

The Whistlefield Inn

Loch Eck, By Dunoon, Argyll & Bute, PA23 8SG, Scotland.



- . Charming country inn with 8 en-suite bedrooms & 20 bed bunkhouse
- . Fully refurbished property retaining wealth of period features
- . Elevated position overlooking Loch Eck on Scotland's stunning west coast within the Loch Lomond & Trossachs National Park
- . 14 acres of land with 200 metres of private loch side access including jetty
- . Located near to the popular town of Dunoon and just over a hour west of Glasgow
- . Lounge bar, restaurant, dining room plus private owner's accommodation
- . Strong turnover with further scope to increase trading levels
- . Also available by separate negotiation, luxury chalet and land with full planning permission for an additional 8 luxury chalets.

Freehold

Offers over £549,000

www.scottishbusinesscentre.com

Nestling peacefully in its own 14 acres of grounds and sitting on an elevated position overlooking the stunning Loch Eck with mountainous backdrop, The Whistlefield Inn which is located on the A815 in Argyll & Bute, is a fine example of a former Drovers Inn with parts dating back to as early as 1455. Offering 8 well presented en-suite letting rooms, The Whistlefield Inn, is easily accessed from the City of Glasgow which is just over 1 hour east from the hotel. The pleasant coastal town of Dunoon which is around 10 miles south of the hotel is also within easy reach and offers a good range of shops, supermarkets, hotels and bars. The thriving town of Dunoon is a popular holiday town and is home to the highly successful Cowal Games which is an annual event that takes place each year in August and attracts thousands of people to the area from all around the Globe. Since taking over ownership of The Whistlefield back in 1999, our clients have made a significant level of investment in the property which has seen upgrading to all of the bedrooms, public rooms, private areas and the creation of a good quality bunkhouse that sleeps up to 20 people. This investment in the property and focus on service has resulted in healthy trading levels enjoyed year on year at the hotel with a high proportion of trade coming from repeat business and recommendations. The standard through-out the property is consistently high, and the hotel has a most charming welcoming atmosphere that is noticed by visitors on first entering The Whistlefield Inn. With a wealth of period features such as the many open fires, our clients have paid close attention to detail whilst taking great care as not to lose the charm and atmosphere of this fine old property. Over many years The Whistlefield Inn, which was featured in the BBC House Detectives programme with the interesting results displayed as a wall history at the entrance to the bar, has built up a strong reputation as a highly popular and successful folk music venue and regularly hosts folk nights where musicians travel from far a wide to play in these popular live sessions. The hotel also caters for sporting enthusiasts with fishermen, walkers, golfers and stalking parties regularly booking visits at hotel. In particular, shooting groups frequently stay at The Whistlefield Inn which offers a secure on site gun cabinet. The hotel also boasts 200 metres of private loch side access including jetty along with fishing rights for Loch Eck. Over recent years the Whistlefield Inn has been focusing on providing good quality food that is mostly locally sourced from various suppliers in the Argyll area. The business has built up a reputation as serving good quality, fresh pub food, however, it should be noted that the food side of the business is one area that could be grown quite considerably. Our clients advise that due to the growing demand for sea food and with the breathtaking elevated views of Loch Eck, the hotel would be ideal as a quality sea food restaurant that can offer 50 covers. New owners could consider re-branding the restaurant and embark on a tailored advertising programme to promote the cuisine and dining experience on offer at The Whistlefield Inn. Another benefit to the business and an area that could also see an increase in trade is the well presented bunkhouse. The bunkhouse sleeps 20 people and is popular with the many walkers that visit the area. We believe that the recent conversion of the old store rooms to the modern bunkhouse that we find today is clever use of space and an excellent addition to the hotel. With up to an extra 20 people sleeping on site, the hotels bar and restaurant is often very tempting & regularly see's guests from the bunkhouse taking full advantage of The Whistlefields facilities. Although the hotel currently enjoys a strong level of trading, it should be noted that this is achieved with very little, if any advertising and promotion of the hotel and bunkhouse. The sale of The Whistlefield Inn is now being offered for sale due to a change in personal circumstances. The hotel would be ideal for a family or a husband & wife team who are looking for a business with genuine potential to increase trade through the food & wet sales.



The Property. The property consists of 8 refurbished en suite letting rooms, 50 cover loch front restaurant, sitting room with open fire, a second most charming dining room which leads to a pleasant lounge bar with further seating for bar food. Situated opposite the hotel our clients also own a luxury chalet plus land that has planning permission for an additional 8 luxury chalets, this lot is available by separate negotiation and is not included in the asking price of the hotel.

Ancillary Areas. Large commercial kitchen, chill room & dry goods store. Various storage facilities are located throughout the hotel. The Whistlefield Inn boasts a spacious private car park which has recently been developed offering direct access from the main road. Further car parking can be found to the front & to one side of the hotel.

Letting Rooms. The hotel has 8 upgraded en suite letting rooms and consists of six doubles & two twin rooms. All rooms are equipped with heating, television and coffee making facilities.

Owners Accommodation. Developed over recent years the pleasant owner's apartment offers large lounge, mezzanine bedroom, kitchenette and shower room.

Fixtures and Fittings. A full inventory will be completed to detail all personal items not included in the sale. There are no items subject to lease or finance.

Price. Offers over £549,000 are invited for the freehold property, complete with goodwill and trade contents but excluding personal items. Stock at valuation. **Viewing.** For reasons of confidentiality, No direct approach may be made to the business. All viewings must be arranged through Scottish Business Centre's Glasgow office **0141 357 3738**. **Offers** All offers should be submitted directly to Scottish Business Centre.



SCOTTISH BUSINESS CENTRE
Business Valuers & Agents

Disclaimer: Whilst Scottish Business Centre endeavours to make these particulars as accurate as possible; they do not form any part of any contract or offer nor are they guaranteed. These particulars are provided only as a general outline of the property referred to. Applicants should make their own enquires and inspection of the property to satisfy themselves as to the accuracy or

otherwise of the information given. These details were believed to be correct at the time of publication but their accuracy is not guaranteed. Scottish Business Centre.