



DESCRIPTION The 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 "End to End". 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 "World Host" 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.

LOCATION Caithness 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 Dunrobin Park or the 9-hole at Rannoch. A 5-minute drive away is the nearest town of Thurso which has all amenities, schools, shopping, supermarkets etc. Primary school, and many other facilities are available. The present owners commenced trading the Hawke's Bed Breakfast in 1996 and it has proved for change that things this area is a business boom market. They accept that it is their new owners to develop the business further and they have excellent plans ready. THE BUILDING - The property was built in 1992, the building is made of two floors, a large pitched roof, the property has extensive gardens both to the front and rear aspects with ample parking for both guests and owners.

PUBLIC AREAS

The public access to the Bed and Breakfast is from the car park to the front of the subjects. Entry is via a UP PVC front door, 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 decor. 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 towards Dumfriesshire and across to the Orkney Isles. These public areas have hardwood facings and skirting boards.

LETTING BEHIND COMS

The Hawke's Bed 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 as:

Ground Floor - 2 x double room - en-suite shower room
Beach - double room - en-suite disabled wet room with shower
Hazel -

9 bedroom detached house

KW14

active
and re
s. B
hav
t flo
show

Key Features: 1. **Location:** Situated in a prime area, close to the city center and public transport. 2. **Design:** A modern, minimalist design with large windows and a flat roof. 3. **Materials:** High-quality materials, including stone and wood, used throughout the house. 4. **Interior:** A bright, airy interior with a mix of contemporary and traditional elements. 5. **Exterior:** A well-manicured garden with a variety of plants and a paved area for outdoor seating. 6. **Price:** Priced competitively for the area, offering great value for money. 7. **Availability:** Available for viewing and purchase. 8. **Contact:** For more information, please contact the agent at 01234 567890. 9. **Reference:** KW1456789. 10. **Disclaimer:** This is a summary of the property details. For full details, please refer to the full listing.

11.2

KW14

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621
622
623
624
625
626
627
628
629
630
631
632
633
634
635
636
637
638
639
640
641
642
643
644
645
646
647
648
649
650
651
652
653
654
655
656
657
658
659
660
661
662
663
664
665
666
667
668
669
670
671
672
673
674
675
676
677
678
679
680
681
682
683
684
685
686
687
688
689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731
732
733
734
735
736
737
738
739
740
741
742
743
744
745
746
747
748
749
750
751
752
753
754
755
756
757
758
759
760
761
762
763
764
765
766
767
768
769
770
771
772
773
774
775
776
777
778
779
780
781
782
783
784
785
786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820
821
822
823
824
825
826
827
828
829
830
831
832
833
834
835
836
837
838
839
840
84

May, 1991
 and open
 to the
 no across
 bedroom
 - double
 House,
 KW14

On the
wind
e gain
Hea
y let
mBe

100% Thru
 with its
 cess, can
 rds, Dur
 elling qu
 shower
 Mey,
 Caines
 House,
 KW14

inner
ings,
unge
de to
s 6
n-su

For a glass
soft furnis
From the
s count
law horns
ble room

May
the
sale, How
Guinness
House,
KW14

from
set
d dc
caith
SThe
n - c

Bedroom

Country
is the
fixtu
view
TTIN
Grou

My Caring House, KW14

the le
for the
room
skin
d are

House, 1400
Kew-Forest
Road, Kew
Farms, New
York 10503
KW14

car-
ture
ce s
nge
dwo
ms a

for sale, Hawthorn House,
May, Cairness KW14

<https://www.freeadsz.co.uk/x-167111-z>

- 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 will 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.

01463 357069