



**Detached Victorian Villa – B & B**  
**The Boat House, 15 Battery Place, Rothesay, Isle of Bute**  
**o/o £495,000**

Hannay Fraser & Co



Lounge



Dining Room



Ground Floor Bedroom



Ground Floor Wet Room

SOLICITORS

HANNAY FRASER & CO

ESTATE AGENTS

## **DESCRIPTION**

Hannay Fraser & Co are delighted to present to the market this stunning, detached Victorian villa situated on the seafront and currently trading as a thriving, high quality Bed & Breakfast. Enjoying a fabulous location and benefiting from magnificent views over Rothesay Bay, up Loch Striven and towards the entrance to the Kyles of Bute, The Boat House is only a few minutes walk from the main town of Rothesay and its many restaurants, shops, bars, cinema and ferry terminal.

The Boat House was extensively refurbished in 2005 to an exceptionally high standard throughout. In 2006 The Boat House came runner up in the New Business of the Year Award. The Boat House was also praised by Which? Magazine in its report of top ten seaside destinations.

## **ACCOMMODATION**

The welcoming reception hallway and bay window lounge together with the boutique style atmosphere, add to the charm and elegance of this exciting opportunity.

There are nine bedrooms in total for letting, seven benefiting from full en-suite facilities, one having a shower cubicle in the room and the other with a separate private shower room. The en-suite double bedroom on the ground floor is suitable for wheelchair users.

The kitchen is fitted and equipped to a modern “commercial” style to include master range cooker, American style fridge/freezer, stainless steel sink and drainer with large walk-in cupboard housing the central heating and water boilers.

The separate owners accommodation is of “cottage” style, situated to the rear of the property and comprising lounge, kitchen, two double bedrooms, bathroom and laundry room. The owners accommodation benefits from having its own separate entrance.

The property further benefits from newly installed double glazing and gas central heating. Private gardens to the front and rear and one private car parking space.

The Boat House is for sale fully furnished to include all floor coverings, curtains, blinds, dining tables and chairs, bedroom furniture, beds, bed linen, towels, sofa, chairs and fully equipped kitchen.

Accounts and further information are available to genuinely interested parties only. The business currently trades below the VAT threshold however, there is prospects for expansion, should the new owners wish, for example providing evening meals for the guests.





First Floor Bedroom



En-Suite Bathroom



First Floor Landing



Jack n Jill Bathroom



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## ROOM DIMENSIONS

### BED & BREAKFAST ACCOMMODATION

#### Ground Floor;

Hallway	3.890 x 5.303m		
Kitchen	4.011 x 4.285m		
Lounge/Dining Room	4.300 x 9.420m		
Bedroom One	4.284 x 5.070m	Wet Room	2.109 x 2.156
Shower Room	2.141 x 2.452m		

#### First Floor;

Bedroom Two	3.766 x 4.257m	En-suite	2.156 x 1.410m
Bedroom Three	3.910 x 4.253m	En-Suite	1.436 x 2.519m
Office	2.167 x 3.472m		
Bedroom Four	2.839 x 4.018m	with shower cubicle	
Bedroom Five	2.409 x 2.850m	En-suite	0.928 x 2.108m

Separate WC Apartment on landing for bedroom four.

#### Second Floor;

Bedroom Six	2.551 x 3.988m		
Bedroom Seven	3.936 x 4.146m		
Jack n Jill En-suite	2.194 x 2.607m		
Bedroom Eight	2.761 x 3.948m		
Bedroom Nine	3.005 x 3.887m	En-suite	1.437 x 2.638m
Private shower room on landing for bedroom eight.			

Rateable Value; £1,700 per annum (With small business relief, rates payable are approximately £190 per annum).

### OWNERS ACCOMMODATION

Lounge	3.049 x 3.992m
Bedroom One	2.918 x 5.525m
Bedroom Two	3.266 x 4.041m
Bathroom	1.697 x 2.630m
Laundry Room	2.709 x 4.346m

#### Council Tax - Band A

#### Viewing;

By appointment only through Hannay Fraser & Co, 34 Castle Street, Rothesay, Isle of Bute, PA20 9HD. Tel 01700 503112, Fax 01700 504875.

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate. If there is any part of these particulars that you find misleading or simply wish clarification on any point, please contact our office immediately where we will endeavour to assist you in any way possible.

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