

Galbraith

**STOER HOSTEL**  
STOER, SUTHERLAND





## STOER HOSTEL, STOER, SUTHERLAND

An energy efficient, recently renovated hostel on the popular NC 500.

Lochinver 8 miles. ■ Ullapool 42 miles

- Open plan Kitchen/Living Area. Six Bedrooms/Bunkrooms.
- Modern, comfortable accommodation.
- Self-contained Studio Flat/Warden's quarters.
- Being sold fully equipped.
- Enjoying wonderful views over the surrounding countryside.
- On the popular North Coast 500.

About 0.07 hectares (0.16 acres) in all.

Offers Over £275,000

# Galbraith

Inverness  
01463 224343  
inverness@galbraithgroup.com

 OnTheMarket





### SITUATION

Stoer Hostel is located in the scattered hamlet of Stoer near Lochinver in Sutherland, on the North Coast 500, a popular tourist route and voted one of the world's most beautiful road trips. The hostel is in a stunning setting with views over an unspoilt landscape and towards Loch Neill Bhain. The surrounding area is one of the last great wildernesses in Europe where the dramatic outlines of Suilven, Canisp and Quinag provide a backdrop for a beautiful landscape of moorland and coastline. The village of Lochinver is a thriving and busy port with fishing vessels from many parts of the world landing their catches at the fish market. The village has two small supermarkets, a general store, petrol station, Health Centre, Community/Leisure Centre and a primary school as well as a number of other shops, cafés and restaurants. Ullapool, about a 50 minute drive away, has a wider range of amenities including a secondary school.

### DESCRIPTION

The Stoer Hostel is a former Free Presbyterian Church which dates from 1899 that has been recently converted to a comfortable hostel providing an exciting business opportunity in a beautiful part of the country. The modern, energy efficient accommodation is spread over two



floors and can accommodate up to 22 guests in total, this is including a self-contained studio flat which alternatively is perfectly suited for use as manager's/warden's accommodation if required. The hostel is being sold fully equipped and an inventory of the contents can be made available upon request.

### ACCOMMODATION

Ground Floor - Entrance Hall. Boot Room. Utility Room. Accessible Shower Room. Family Bunk Room. Office. Open plan Kitchen/Dining Room/Sitting Room. Store.

First Floor - Landing. Five Bedrooms/Bunk Rooms. Three Shower Rooms. Three WC's. Studio Flat comprising Kitchenette and Shower Room.

### GARDEN GROUNDS

The hostel is accessed via a gravel driveway and surrounded by grassland. There is a parking area to the east of the building.



## OUTBUILDINGS

Plant Shed (with adjoining WC)

2.79m x 2.71m

Containing a hot water tank and an air source heat pump.

WC

1.89m x 1.63m

With a wash-hand basin.

## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Rateable Value	Broadband	EPC	Tenure
Mains	Septic Tank	Air Source Heat Pump	£3,350	Available	C	Freehold

## DIRECTIONS

Exact grid location – What3Words - <https://what3words.com/abolish.relief.unloading>

## MOVEABLES

An inventory of the contents is available upon request.

## VIEWING

Viewing is by prior appointment only through the Selling Agents, Galbraith, Reay House, 17 Old Edinburgh Road, Inverness IV2 3HF. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

