

30 JAMES STREET, STORNOWAY, ISLE OF LEWIS, HS1 2QN

OFFERS OVER
£390,000

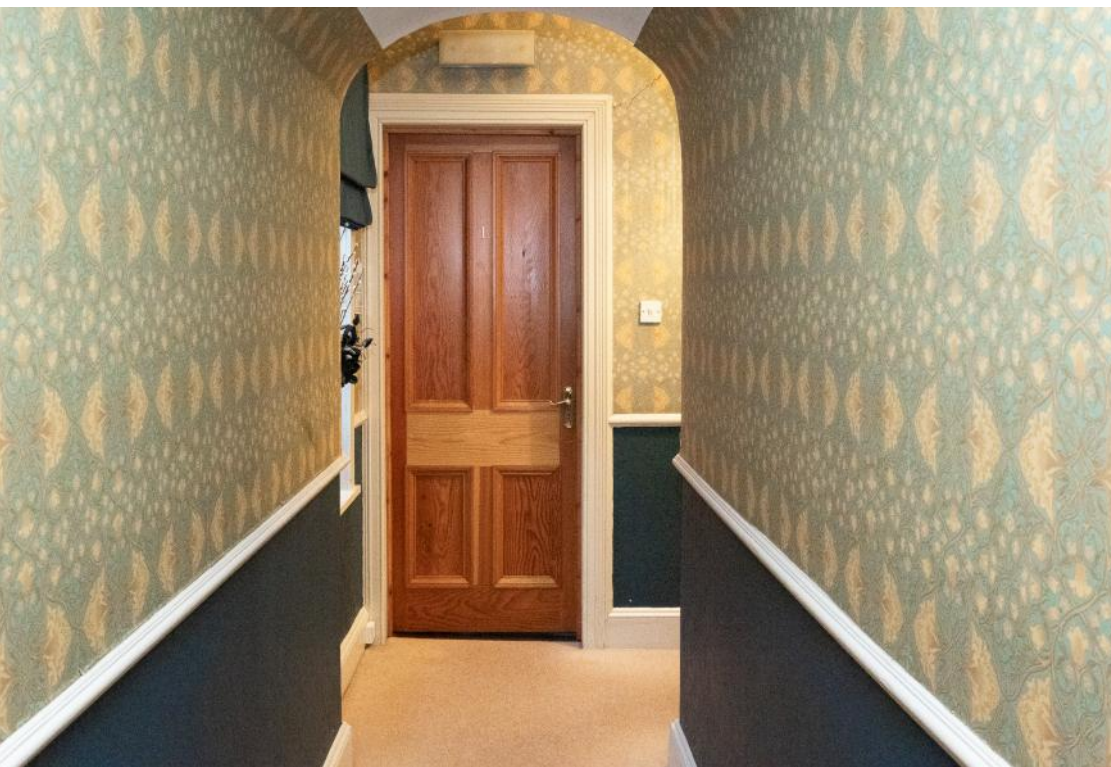


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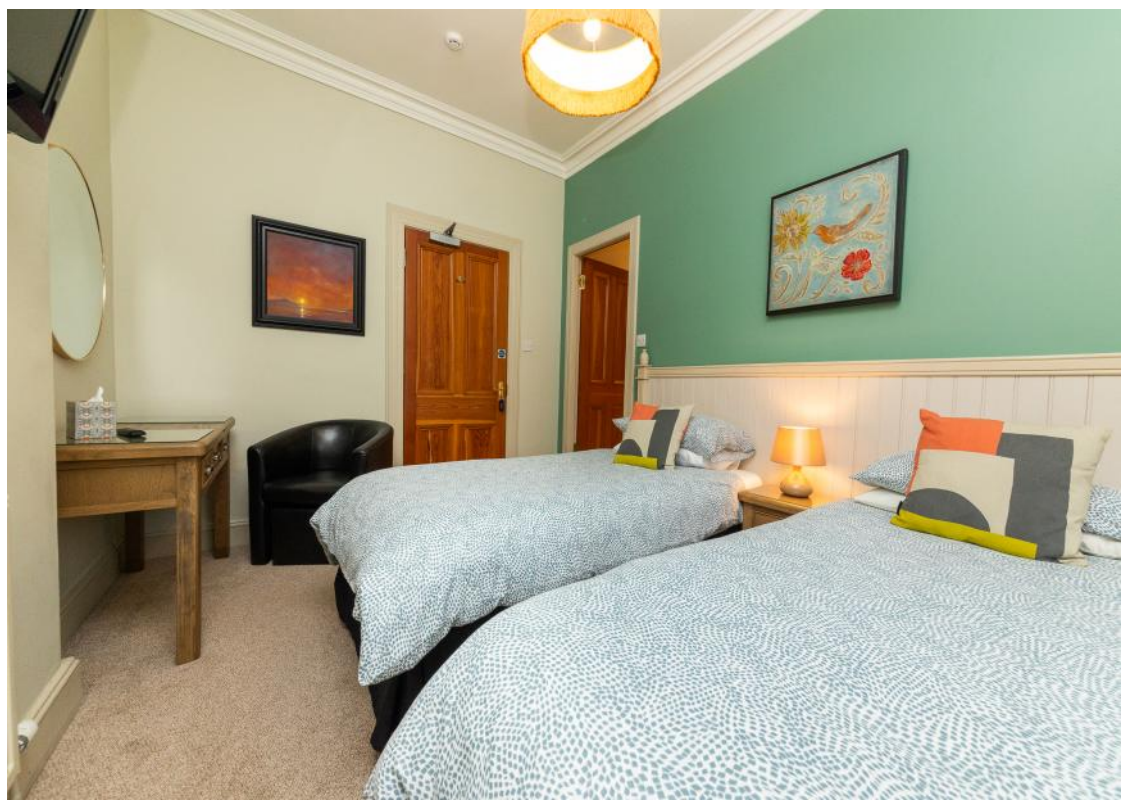
Entrance, Hallway & Stairway



