

FOR SALE

DUNVALANREE
PORT RIGH, CARRADALE EAST, CAMPBELTOWN, ARGYLL, PA28 6SE

Offers around
£450,000 – Freehold

DUNVALANREE, NEAR CARRADALE, MULL OF KINTYRE



SUMMARY

- Superbly located 7-bedroom guest house
- Overlooking a sandy bay on Mull of Kintyre
- Includes 4-bed private flat and 1-bed self catering cottage.
- Truly a “way of life” business opportunity

INTRODUCTION

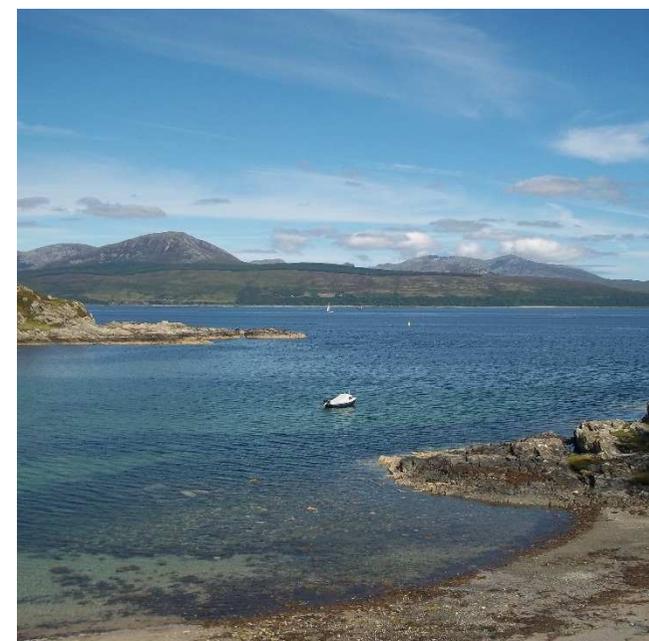
Positioned on the east coast of the Mull of Kintyre, overlooking the Kilbrannan Sound to the west coast of the Isle of Arran – truly a very Scottish and beautiful scenic coastal location – the Dunvalanree is close to the picturesque village of Carradale.

Dunvalanree is an attractive and substantial property, built in 1939, which has a superb location overlooking Port Righ Bay, just south of Carradale on the Kintyre peninsula. This beautiful location conjures endless notions of romanticism, and rightly so, but on a more macabre note Port Righ is also infamously known as the only place in the UK where there has been recorded fatalities – in 1937!! – resulting from a shark attack (a basking shark)!! On a more historical note, Port Righ is also believed to have been the landing point for Robert the Bruce, whilst escaping from the English, and where, allegedly, loosely the cave is located in the locality where Robert the Bruce had his “spider experience” – of course there are other caves, elsewhere in Scotland, who may also claim the right to that experience!!

Carradale has a charming working harbour which has a proliferation of nets, floats, ropes, lobster pots on the quayside alongside the moored fishing boats, and the village boasts a “wee

gem” of a 9-hole golf course. As well as the Port Righ Bay Beach at Dunvalanree, there is the wide sweep of the sandy Carradale Beach – a popular attraction. Also nearby to Dunvalanree is a popular leisure and caravan park and the “Kintyre Way” passes through the Carradale area. All of this draws visitors to the immediate locality to the benefit of Dunvalanree – plus the attraction of the nearby Mull of Kintyre, Campbeltown, Isle of Gigha and Machrihanish – for many a “must see” on the South Argyll tour – ensures a steady flow of visitors to the region.

Dunvalanree has operated as a guest house with restaurant and previously has been graded four star by Visit Scotland as a “Restaurant with Rooms” and had entries in the Good Food Guide and Good Hotel Guide. The seller has owned the Dunvalanree since 1998 and operated continuously through to the end of the 2016 season. For personal reasons the business did not operate or open for business in 2017. Dunvalanree truly does sit in to the category of a “life-style” business opportunity. The inclusion of a 4-bedroom private flat for owners is a huge attraction and provides a good home and excellent opportunity for new owners to develop and establish their own style of business at Dunvalanree.



THE PROPERTY

Dunvalanree was built in 1939 and retains many features from that time, it has its principal accommodation over 3 floors as follows.

PUBLIC AREAS

Main entrance from the front leads into an entrance hallway. To the right is the Residents Lounge, and to the left is the Dining Room, both with working fireplaces and bay windows, and both enjoying views to Port Righ.

LETTING BEDROOMS

7 Letting Bedrooms to sleep 13 (1 twin; 3 double; 2 zip-link double/twin; 1 single). 5 rooms have ensuite facilities (3 Bath with shower; 2 Shower only) and 2 rooms sharing separate Bathroom, Shower Room & WC. All rooms have electric heating and equipped with TV, hairdryer, radio alarm, tea/coffee facilities and have Wi-Fi. Six bedrooms are arranged at first floor level, with one bedroom on the ground floor which is certified for disabled guests.

