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9 bedroom detached house for sale, Hawthorn House, Mey, Caithness KW14 (3100 GE

Location **Scotland, Caithness**
https://www.freeadsz.co.uk/x-165622-z

DESCRIPTIONThe Hawthorns Bed and Breakfast is both substantial and impressive property with a commanding roadside location on the A836, the main coastal route in the north coast of Scotland. The B&B is right on the North Coast Route 500 which is designed to show off some of the most spectacular scenery in Scotland. This vibrant business attracts a wide range of trade, benefitting from the close proximity to the Castle of Mey, the late Queen Mother's Highland home. The Castle is a popular visitor attraction is now open to the public and draws thousands of tourists to the county annually, a true economic benefit to the area. The property sits adjacent to the Queen's Park field where the annual Mey Highland Games is held. The business also benefits from its proximity to John O'Groats which generates regular trade from those undertaking the trip from Lands' End to John O'Groats or as it is fondly known from â€œEnd to Endâ€•. Both cyclists and walkers, plus their support teams, generate a steady level of income. The bed and breakfast also takes significant advantage being located close to the ferries crossings to Orkney with the Gills Bay car ferry just 3 miles away and the John O'Groats ferry 7 miles to the east.The business has historically traded on 4 letting bedrooms with the vendors offering a dining option for guests by prior arrangement only. Should new owners not wish to provide evening meals there is a hotel just a short walk into the village of Mey. However, the property has 6 potential letting bedrooms without compromising the excellent owner's accommodation. The business mainly trades during the Spring and Summer season from April to September; however, there is scope to extend the trading period from 6 months to a year-round operation. Should new operators wish to maximize trade increasing turnover and income, this is a realistic prospect. The business has an excellent reputation which is reflective of the outstanding service and excellent facilities on offer. The quality of fixtures, fittings and dcor is of a very high standard. These two facets have resulted in consistent praise via trip advisor and the award of â€œWorld Hostâ€• status, a mark of excellence in the Hospitality business. The Hawthorns benefits from a high level of repeat business, circa 15%, which pays testament to the owner's professionalism. The business has an intelligently laid out website.LOCATIONCaithness is a vibrant economic area with strong developments in both wind and tidal power. The region has a strong seafaring tradition. The area is tremendously rich in opportunities for both the resident and the holidaymaker alike. Breath-taking cliffs are host to innumerable seabirds including the puffin, one of the ornithologist's favourites. Beautiful golden beaches stretch for miles, none more so than nearby Dunnet Bay with its high dunes. Indeed, such is the setting that the area is renowned as a destination for surfers and hosts many national competitive events. Small harbours to explore and sea excursions are available, whether to watch seabirds, wildlife or for angling. Genealogy research, ancient Brochs or perhaps the local Camster Cairns are aspects that appeal to guests, whilst the excellent Caithness trout and salmon fishing is well-regarded. During the winter months the County is also a favourite with wildfowlers and several nearby sporting estates offering deer stalking. Staying on the sporting front there are several 18-hole golf courses within comfortable reach, namely Wick, Thurso or the Royal Dornoch. Just a 15-minute drive away is the historic town of Thurso which has a full range of facilities, including schooling, hospital, supermarkets, primary and secondary and many other facilities and more local.The present owners commenced trading the Hawthorns Bed and Breakfast in 2008 and it is time to retire for change brings this successful business to the market. They advise that it is time for new owners to take the business further enjoying this excellent location.PROPERTYThe property was built in 2008 as a new building of two floors under a pitched roof. The property has extensive gardens both to the front and rear aspects with ample parking for both guests and owners.PUBLIC AREASThe public access to the Bed and Breakfast is from the car park to the front of the subjects. Entry is via a UPVC front door a glazed inner door. Through the inner door is a spacious reception area with an attractive 'Y' feature staircase. To the left of reception is the guest lounge set to soft furnishings, TV with its bay window and open fire with a back boiler. This charming and relaxing space sets the tone for the high quality of fixtures, fittings and dcor. From the lounge access can be gained to the dining room with its double aspect windows. Both the lounge and the dining room have glorious views across the Caithness countryside toward Dunnet Head and across to the Orkney Isles. These public areas have hardwood facings and skirting boards.LETTING BEDROOMSThe Hawthorns has 6 excellent quality letting bedrooms; 5 on the ground floor and 1 on the first floor. All rooms are en-suite and are configured to:Ground FloorRowan - double room - en-suite shower roomBeech - double room - en-suite disabled wet room with showerHazel

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- twin room - en-suite showerHolly - family room with double and single bed - en-suite showerWillow - double room - en-suite showerFirst FloorRoom 6 - double room - en-suite bathroomAll bedrooms are spacious, comfortably furnished and equipped with TV and hospitality trays etc.SERVICE AREASThe well-appointed kitchen provides ample preparation and storage facilities. The kitchen has a central dining table affording a spacious area for both business and family needs. The Rangemaster cooker and excellent lighting with a view to the rear of the subjects make the kitchen a focal point of the property for owner operators. There are ample refrigeration and freezer units. The utility room, off the kitchen, is spacious and is set with washing and drying machines. There is adequate storage over all floors for housekeeping and general business use.OWNERS ACCOMMODATIONThere is extensive family accommodation which is situated on the first floor. The master bedroom has a dressing room and an en-suite walk-in shower with overhead drench shower head. An attractive feature of this bedroom is the balcony which is accessed from the dressing room. There are a further three rooms which are currently being used as; a single bedroom, a hobby room and an office. There is also a compact lounge plus a family bathroom. The current owners use letting bedroom 6 on the first floor for their own personal use, some personal items of furniture are in use throughout the property and wil not be left in the event of a sale. Full details will be given in the inventory.EXTERNAL AREASThe parking area to the front of the property is laid to gravel and can accommodate up to 8 cars. The gardens are mainly laid to lawns and bushes. There is a stone built BBQ, shed and drying area within the grounds.SERVICESThe property benefits from mains electricity and water with private drainage with propane gas for cooking. Benefitting from oil-fired central heating throughout; the heating is zone-controlled to effect efficient use. The property is double glazed and the building is fire regulation.

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