



# Wobbly Dog Café and 11 Lionel

Isle of Lewis, HS2 0XB

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 **Bell  
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**A rare opportunity to acquire a thriving café and gift shop business together with a large Victorian stone-built three-bedroom house in a popular tourist destination in the Northwest of the Isle of Lewis, close to local amenities and attractions.**

- **Spacious, three-bedroom property with two bathrooms offering spacious owner's accommodation**
- **Successful Cafe and Gift Shop benefitting from trade from locals and tourists**
- **Excellent reputation and large customer catchment area**
- **Outbuildings to the rear offering further development potential (subject to necessary consents)**



## DESCRIPTION

The sale of the Wobbly Dog Café is a superb opportunity to acquire a thriving business in a popular tourist destination on the Isle of Lewis.

This is a profitable business that is a genuine turnkey opportunity. It is an ideal purchase for someone looking to take on a thriving business but immediately enjoy the tranquility of living in this beautiful part of Scotland.

## WOBBLY DOG CAFÉ

This thriving business is the ideal opportunity for someone to have a change of lifestyle owning their own established business adjacent to their home. Established in 2019, with excellent reviews, consistently high ratings on Google and TripAdvisor and an established social media presence. The Café has a kitchen area, two stores, a prep area, large café/shop and fully disabled fitted restroom with WC, wash hand basin, handrails and alarm system. Currently the café offers 17 covers over four tables and two outside tables offering a further 12 covers. Parking to the front, side and rear for several vehicles. New UPVC windows and half glazed door. Wood burning stove. The cafe/shop maintains much of the original style and charm of yesteryear, with original heavy wooden counter, glass cake display cases and fitted shelving.

The business will be sold with all fixtures, fittings and equipment. This dog friendly environment has made it a go to place for dog owners from near and far.

## 11 LIONEL

11 Lionel is a spacious three-bedroom property which is attached to the café. It has been upgraded throughout and is painted in vibrant colours, yet retains wood panelling features which add to the charm. It is double glazed and has gas central heating.

The property is entered via a UPVC door to the entrance vestibule. A half-glazed door opens to the spacious main hall which gives access to the sitting room, dining room and a rear hall. There is a good sized cloaks cupboard and stairs rising to the upper landing.



To the right of the hall is a sitting room which is a spacious room with a window to the front. There is a central feature of an open fire on a tiled hearth. There is a built-in storage cupboard.

A half-glazed door leads to the kitchen which has a good range of floor and wall units in cream with solid wood work surface and decorative tiling to the splashbacks. Fired Earth tiling to the floor. A Rangemaster gas range is an attractive feature. There is a useful pantry and space for a breakfast table. A window to the rear overlooks the garden. Half glazed door gives access to two utility rooms, the first offers excellent storage and houses the gas boiler. Window to front. Half glazed door to the second which has space and plumbing for a washing machine, dryer and a tall fridge freezer. Windows to side and rear. A part glazed UPVC door leads to the back garden.

Returning to the main hallway, the lounge sits to the left and has brightly painted wood panelling features and a window to the front.

A door leads from the main hall to a small rear hallway which leads to bedroom three and the bathroom. Bedroom three is a double room with a rear aspect window overlooking the back garden and a view of the Atlantic Ocean.

The bathroom has a coloured three-piece suite comprising WC, wash hand basin and sink and a rear aspect window. Tall heated towel rail/radiator.



Stairs rise to the galleried upper floor landing which has enough space to be utilised as an office area. There are doors to the bedrooms and WC. Both bedrooms are double in size. Bedroom one has windows to the front and side and views towards the Minch. Bedroom two has windows to the front and aside with views towards moorland. The WC has a white wash hand basin and WC, laminate flooring and space and existing plumbing for a shower cubicle. Velux window to rear and heated towel rail/radiator.

## EXTERNAL

The front garden has paved areas and lawn and views to the Minch.

The rear garden is laid to lawn and bounded by stock and wooden fencing. There are rural views to the rear across croftland. Further large parking area and the LPG tank.

There is a stone-built outbuilding which offers excellent development potential measuring 11m x 3.5m and a large garage measuring 6.5m x 5.5m.

There is a right of access over the driveway to the croftland to the rear of the property.

## SERVICES

Mains Electricity

Mains water and drainage

LPG central heating & cooking

Wobbly Dog Café Rateable Value £2,300, 100% rebate applied.

11 Lionel Council Tax Band A





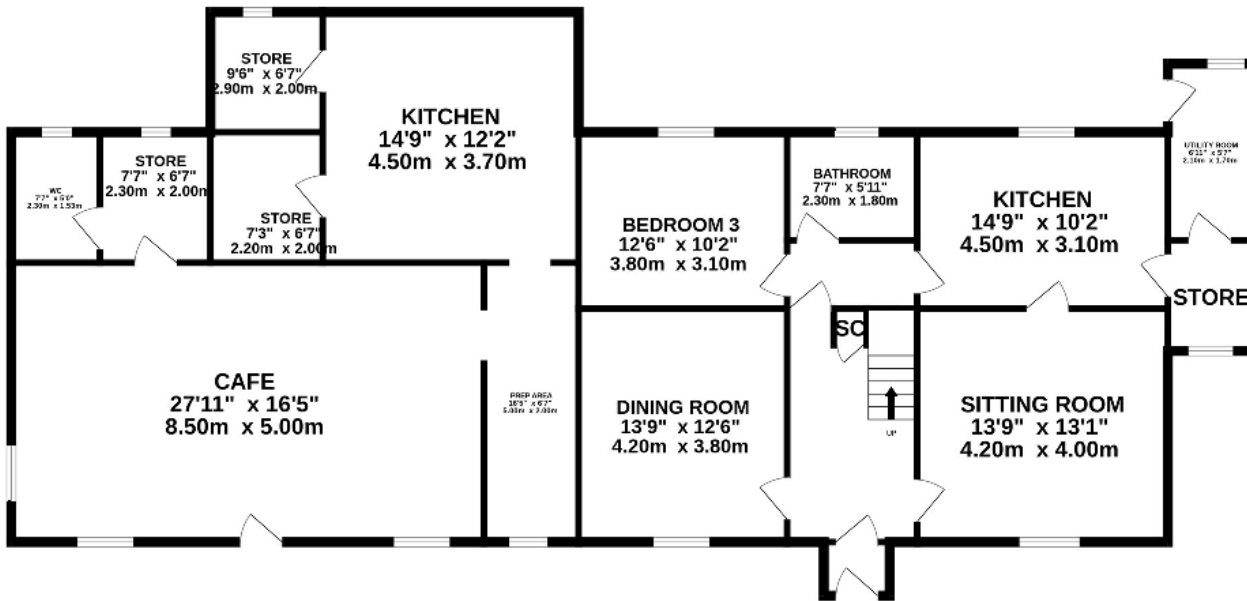




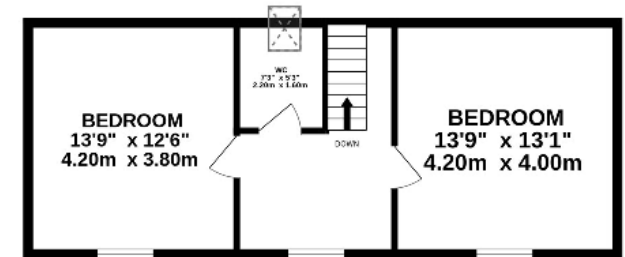




GROUND FLOOR  
1906 sq.ft. (177.1 sq.m.) approx.



1ST FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 2382 sq.ft. (221.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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