



Ardnamurchan Natural History Centre

Glenmore, Acharacle, PH36 4JG

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A unique lifestyle business comprising of thriving and profitable tearoom, visitor centre and a charming, detached two-bedroom owners' residence, located in a picturesque, rural location on the ever-popular Ardnamurchan Peninsula.

- Wonderful trading location on a popular tourist route
- Income streams from café, retail and exhibition
- Spacious grounds with far reaching coastal views
- Large dedicated car park for guests
- Charming two-bedroom owners' residence
- Opportunity to further expand the business with evening trade
- Unique 'Living Building' visitor centre experience
- EPC Rating G303

Fort William 40 miles - Oban 67 miles - Glasgow 132 miles

The Farmhouse

The Ardnamurchan Natural History Centre offers buyers an opportunity to acquire a thriving business with three identifiable income streams – retail, tearoom and exhibition. The property is set in an enviable rural location on the West Coast of Scotland, a wonderfully scenic location, popular with tourists visiting the region.

The exhibition area, or 'Living Building' provides an informative journey of local history through the ages, with many exhibits on offer and viewing areas to spot the abundance of wildlife. The building is lovely and cool thanks to a natural 'living' roof, and the exposed frame design is flexible enough to allow many configurations of layout.

A recently upgraded 28-seater auditorium or cinema is located adjacent to the main exhibition, providing an informative experience, but also offering further opportunity to cater for parties, social groups and community events

The tearoom is a destination in its own right, with passing visitors stopping to enjoy a refreshing beverage and bite to eat. Clients are welcomed and invited to relax and take in the glorious rural surroundings, with open views across the fields to Loch Sunart.

The lower level dining area is large enough to offer flexibility for group bookings or parties, but also caters for individual groups looking to enjoy a well-developed and popular menu. Large framed windows perfectly capture the stunning views on offer, while a feature wood-burning stove provides warmth and comfort in equal measure. The Antler Room sits adjacent to the main tearoom and offers dining in truly unique setting. It is popular with groups looking for a slightly quieter and more private area to sit and dine.

The open plan design of the main building also encompasses a large retail area, offering a selection of gifts, artwork, books, bespoke design pieces and outdoor clothing. The retail element of the business provides a substantial contribution to the gross turnover and is extremely popular with the many tourists visiting the centre. The retail also provides a much-needed public outlet for local artists and crafters to exhibit their designs.

To the rear of the tearoom, the commercial kitchen has recently been upgraded to a full stainless-steel design, cleverly planned to encourage a smooth workflow. A cold store larder and separate storeroom are accessed from the rear of the kitchen, with a deer larder also providing additional storage.



A static caravan sits to the rear of the kitchen, offering overflow accommodation for friends, family or staff as required.

The property is currently being offered for sale, as a whole, due to retirement and further details of the business operations including a recent account summary is available from the sole selling agents.

Owner's Residence

Situated within the grounds of the visitor centre, the owner's residence is a charming stone-built property sitting under a natural slate roof. The property is entered from the front, with the main door leading into a fully fitted kitchen.

A combined lounge and dining room is located adjacent to the kitchen, a wonderful space in which to sit and relax. Stairs lead from the dining area to the upper floor where a central landing links two bedrooms. Each of the bedrooms enjoys open views to the front and offer built-in wardrobe space. A family bathroom is also accessed from the upper floor landing, completing the property layout.

External

The property sits in a picturesque location and benefits from a prominent roadside frontage. A sizable gated car park offers spaces for approximately 20 vehicles, with additional private parking for owner vehicles. External dining tables with seating are positioned to take in the glorious views on offer. The grounds have a spacious feel, with some areas laid to lawn. A small area has been set aside for children to play.

Location

The Ardnamurchan Natural History Visitor Centre is located on the ever-popular Ardnamurchan Peninsula, centrally located between the villages of Kilchoan and Salen on the B8007. Local attractions include the Ardnamurchan distillery and the Glenborrodale RSPB reserve and a bit further afield is the Ardnamurchan Lighthouse which is the UK mainland's most westerly point and attracts many visitors to the area. The picturesque Glenborrodale Castle is nearby along with many beautiful beaches and coves.

The iconic coastal town of Tobermory on the Isle of Mull is just a short ferry ride from Kilchoan and offers a wide range of amenities including a Co-op grocery and post office. The nearest major town is Fort William, which in turn provides links to other mainland destinations.

The local villages offer a range of amenities such as shops, primary school, doctor surgery and restaurants.

Directions

If travelling from Fort William, take the A82 south to the Corran Ferry and take the short crossing to Ardgour. Upon alighting the ferry, turn left onto the A861 and follow the road through the village of Strontian. At the village of Salen, turn left and continue along the B8007 for approximately 9.5 miles. The entrance to the visitor centre is located on the left-hand side, clearly marked by a sign.

Services

Specifications include mains electricity, private water supply, private drainage, multi-fuel stove, LPG gas heating and electric heating, BT telephone and internet connectivity.

Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Fixtures, Fittings & Equipment

Fixtures and Fittings to be included in this sale by express agreement.

Council Tax

Owner's Residence: Argyll and Bute Council Tax Band C
History Centre: N/A - registered as an information centre.

EPC Rating G303

Possession

Vacant possession and entry will be given on completion.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection. Under the 5th directive of the Money Laundering Regulations 2019, effective from 10th January 2020, we are required to carry out anti-money laundering due diligence on the successful purchaser to allow completion of the sale.

