



**LIME TREE,
HOTEL, RESTAURANT and MULTI PURPOSE FUNCTION ROOM,
INDEPENDENT OWNERS AND LETTING ACCOMODATION.**





THE LIME TREE OFFERS IN THE REGION OF £950,000

AMENITIES:

Fort William is the main district town of Lochaber and is known as the “Outdoor Capital of the UK.” The town is a popular tourist destination and has a wide variety of tourist attractions including the Caledonian Canal, Ben Nevis, Glen Nevis and the Great Glen and has developed an enviable reputation for providing all manner of outdoor pursuits including skiing, hill walking, mountain biking and sailing to name but a few. There is a variety of supermarkets, shops, a library, museum and tourist information centre. There is a bus station and railway station with links to Mallaig, Inverness, Glasgow, Edinburgh and an overnight sleeper to London.

DESCRIPTION:

This unique and stylish property is an 1850 former Church Manse building which sits proudly overlooking Loch Linnhe surrounded by magnificent West Highland scenery and is a short stroll from the end of the West Highland Way Walk. The Lime Tree currently operates as a successful boutique style hotel, licensed restaurant and art gallery that benefits from 2 separate buildings for independent owners and staff accommodation, both of which would be ideally suited for holiday letting. The original structure of The Lime Tree is a prestigious and elegant Victorian property which is generously proportioned and retains an abundance of period features yet it has been sympathetically restored with a more modern, wrap around extension which was added around 2007.

LOCATION:

LIME TREE HOTEL & RESTAURANT, ACHINTORE ROAD, FORT WILLIAM, PH33 6RQ.

From Fort William head South on the A82, The Lime Tree is the first property on the left along Achintore Road and sits parallel to Loch Linnhe. The Hotel is situated a short stroll from the end of the West Highland Way Walk. Although there is adequate private parking to the side of the Hotel there is a public car park immediately opposite.

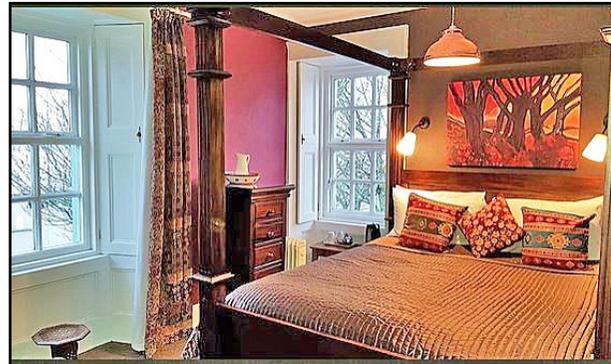
HOTEL:

- * 9 luxury En-Suite Bedrooms
- * Residents Lounge and Sitting Room
- * Breakfast-Morning Room / Kitchen-Restaurant
- * Reception
- * Wine Store / Powder Rooms / Store Rooms
- * EPC G-188

The Hotel was named by the current owners, inspired by the beautiful old Lime Tree which takes pride of place in the front garden. The Lime Tree Hotel is easily one of the top luxury options in Fort William, you can certainly enjoy the pretty garden grounds and the fabulous views to Loch Linnhe and the surrounding hillsides. Ben Nevis, Scotland's highest mountain towers in the backdrop and can be viewed from the nearby beauty spot and viewing point at Blarmafoldach.

Residents are encouraged to take full advantage of the attractive lounge and sitting room. Each room enjoys fabulous views over Loch Linnhe and the Conaglen hills.

There are 9 plush letting rooms spread over 2 floors. There are 2 Four Posters, 5 doubles and 2 twin rooms. 7 rooms have seating areas and all rooms have ensuite facilities which are fully restored, spacious and furnished to a high standard.



RESTAURANT:

- * Restaurant with head chef and seating capacity for approximately 30 guests
- * Breakfast-Morning Room adjoining restaurant for additional seating when required
- * Dry Store Room / Preparation Room / Restaurant Serving Counter
- * Commercial Kitchen:

The kitchen is well-equipped with commercial stainless steel facilities and there is a potential to expand the catering side of the business to accommodate a lunch time menu.