## POST CODE

IV27 4JE

## SOLICITORS

Shepherd & Wedderburn LLP

1 West Regent Street

Glasgow

G2 1RW





## 2017 ANTI MONEY LAUNDERING REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered.

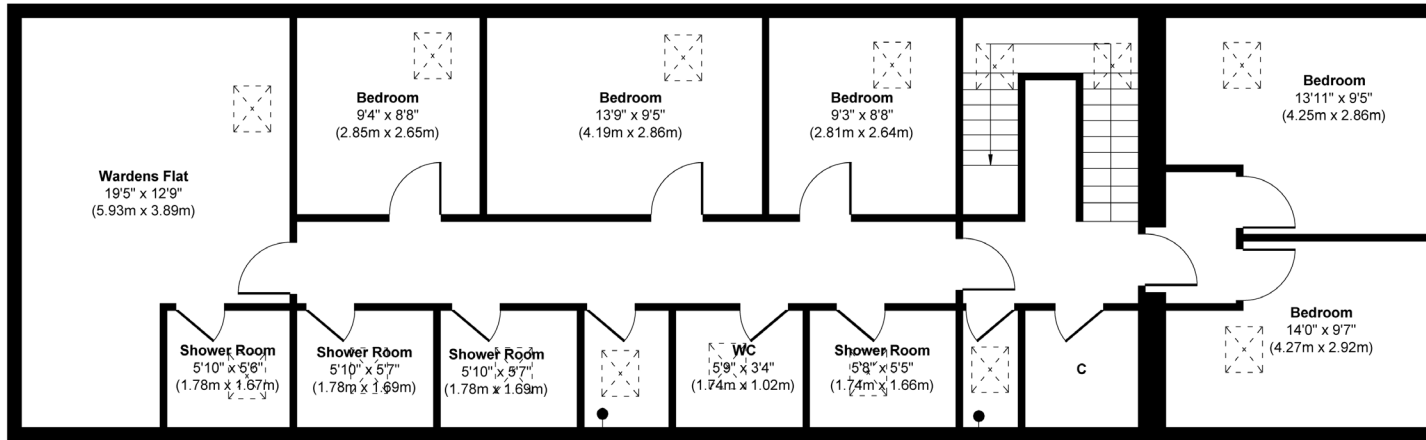
## IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal form should be submitted to the local Galbraith office per these sales particulars, through a Scottish Lawyer, confirming: if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and identification. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Photographs taken in June 2023.