SELF CATERING COTTAGE

To the rear of the main property is a detached self catering cottage with accommodation of Living Room/Kitchen; Double Bedroom; Bathroom. (*Whilst available for self catering this unit can also be used as an additional 8th letting bedroom to the guest house business.*)

PRIVATE ACCOMMODATION

On the 2nd floor is an owner's apartment with accommodation of Living Room; 4 Double Bedrooms; Shower Room; separate WC; storage room.

OUTSIDE

To the front of the main property is small garden area with a terrace overlooking Port Righ bay. To the rear is a sizeable private garden, laid out to grass in which there is a large storage shed.

SERVICE AREAS

At ground floor is the main Kitchen and alongside is a Pantry and Utility Room plumbed and wired for dryer, washing machines and commercial dishwasher. Considerable accessible storage.

SERVICES

Argyll & Bute Council (01546 602127). Mains electricity, water and drainage. Electric heating to the ground floor and oil fired Aga in kitchen.

LICENCES

Premises Licence

WEBSITE

www.dunvalanree.com

TRADE

As mentioned, for personal reasons the Dunvalanree House has not traded/operated in 2017. However, in 2016 turnover was in excess of £80,000 (net of VAT). Historic trading information will be made available to genuinely interested purchasers on request.



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PRICE

Offers around £450,000 are invited for the freehold (heritable feuhold/outright ownership) property complete with goodwill and certain trade contents (subject to inventory) (free of any third party charges) but excluding personal items. Stock at valuation.

OFFERS

All offers should be submitted to Colliers International with whom purchasers should register interest if they wish to be informed of closing dates.

FINANCE

Colliers International is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

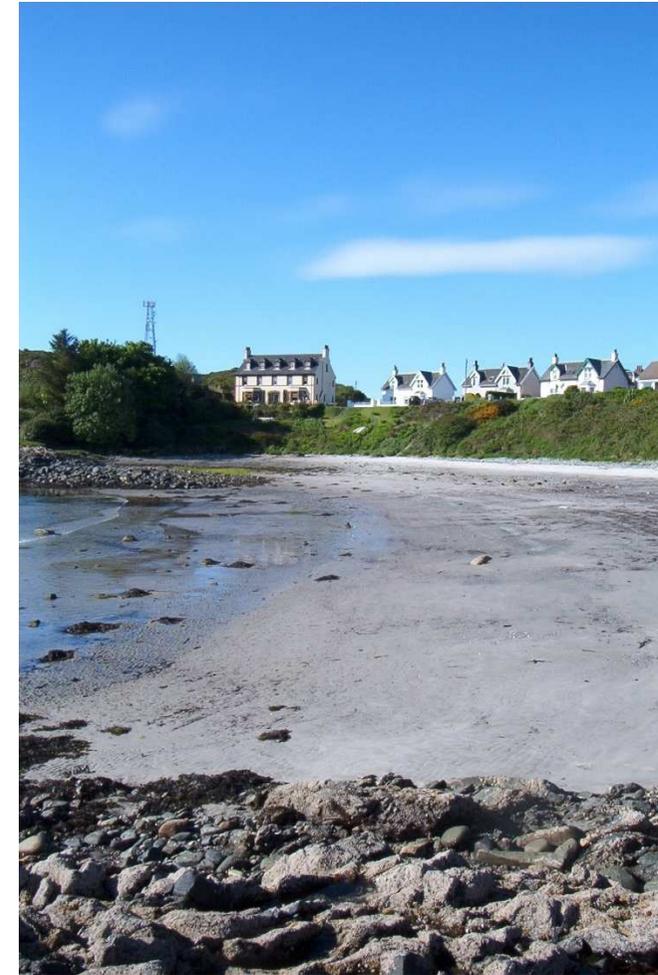
TO VIEW

All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.