- * Multi award-winning Restaurant
- * Finalist in the Scottish Restaurant of the Year' Creative Oceanic Awards 2019
- * Good Hotel Guide recommended
- * Voted in top 10 places to visit in the Highlands 2019 Scotsman and others
- * Great reviews are noted on Facebook and TripAdvisor



MULTIFUNCTIONAL ART GALLERY WITH PICTURE FRAMING STUDIO:

- * The only high-profile Art Gallery in Fort William
- * Prime trading position, on the main trading street in the town
- * Fitted and well presented to create a highly versatile multifunctional room
- * Picture Framing Studio
- * Three work or storage rooms
- * Rated 5* visitor attraction by Visit Scotland

Unique and versatile gallery finished to an extremely high standard, a fantastic multi-purpose room. The property is fully licensed so could host a wide range of other types of events. This is a great venue to host a small wedding with the Registrar's Office located in the next building. Also available as a small training centre for use as, but not limited to, conference centre, exhibition space, charity nights, recitals or film nights and breakfast club.

Shuttered windows have been added to the gallery for the purpose of any potential conversion/development in the future.



TWO BEDROOM, DETACHED, INDEPENDENT ANNEX

IDEAL FOR HOLIDAY LETTING OR STAFF ACCOMODATION—EPR D-46

Lounge-Kitchen-Diner:

Modern and spacious open plan room

Bedroom 1:

Double, T.V point

Bedroom 2:

Twin, T.V point,

Wet Room:

Shower, wash hand basin, W.C, extractor, tiled floor and wet wall finish.

A beautifully appointed detached annex with inverted accommodation, fully fitted and furnished to a high standard. The accommodation is designed for modern day living in the form of an open-plan lounge-kitchen-diner spread across the 1st floor. Accommodation is spacious and benefits from a lovely ultra-modern kitchen with electric cooker and hob, a variety of wall, drawer and base units, spotlight fittings and there are views over Loch Linnhe and the Conaglen hills. There is good storage and a small private area of garden ground to the side.



BEAUTIFUL, TWO BEDROOM, OWNERS or NIGHT PORTERS ACCOMODATION

Utility / Storage on landing

Lounge-Diner:

Multi fuel stove and magnificent views to Loch Linnhe and the Conaglen Hills.

Kitchen:

Fitted kitchen with Range Cooker, dishwasher and plenty of storage

Bedroom 1:

Beautiful spacious room with built in wardrobes, enjoying stunning loch and hillside views.

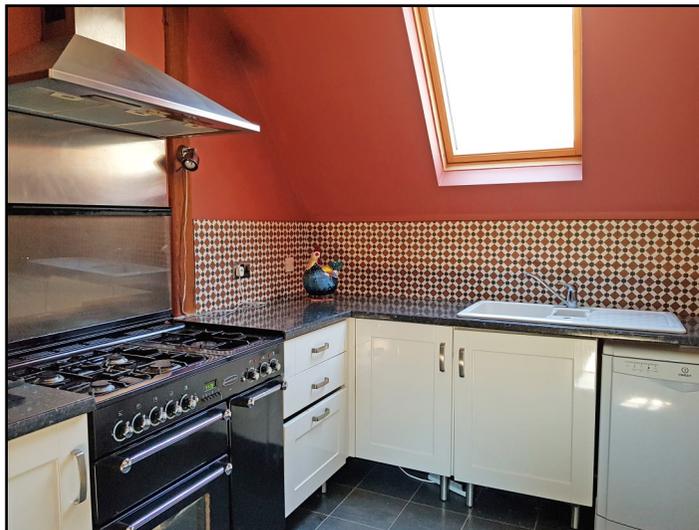
Bedroom 2:

Built in wardrobes

Bathroom:

Family suite comprises: bath, walk-in shower cubicle, heritage wash hand basin and W.C .

There is private access into this stunning, modern and spacious accommodation. With lovely feature beam and vaulted ceiling to the lounge and french style doors leading onto a balcony. There are quality fixtures and fittings through-out.



EXTERNALLY

Significant front garden with wall and pillar access, well-tended borders and grass to either side of the path. A feature of the garden is the beautiful Lime Tree, the inspiration in naming the Hotel.

Through-out the grounds you will find an abundance of shrubs, flowers and small trees which combined form a lovely tranquil garden. There is a decked seating area adjacent to the dining room.

Parking is to the side and rear of the property with access off Lundavra Road.

General Information

Services:

Mains water, electricity and drainage

Oil fired heating, open fires, calor gas and high capacity heating and water to support the mains system,

Fire exit / Fire detection and alarm system

Advance bookings & Website will be included in the sale

A full inventory of content will be made available to the successful purchaser

Artwork is not included in the sale price

Current rateable value is £34K

Energy Performance Rating G

Trading season:

April—November (closed Christmas, re-opens from 27th December for Hogmanay week)

It should be noted that accounts will only be available after a successful viewing has taken place

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