



St. Ives Hotel, 58 Victoria Parade

Dunoon

In The Region Of
£575,000



St. Ives Hotel, 58 Victoria Parade

Corrigall Black are privileged to present to the market 'The St Ives' a substantial seafront mid-terrace townhouse currently operating as an award-winning boutique Hotel with outstanding, uninterrupted sea views and is situated in a prime location in the highly popular West Bay area of Dunoon. The property is currently being utilised as part dwelling house and part guesthouse accommodation. The business side of the property comprises 7 en-suite letting rooms, dining/bar, a guest lounge and w/c, while the owner's living space has 3 further bedrooms, kitchen, living room and bathroom. Built around 1840, the property has an abundance of character, including traditional features such as ornate cornicing and large bay windows that make the most of the spectacular views over the River Clyde. The current owners have continued to maintain the property to a high standard, and completed further upgrades over the last four years to include developments of bike storage facilities for guests as popular with cycling holiday business Skedaddle who use the hotel 3-4 times a year. The loft has been cleared and re-insulated, with solar panels installed on the roof providing renewable energy to assist with offsetting this spectacular property's running costs. Hive controlled lighting is now in the common areas of the hotel, the car park has been resurfaced, a new fire alarm system has been installed with further upgrades in the bedrooms and the residential flat. Externally, a fabulous decking area in the front garden provides a spectacular view over the River Clyde and beyond, creating a special location to enjoy al fresco dining. From the front of the property, the garden leads down to a gate that opens straight onto the promenade leading to the beautiful beach. New outside tables and landscaping in the lower garden have created a substantial beer garden for residents and options for small events in this outstanding location. This is not an exhaustive list of the upgrades. Car parking for multiple vehicles is also available to the front of the property.



The location

This fantastic property is situated in an area of natural beauty. The region is steeped in history and surrounded by hills and the sea, which in turn offers endless opportunities for outdoor enthusiasts. The picturesque West Bay is popular for water sport activities such as wild swimming, paddle boarding and kayaking, while the nearby Bishop's Glen has fantastic forestry trails that are loved by mountain bikers, hill runners, dog walkers and families alike.

From 'The St Ives' a pleasant stroll along the promenade leads you to the traditional Victorian pier, the passenger ferry to Gourock and the main shopping street with its unique array of shops, cafes, pubs and restaurants. The town of Dunoon also has further amenities, including supermarkets, a cinema, primary and secondary schools, hospital, gym, library and a swimming pool. With a regular vehicle ferry just 2 miles away, you can travel to Glasgow airport in an hour and Glasgow city centre in just over an hour and fifteen minutes. The Queens Hall provides a wide array of entertainment, including live music and shows throughout the year. The Burgh Hall is a renowned arts venue with a gallery, events location and cafe and hosts live theatre, music performances, exhibitions and creative workshops.

The Business

The seven ensuite bedrooms have all been fully upgraded and furnished to a very high standard and are spread over three levels. The dining/bar is set out to comfortably seat twenty-two and it

has a large bay window looking out to the sea. The guest lounge situated on the first floor has exceptional panoramic views across the West Bay and over the River Clyde. To suit the needs of the current owners, the Guest House has been operating at a reduced level, meaning the business has fantastic potential to generate an even greater income.

Owners' Accommodation

The living accommodation is set on the ground floor and comprises an extremely spacious, modern dining kitchen with access to the back door, lounge, stunning bathroom with storage space and three bedrooms. There is an outdoor area which is paved, making it easy to maintain. Bike storage can be found to the rear of the property.

The Opportunity

'The St Ives' would make an amazing family home, with a developed business already established. The care and attention to detail that have been lovingly poured into renovating this property, while maintaining its beautiful traditional features, make this a truly unique and fantastic opportunity to walk into a ready-made business and home. The property lends itself to a potential variety of different uses and the flexibility of the layout provides multiple opportunities for the purchaser to adapt the property to their own requirements. The sea views are exceptional and this prime location is always highly sought after by both tourists and locals.



Measurements

Shower Room
Living Room
Porch
Dining/Bar Area
Bedroom 1
Bedroom 2
Bedroom 3
Kitchen
Lounge
WC
Bedroom 4
Bedroom 5
Bedroom 6
Bedroom 7
Bedroom 8
Bedroom 9
Bedroom 10

3.02 m X 1.77 m / 9'11" X 5'10" Owners Accommodation A.W.P
4.15 m X 4.01 m / 13'7" X 13'2" Owners Accommodation A.W.P
4.14 m X 2.28 m / 13'7" X 7'6" A.W.P
7.15 m X 5.26 m / 23'5" X 17'3" A.W.P
3.13 m X 2.6 m / 10'3" X 8'6" Owners Accommodation A.W.P
3.04 m X 2.43 m / 10'0" X 8'0" Owners Accommodation A.W.P
3.62 m X 3.27 m / 11'11" X 10'9" Owners Accommodation A.W.P
6.85 m X 3.31 m / 22'6" X 10'10" A.W.P
7.15 m X 5.26 m / 23'5" X 17'3" A.W.P
1.5 m X 0.75 m / 4'11" X 2'6" A.W.P
4.79 m X 3.61 m / 15'9" X 11'10" A.W.P
4.25 m X 3.73 m / 13'11" X 12'3" A.W.P
5.15 m X 3.56 m / 16'11" X 11'8" A.W.P
4.31 m X 2.43 m / 14'2" X 8'0" A.W.P
4.85 m X 3.44 m / 15'11" X 11'3" A.W.P
3.42 m X 3.24 m / 11'3" X 10'8" A.W.P
4.25 m X 3.27 m / 13'11" X 10'9" A.W.P



Whilst every precaution to ensure accuracy has been taken during the preparation of these particulars, if there is any aspect which is critical to your interest or which you find misleading, please contact us for further information. In accordance with the terms of the Property Misdescriptions Act, we wish to clarify the term "NOT TESTED" as pertaining to the fitted Kitchen appliances or indeed any other mechanical items, apparatus or appliances relating to this property, including where applicable the central heating. We wish to make it clear that we have not personally inspected or tested these items and therefore do not warrant either now or at a later date their correct functions. Please note all photographs are taken with a wide angled lens and all measurements are approximate and are taken with a sonic tape measure.

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