



CREAGAN HOUSE, STRATHYRE, BY CALLANDER, PERTHSHIRE, FK18 8ND  
GUIDE PRICE—£399,950 Freehold

## An historic property currently trading as an award winning restaurant with rooms

- 5 Letting Bedrooms
- Owners Accommodation
- Immaculate Condition
- Feature Dining Room/Restaurant
- Viewing Essential
- Car Park, Gardens & Garage
- Same Owners for 30 Years
- Genuine Retirement Sale

### SITUATION

The village of Strathyre is situated within the “Loch Lomond & Trossachs National Park” astride the A84 which runs from Stirling to the west coast connecting Oban and Fort William with Scotland’s central belt and motorway network. The village sits at the head of Loch Lubnaig with Creagan House having views over Ben Ledi, Ben Vane and Ben Shian.

Strathyre and the nearby town of Callander are often described as the gateway to the highlands. Strathyre itself is surrounded by beautiful rural countryside yet is only around an hour and a quarter’s drive from both Edinburgh and Glasgow.

Whilst there is obviously an abundance of walking and climbing in the area there is also numerous other sporting amenities including cycling, fishing, wildlife watching, water sports at nearby Lochearnhead and other tourist attractions such as distilleries, antique centres, historic buildings etc. [Map Of Location](#)

### THE BUSINESS

Creagan House has been owned by the current proprietors for 30 years during which time they have built up an enviable reputation as a fine dining restaurant with comfortable accommodation for guests. This reflects in the business having two red rosettes for its food from the AA as well as being a five star rated restaurant with rooms from both AA and Visit Scotland. The business also appears in other guides such as the Michelin Guide, Good Food Guide, Scotland The Best amongst others.

Creagan House is run by a husband and wife team with the assistance of three part-time staff. To suit the owners, the business is currently open five days per week, closing on a Wednesday and Thursday. Again to suit the owners, the business only trades for 7 months of the year from April to October inclusive. While trading on these limited hours, the business still generates an excellent turnover and profits and offers obvious potential for new owners to increase trade further by extending opening hours. New owners may also consider offering morning coffees, lunches and afternoon teas, especially in the main tourist season.

### THE PROPERTY

Creagan House is situated just outside the village of Strathyre on an elevated position yet within easy walking distance of the village. Creagan House is set within its own grounds within about 1 acre with direct access to the Queen Elizabeth forest park with miles of walks and lovely views.

Entry to Creagan House is from the front leading into a reception hallway via an entrance vestibule. The **reception hallway** gives access to the **residents lounge** as well as the **dining room/restaurant**. The **restaurant** itself is a unique baronial style room with feature stone fireplace and vaulted ceiling giving the feeling of a large country house/castle style dining room. The room is normally set for around 20 covers although this could be increased to 40 if new owners required more seating. The room has windowing on two sides affording views over the surrounding hills and has a polished timber floor. The **residents lounge** is again a characterful room with beamed ceiling, exposed stone wall and carpeted floor.

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Directly off the main lounge is a **snug area** decorated in a similar style to the main lounge area. These rooms are very popular with guests during the day who wish to relax and read and in the evening by guests both for pre-dinner drinks and after meal coffees/liqueurs.

## LETTING ACCOMMODATION

There are five letting bedrooms; four on the first floor level and one on the ground floor level which is ideal for limited mobility guests. All rooms have ensuite facilities with the breakdown being 4 double rooms (one with four-poster bed) and one twin bedded room. All rooms are decorated and furnished individually and have tea/coffee making facilities, satellite television, free wi-fi, radio/alarms and Molton Brown toiletries.

## OWNERS ACCOMODATION

The owners' accommodation is situated to the rear of the premises and offers a large double bedroom with ensuite shower room as well as an office area. There is potential to expand the property to the rear should any new owners require larger accommodation for their own use or by converting the garage into additional owners' accommodation (subject to appropriate permissions etc).

## SERVICE AREAS

On ground floor level is a kitchen offering a good range of commercial kitchen equipment. There are the usual other service rooms including laundry, storeroom and ladies and gents toilets for the use of non-resident guests using the restaurant facilities.

## EXTERNAL

To the side of the premises is a car park for guests. Outbuildings include a kennel, garage and hen coop and enclosed run. There is also a vegetable garden to the rear and a lovely walk and seating area situated next to a burn which is very popular with guests as a place to relax and take in the views.

## SERVICES

We are informed the property has mains water and electricity with drainage by septic tank.

## TENURE

Freehold (Scottish equivalent).

## ENERGY PERFORMANCE CERTIFICATE

Current EPC energy rating—G.

## LICENCE

Creagan House trades with the benefit of a current Premises License.

## PRICE

The asking price is **£399,950** to represent the heritable property, goodwill, fixtures and fittings.

## VIEWING & OFFERS

Strictly via the sole selling agents Cornerstone Business Agents. Phone 0131 445 7222 or email [info@cornerstoneagents.co.uk](mailto:info@cornerstoneagents.co.uk).

Cornerstone Business Agents

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Please note the information provided on these sales particulars are for guidance only and should not be relied upon by potential purchasers of this business/property.

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