



Mary's Cottages, Elgol, Isle of Skye

STRUTT & PARKER

Mary's Cottages, Elgol, Isle of Skye, IV49 9BL

An immaculate and profitable cottage letting business with a spacious 5 bedroom owners' house located on the popular Isle of Skye

Inverness 102 miles, Inverness Airport 110 miles,
Portree 40 miles, Broadford 15 miles

The property

Mary's Cottages is a fantastic lifestyle business comprising 4 traditional thatched cottages together with a 5 bedroom owners' house. Located in the village of Elgol the property is ideally situated to capitalise on everything the Isle of Skye has to offer, with daily boat trips available from the harbour into the heart of the iconic Cuillin Mountains.

The four cottages each have under floor heating, double glazing and fantastic oil fired stoves. The main living areas have vaulted ceilings whilst the bedrooms have period king sized boxed beds. There is also a gallery area which accommodates 2 single beds and each cottage has a shower room.

The owners' accommodation comprises a modern 5 bedroom house which is situated on an elevated site adjacent to the cottages. The house is of brick/block walls which are harled externally set under a pitched tile covered roof. Internally the accommodation is suitable as a family home or indeed to be run as a guest house.

Externally the house sits in a large area of ground with a parking area to the front and rear and an area of lawn to the front. To the rear of the house is a modern general purpose shed with a conservatory constructed to the front.

The accommodation can be summarised as follows:

Ground floor: 3 Bedrooms (1 en-suite) | Kitchen | Living room | Utility room | Office | Family Bathroom

First floor: 2 Bedrooms (both en-suite) | Living room with panoramic views.

Location

The cottages are situated in the small, secluded, fishing village of Elgol. Down at the shore there is a small harbour where local fishing boats land their catches of lobster and langoustine among others.

Boat trips run from the jetty into Loch Coruisk, and there is extensive scope for a variety of outdoor pursuits. Elgol may be at the end of the road, but it is a gateway to Loch Coruisk via a short 20 minute boat trip from Elgol pier.

Loch Coruisk is a fresh water loch right in the heart of the horseshoe shaped Cuillin Mountains directly opposite Elgol. The mystical and very remote loch is reputed to be the home of a water horse, or perhaps better known as "Kelpie", the Scots name given to a shape-shifting water spirit inhabiting the lochs and pools of Scotland.

In recent years Loch Coruisk has become renowned as one of the most romantic places for a Scottish wedding. Mary's Cottages has been extremely popular for wedding couples. The traditional thatched cottage is very cosy and is the perfect place for a honeymoon.

Skye is also home to some of Scotland's finest restaurants including the Three Chimney's and Kinloch House.









The Business

This business opportunity is ideal for an entrepreneurial family or couple looking to 'live the Highland dream' in an absolutely stunning location, with lots of scope for personalising the business. There is considerable scope for the new owners to add their own brand and style, and degree of activity to the business. Currently the business has its own very successful website www.isleofskyecottages.com and there are also a further 11 relevant domain names which are utilised alongside the main site. Beyond this the business also advertises on a small number of internet based agencies. An additional marketing tool is through social media sites. Mary's Cottage Facebook page currently has just over 3,000 likes and keeps past, present and future guests abreast of the goings on plus special offers and the likes for last minute vacancies.

Accounts are available to interested parties after viewing.

General

Services: Mains electricity, private water and drainage to septic tank. Oil fired central heating. LPG gas for cooker in owner's accommodation.

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX. Tel: 01349 886606.

Rateable Value: £8,800

Council Tax: E

Energy Performance Certificate Ratings:

House: E

Cottages: C

Tenure: The trading business is offered for sale on an absolute ownership (Scottish freehold equivalent) basis.

Viewing: Strictly by appointment through selling agents. No direct approach may be made to the property.

Solicitor: Elliot & Company WS, 8 Charlotte Street, Perth, PH1 5LL, Tel 01738 638246

Offers: Offers are to be submitted in Scottish legal terms to the selling agents Strutt & Parker LLP, 9-11 Bank Lane, Inverness, IV1 1WA.

Closing Date: A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the joint selling agents in order to be kept fully informed of any closing date that may be fixed. The seller reserves the right to conclude a bargain for the sale of the subjects ahead of a notified closing date and will not be obliged to accept the highest offer.









Directions

From the Skye Bridge take the A87 to Broadford at which point a left turn should be taken onto the B8083 single track road which leads to Elgol. On entering the village of Elgol the cottages and house are on the right hand side.



Inverness

9-11 Bank Lane, Inverness, IV1 1WA

01463 719171

inverness@struttandparker.com
struttandparker.com

 @struttandparker

 /struttandparker

60 offices across England and Scotland,
including Prime Central London

IMPORTANT NOTICE

Strutt & Parker LLP gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker LLP does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken May 2017. Particulars prepared May 2017.