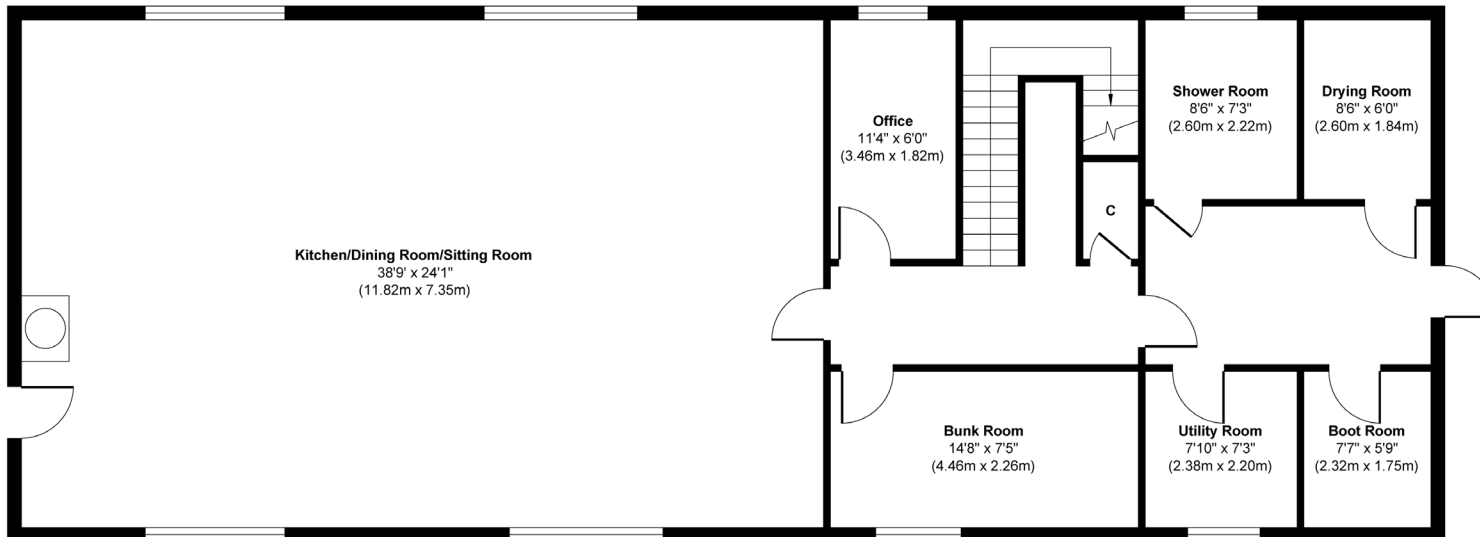




# Stoer Hostel, Stoer, Lochinver, Lairg, IV27 4JE



**First Floor**  
Approximate Floor Area  
1303 sq. ft  
(121.09sq. m)

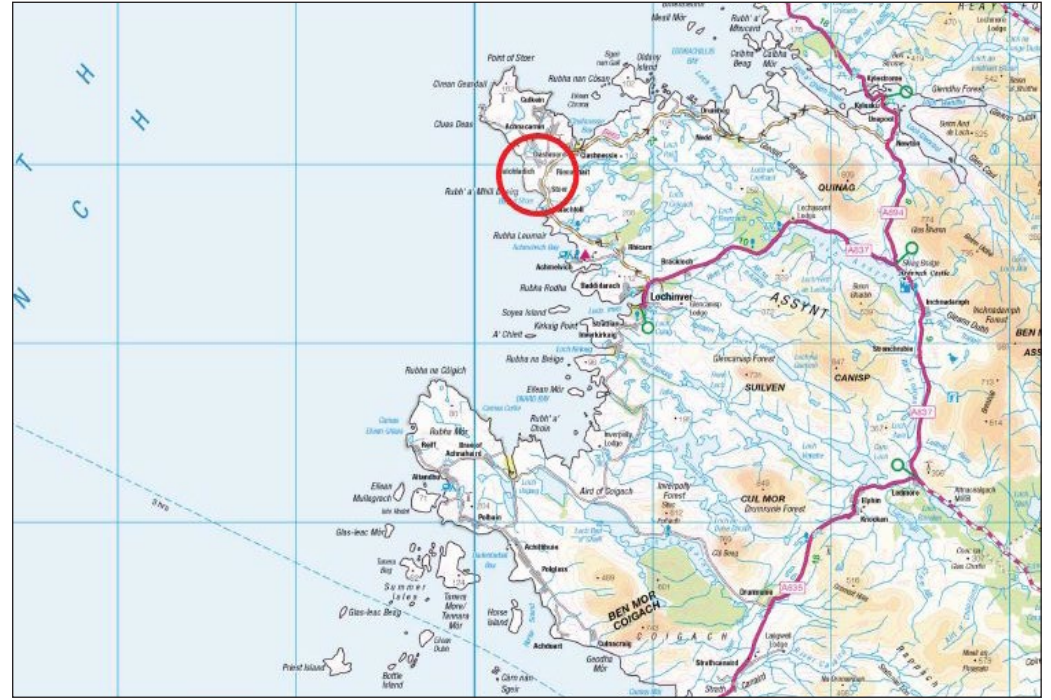
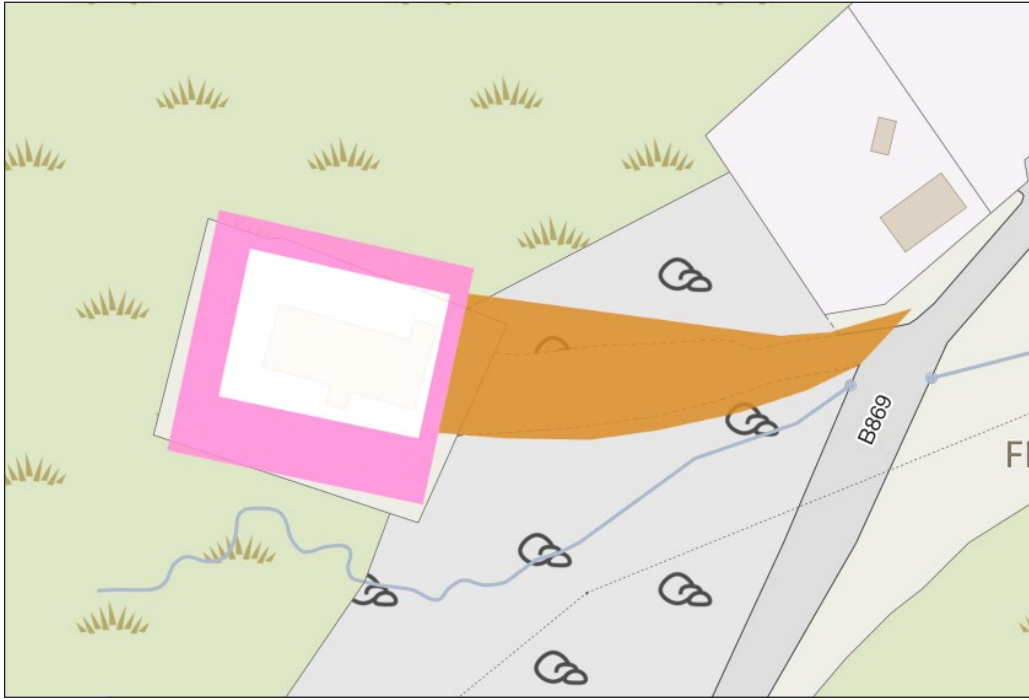


**Ground Floor**  
Approximate Floor Area  
1615 sq. ft  
(150.08 sq. m)

**Approx. Gross Internal Floor Area 2918 sq. ft / 271.17 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property





**Galbraith**

  
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