Description

Ken MacDonald & Co are thrilled to present this exceptional opportunity—a stunning 6-bedroom boutique guest house and restaurant, perfectly situated in Stornoway on the Isle of Lewis, in the breathtaking Outer Hebrides of Scotland. Originally built in 1883, this beautiful Victorian stone townhouse has been thoughtfully extended and refurbished over the years. Inside, the guest house exudes luxury, boasting a boutique ambiance with stylish contemporary décor and elegant furnishings throughout.

The ground floor of the guest house features a welcoming residents' lounge, complete with a charming period fireplace and open fire, creating a warm and inviting atmosphere. To the right side of the building, a café/restaurant offers a cozy and intimate dining experience, with seating at the rear. At the front, a bright and airy conservatory enhances the space, bringing the total restaurant capacity to approximately 42 covers. The restaurant is Licenses Premises supported by a spacious, well-equipped commercial kitchen, which has earned an outstanding reputation over the years, it also features male and female WC facilities.







The guest house offers six well-appointed letting bedrooms, each thoughtfully designed with its own unique style. All rooms feature en-suite facilities, with two benefiting from private bathrooms located in the hallway. The accommodation includes two single rooms, two double rooms, and two twin rooms, all refurbished to a high standard. The property is equipped with gas-fired central heating and provides ample storage throughout.





WC & Shower Rooms



The bustling town of Stornoway, the largest settlement in the Western Isles, is home to approximately 8,000 residents. In recent years, tourism has flourished, attracting visitors from around the world who come to experience the stunning beaches, diverse wildlife, and warm Hebridean hospitality. This guest house is ideally situated just a short walk from the ferry terminal and close to Stornoway's shops, bars, and restaurants. With the current owners planning to retire, they leave behind a thriving business with an excellent reputation. This well-established and profitable venture presents an exciting opportunity for the right individual to build upon its success.

Also for sale is unique detached property to the rear of the guesthouse consisting of two semi-detached holiday lets. This will come as a complete package with the Guest House. Currently operating as a thriving and highly successful short-term let business, this property presents an outstanding investment opportunity for prospective buyers. It could also be used as affordable long term housing.

Please see separate advertising for more information.



Restaurant & Kitchen





General: Whilst we endeavour to make these particulars as accurate as possible they are set out as a guide only and are not guaranteed. All measurements are approximate and are intended for general guidance only. Room sizes are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the services or any of the equipment or appliances in the property we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS.

NO PERSON IN THIS FIRMS EMPLOYMENT HAS THE AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY IN RESPECT OF THE PROPERTY.

Ken MacDonald & Co is a trading name of Ken MacDonald & Co Limited, a company registered in Scotland. Company Registration Number: SC434629 VAT No: 671154544 Registered Office address and list of Directors as above.

Ground Floor

Lounge 5.08m (16'8") x 4.45m (14'7")
uPVC double glazed bay windows to front. Feature Victorian style open fireplace. 2 radiators. Wood flooring. Door to entrance hallway.

Hallway 4.37m (14'3") x 2.91m (9'5")
Feature Art Deco stained glass wooden door to porch. Wooden flooring. Radiator. Stairs to first floor. Doors to lounge, kitchen and restaurant.

