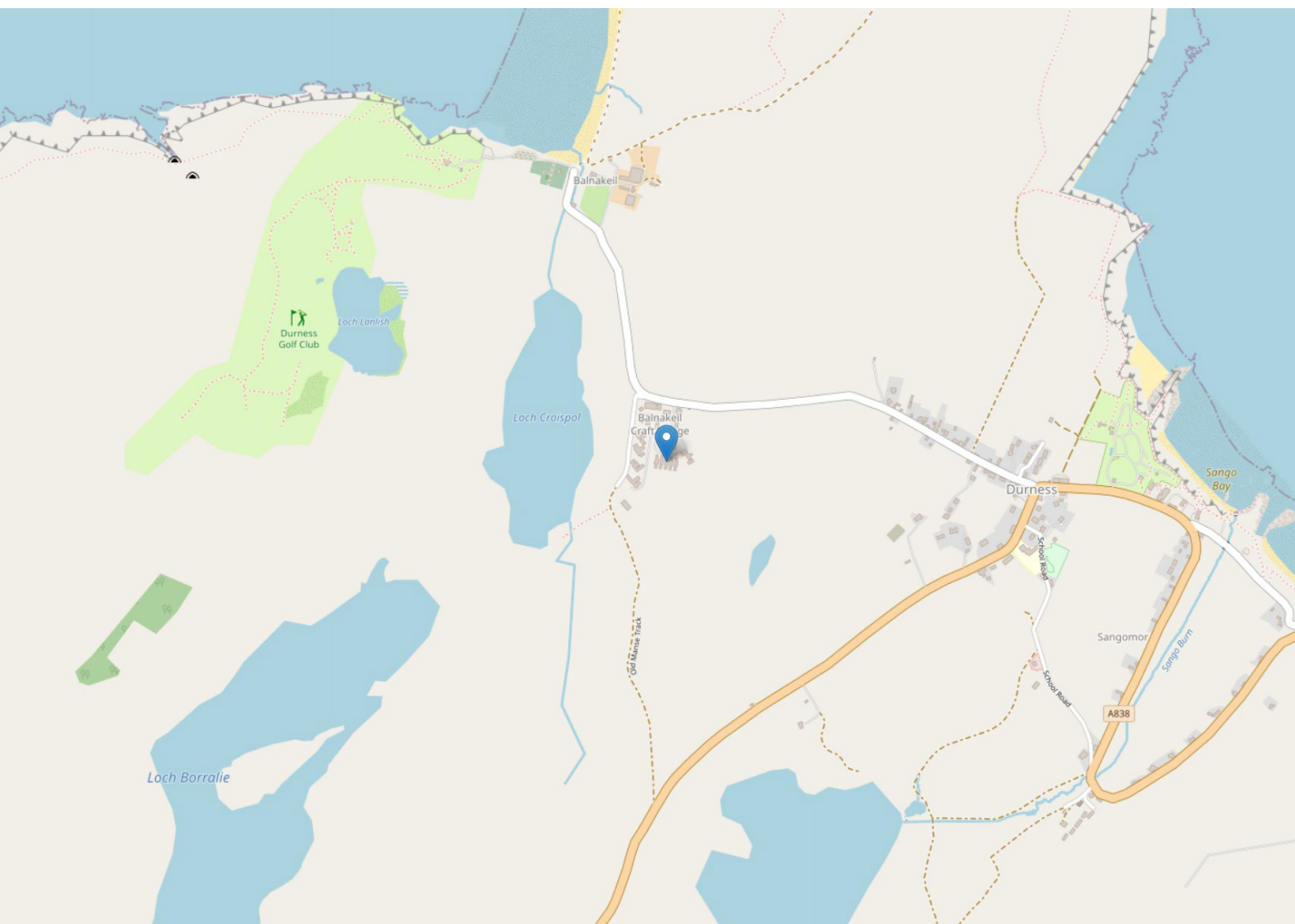


Approximate Dimensions
(Taken from the widest point)

Lounge/Kitchen	8.50m (27'11") x 4.80m (15'9")
Utility	2.40m (7'10") x 1.30m (4'3")
Bedroom 1	4.80m (15'9") x 2.80m (9'2")
Bedroom 2	3.70m (12'2") x 3.50m (11'6")
Bedroom 3	2.90m (9'6") x 1.90m (6'3")
Bathroom	3.30m (10'10") x 2.60m (8'6")

Cafe	10.20m (33'6") x 4.80m (15'9")
Kitchen	4.80m (15'9") x 3.50m (11'6")
Store Room	2.70m (8'10") x 2.40m (7'10")
WC 1	2.60m (8'6") x 1.50m (4'11")
WC 2	2.60m (8'6") x 1.60m (5'3")

Gross internal floor area (m²): 102m²
EPC Rating: C



THE LOCATION

Situated in the picturesque hamlet of Balnakeil in Durness, Sutherland, amidst the breathtaking Scottish Highlands, lies 17C Craft Village, a property offering both commercial and residential opportunities. Balnakeil is nestled west of the Kyle of Durness, overlooking the expansive Balnakeil Bay, which spans two miles and is renowned for its natural beauty.





This location is strategically positioned along the world-famous North Coast 500 (NC500) tourist route and the iconic Land's End to John O'Groats (LEJOG) walking and cycling routes. These attractions ensure a steady stream of visitors, providing a vibrant atmosphere and consistent footfall to businesses within the area.

For those seeking modern amenities and conveniences, Inverness, the capital of the Highlands, is within reach. Inverness boasts a plethora of attractions and facilities, ranging from retail outlets and cultural venues to educational institutions and medical services. Recognised as one of the fastest-growing cities in Europe, Inverness offers excellent connectivity via road, rail, and air, linking residents and visitors alike to the rest of the UK and overseas destinations.

Experience the best of Highland living and entrepreneurial opportunities at 17C Craft Village, where the charm of Balnakeil harmonises with the dynamic energy of the surrounding region.



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