DIRECTIONS

See location maps

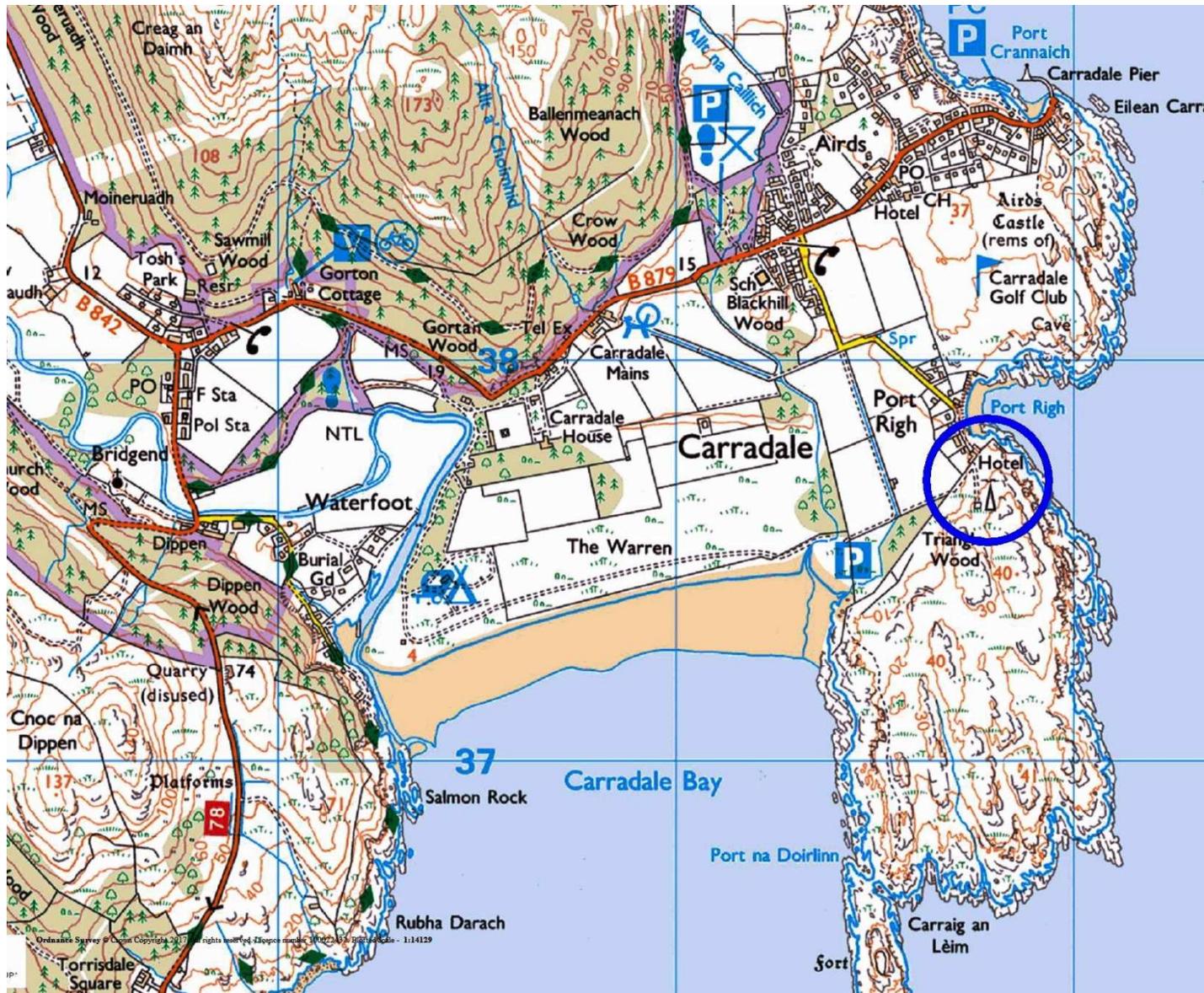
Campbeltown 15 miles, Tarbert 24, Lochgilphead 38, Inveraray 62, Oban 74, Glasgow 127



DUNVALANREE COTTAGE, NEAR CARRADALE, MULL OF KINTYRE



DUNVALANREE, NEAR CARRADALE, MULL OF KINTYRE



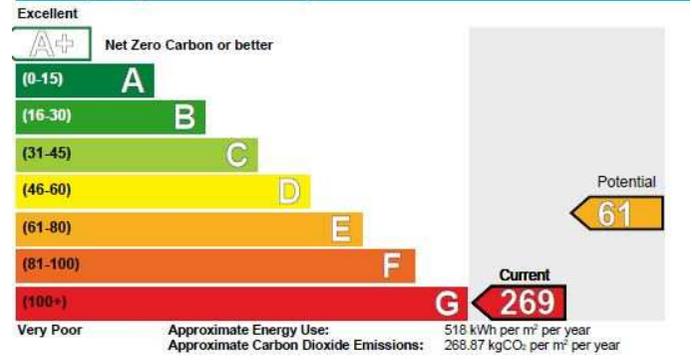
Energy Performance Certificate Scotland

Non-Domestic buildings and buildings other than dwellings

Dunvalanree House, Port Righ, Carradale East, Campbeltown PA28 6SE

Date of assessment:	08 August 2017	Reference Number:	0082-1918-2303-2810-5004
Date of certificate:	20 August 2017	Building type:	Hotel
Total conditioned area:	330.98m ²	Assessment Software:	EPCgen, v5.3.a.0
Primary energy indicator:	1590 kWh/m ² /yr	Approved Organisation:	Sterling Accreditation Ltd

Building Energy Performance Rating



FURTHER INFORMATION

For further information or to arrange an inspection of the property, please contact:

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Email: alistair.letnam@colliers.com

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Property Ref: 207918

(NOTE : all photos used in the particulars were taken 2016, or earlier, when Dunvalanree was open and operating as a trading entity.)

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