Porch 1.56m (5'11") x 2.52m (8'2")
Feature original Victorian tiles on floor. Feature Art Deco stained glass door to hallway.

Restaurant / Conservatory 10.77m (35'5") x 5.94 (19'3")
uPVC double glazed bay windows to front and side. Traditional Victorian style open fireplace. Wooden floor- ing. Preparation/serving area. Doors to front, hallway, kitchen, toilet vestibule and to rear outside.

Toilet entrance 1.36m (4'2") x 1.56m (5'1")
Tiled flooring. Doors to both ladies and gents and to main restaurant.

Toilet (Ladies) 1.48m (5'1") x 1.56m (5'1")
uPVC double glazed window to side. Tiled flooring. White suite.

Toilet (Gents) 1.61m (5'2") x 1.56m (5'1")
uPVC double glazed window to side. Tiled flooring. White suite. Urinal.

Kitchen 5.62m (18'5") x 5.05m (16'7")
Large well equipped commercial kitchen.

Pantry 4.87m (16') x 1.88m (6'2")
uPVC double glazed windows to rear. Double stainless steel sink. 1/2 glazed uPVC door to rear of property. Door to kitchen.

First Floor

Bedroom 1 3.78m (12'5") x 2.52m (8'3") plus 0.17m (0'7") x 0.17m (0'7")
uPVC double glazed window to front. Ceramic sink. Carpeted. Radiator. Door to landing.

Bedroom 2 5.50m (18'1") x 2.74m (9') plus 0.17m (0'7") x 0.17m (0'7")
uPVC double glazed window to front. Built in storage cupboard. Radiator. Carpeted. Door to hallway.

En-suite - Bedroom 2 3.39m (11'1") x 1.61m (8'5")
White suite. Electric shower. Tiled flooring. Door to main bedroom. Heated towel rail.

Bedroom 3 4.00m (13'1") x 3.18m (10'5") plus 0.29m (0'11") x 0.29m (0'11")
uPVC double glazed window to rear. Velux window. Acrylic Sink. Carpeted. Radiator.

Bedroom 4 4.82m (15'10") x 3.26m (10'9") plus 0.15m (0'6") x 0.15m (0'6")
uPVC double glazed window to rear. Carpeted. Radiator. Door to en suite.

En-suite - Bedroom 4 4.19m (6'3") x 2.62m (8'5")
Tiled floor. White suite. Double ceramic sink. Electric shower. Heated towel rail. 1.93m x 2.62 m

Bedroom 5 4.82m (15'10") x 3.91m (12'10") plus 0.15m (0'6") x 0.15m (0'6")
uPVC double glazed window to rear. Carpeted. Door to en-suite. Radiator.

En-suite Bathroom - Bedroom 5 2.79m (9'1") x 2.62m (8'5")
White suite. Spotlights. Tiled flooring. Heated towel rail. Electric shower. Door to main bedroom.

Shower room/toilet 11.42m x 1.22m
White suite. Tiled floor. Electric Shower . Heated towel rail. Door to hallway. uPVC double glazed window to side.

Shower room/toilet 2 2.07m (6'7") x 3.49m (11'4")
uPVC Window to front and side. Heated towel rail. Electric shower. Tiled floor. White suite. Door to hallway.


Shower Room/toilet 3 1.55m (5') x 2.07m (6'7")
Heated towel rail. Electric shower. Tiled floor. White suite. Door to hallway.

Second Floor

Bedroom 6 3.08m (10'1") x 3.00m (9'10")
uPVC double glazed window to front. Radiator. Carpeted. Door to landing.

En-suite Bedroom 6 3.08m (3') x 1.29m (3'9")
White suite. Electric shower. Tiled flooring. Heated towel rail. Door to Bedroom 6.

Store room 2.52m (8'3") x 1.25m (4'1") plus 0.17m (0'7") x 0.17m (0'7")
Upvc Double glazed window to side.



Prospective purchasers are advised to note formal interest with Ken Macdonald & Co as soon as possible after viewing in order that they may be informed of any closing date.

Property to Sell

We offer a friendly and professional service to assist you through a successful sale.

Property to Buy

Having seen a property you wish to purchase, we can guide you through the process to make it as stress free as possible.

Valuation Service

This service is free of charge and gives you the opportunity for an informal discussion on the marketing and sale of your property.

Legal Services

As well as residential and commercial conveyancing, we also offer a full range of legal services covering executries criminal and civil court, matrimonial matters, personal injury and crofting law.