Viewings

Strictly by appointment through the sole selling agents. If there is a particular aspect of the property which is important to you, then please discuss it with a member of Bell Ingram staff before viewing in order to avoid a wasted journey.

Particulars and Photographs

June 2021

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Important Notice

Bell Ingram, their clients and any joint agents give notice that:

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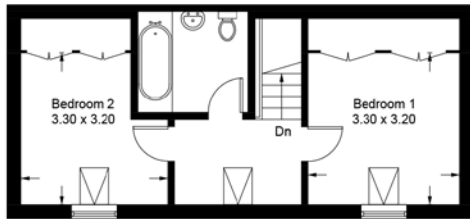
The Ardnamurchan Natural History Visitor Centre

Approximate Gross Internal Area = 296.4 sq m / 3190 sq ft

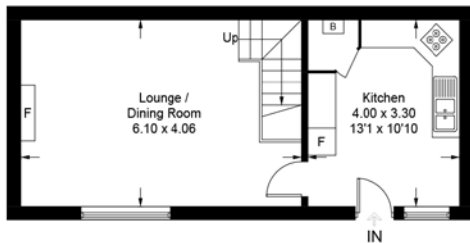
Owner's Residence = 77.8 sq m / 837 sq ft

Outbuildings = 41.2 sq m / 443 sq ft

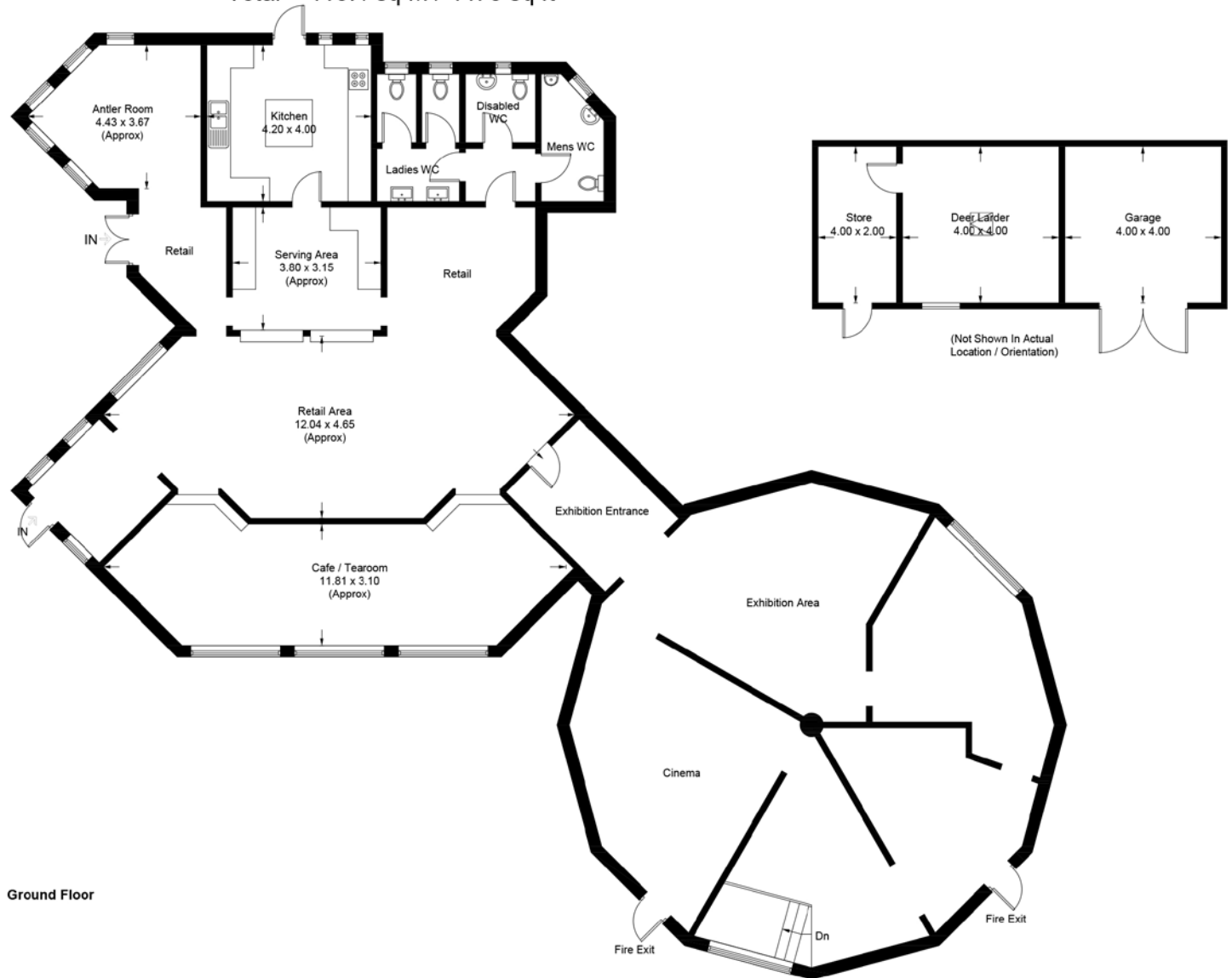
Total = 415.4 sq m / 4470 sq ft



Owner's Residence - First Floor



Owner's Residence - Ground Floor
(Not Shown In Actual Location / Orientation)



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID774324)







**Land Area:
Approximately 0.75 Acres (0.30 Hectares)**

11.3m



CG

Ardnamurchan Natural
History and Visitor Centre

Track

0m 5m 10m 15m

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