



## **Button - Ben, Button Road, Stenness, KW16 3HA**

**Offers Over £795,000**

VIRTUAL VIEWINGS ARE AVAILABLE

Button-Ben Guest House is a beautifully presented custom built 7-bedroom guest house boasting a 5-star Trip Advisor rating along with being a finalist in the Highlands & Islands Tourism 2019 awards. Currently offering 12 months a year trading and providing a "home and income" lifestyle opportunity.

The property has breath taking scenic sea views, seven, luxurious bedrooms with stylish interior design and en-suite facilities and stylish public rooms. Generous and attractive grounds 6 Acres (approx.) with private off-road parking and ample parking for guests.

Button-Ben is a custom-built guest house built in 2007. Located on the Button Road in Stenness, Mainland Orkney. Offering a stylish decor and brought to the market fully furnished as a turnkey business with high end classic mahogany furniture throughout the property. Situated a short drive to the City of Kirkwall and surrounded by Orkney tourist hotspots.

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This attractive business has an established trading pattern of regular and repeat visitors. The reviews on all websites presently advertise this Guest House rate as excellent with several 5-star reviews. It is apparent when entering the property that these awards are well deserved. The vendor has created a bespoke guest house designed to capture the spectacular views on offer along with creating a highly reputable business with high profitability. The seven excellent en-suite letting rooms are beautifully furnished and finished to a classic high standard. The kitchen is spacious and well designed to provide ease of flow to the guest dining room. The generous storage, preparation areas and large fridge all contribute to a well-run operation. This business is in walk-in condition and is immediately available as a going concern.

#### THE PROPERTY

The property was built to a high standard of construction and offers a unique style as it was a commissioned custom-built guest house. The property works well as a guest house however, it could also lend itself as a large family home. There is further development potential as the property comes with an additional 6 acres of land. The seller has planning permission in place for a 60ft x 27ft workshop.

#### BUSINESS OPERATION

The business is currently run by the owner for 12 months of the year. Income is generated through the utilization of portal websites. Trading on a bed and breakfast basis only, this easy-to-operate business is in superb walk in condition.

#### DEVELOPMENT POTENTIAL

Button-Ben Guest House presently trades on a bed and breakfast basis only. Enthusiastic new owners could provide evening meals if so desired. Orkney is a year-round destination.

#### LOCATION

Button-Ben is situated on approximately 6 acres of land with spectacular views overlooking the Bay of Eyrland and countryside. Located close to many archaeological sites and conveniently positioned a short 10 minute drive from Stromness and 20 minute drive from Kirkwall. Orkney has extensive amenities which are a short drive with several golf courses on offer, archeology sites, several tourist hotspots, fishing and sea angling, whisky tours and many more. The property is ideally situated to allow guests to undertake their exploration of the Island, being within easy reach of a wide range of visitor attractions.

Orkney has a vibrant and expanding tourism industry along with opportunities in both commerce and social activities. Such growth benefits established hospitality businesses and ensures a year-round trade. The area proves highly popular with fishing, golfing archeologists and wildlife enthusiasts, not to mention business clientele and of course tourism - a key business driver. Orkney has a full range of social and welfare facilities associated with a small island. Both primary and secondary schooling is available locally.

#### PUBLIC AREA

Entry to the property is gained via a gravelled driveway leading to a generous parking area. Upon entering the property there is a guest area with comfortable seating on offer. The key feature is the charming mahogany staircase, doors and facings which give a feeling of quality and comfort.

In total the guest house has 7 excellently appointed bedrooms. On the ground floor level

there are three bedrooms with en suites. On the upper level there are a further 4 bedrooms with en suites along with a guest sitting area

All rooms are presented to the highest standard with attractive en-suites, In room facilities include flat-screen TVs, free Wi-Fi, mini-fridges, hair dryers, radio alarms and full hospitality trays. Ironing facilities are also available. All rooms are presented to an exceptionally high standard and are presently configured as follows:

#### PRIVATE AREA

To the left of the entrance hall is a substantial, bright and spacious private area which comprises of a living room, kitchen, office, utility room and cloakroom. A traditional cream shaker style kitchen with base and wall units along with black worktop, tiles and flooring. There is an island and dining area along with an eye-catching AGA. The AGA was converted to run off electric rather than oil to allow it to be more efficient to run. The kitchen is situated alongside the guest dining area. Off the kitchen is the utility room with a cloakroom. There is an exterior door out to the garden. BEAM built in vacuum disposal unit positioned in the utility room. Situated to the front of the property, benefiting from the stunning views on offer is this neutrally decorated with a touch of red on the feature wall, along with a red carpet. There are dual aspect windows both of which are facing the grand views on display. There is a focal electric fire with a solid wood mantle and sitting on a slate hearth. The office is located alongside the kitchen with fitted bespoke office furniture in mahogany

#### BEDROOMS

##### BEDROOM 1 & 3

Currently set out on the ground floor level as family rooms with two double beds in place along with a freestanding wardrobe and dressing table. There is an en-suite shower room with walk-in shower.

##### BEDROOM 2

Currently set out on the ground floor level as a double bedroom with a freestanding wardrobe and dressing table. There is an en-suite shower room with walk-in shower.

#### BEDROOM

4, 5 & 6 All currently set out as double bedrooms which have freestanding wardrobe and dressing table. There is an en-suite shower room with walk-in shower.

#### BEDROOM 7

Is a double room located to the rear of the property on the upper level with a grand duo bath in a tiled bathroom with steps into the bath. There is also a quadrant freestanding shower in this space. This bedroom is currently used as the owners private bedroom.

#### OPEN LOUNGE AREA

Situated on the upper level of the property in the central area overlooking the grand stairwell which is presently used as a guest lounge.

#### GROUNDS

Situated away from the main road with its own private surroundings (approx.6 acres of fields). Accessed via a gravelled private driveway with spacious parking area. Outdoor seating area positioned to capture the view from the front of the property. To the rear of the property is a drying area conveniently positioned close to the utility room. The property has a good level of external lighting. There is parking for around 20 cars within the subjects. The 6 acres envelope three sides of the property.

#### SERVICES

The property benefits from mains electricity, water and a septic tank for drainage. Button-Ben Guest House is fully compliant with Scottish fire regulations. The house benefits from oil central heating with two new hot water tanks. There are radiators and the property is fully double glazed.

#### REASON FOR SELLING

The vendor, having created this bespoke property as a guest house, has decided to pursue other interests which places this unique and perfectly ready opportunity to the market.

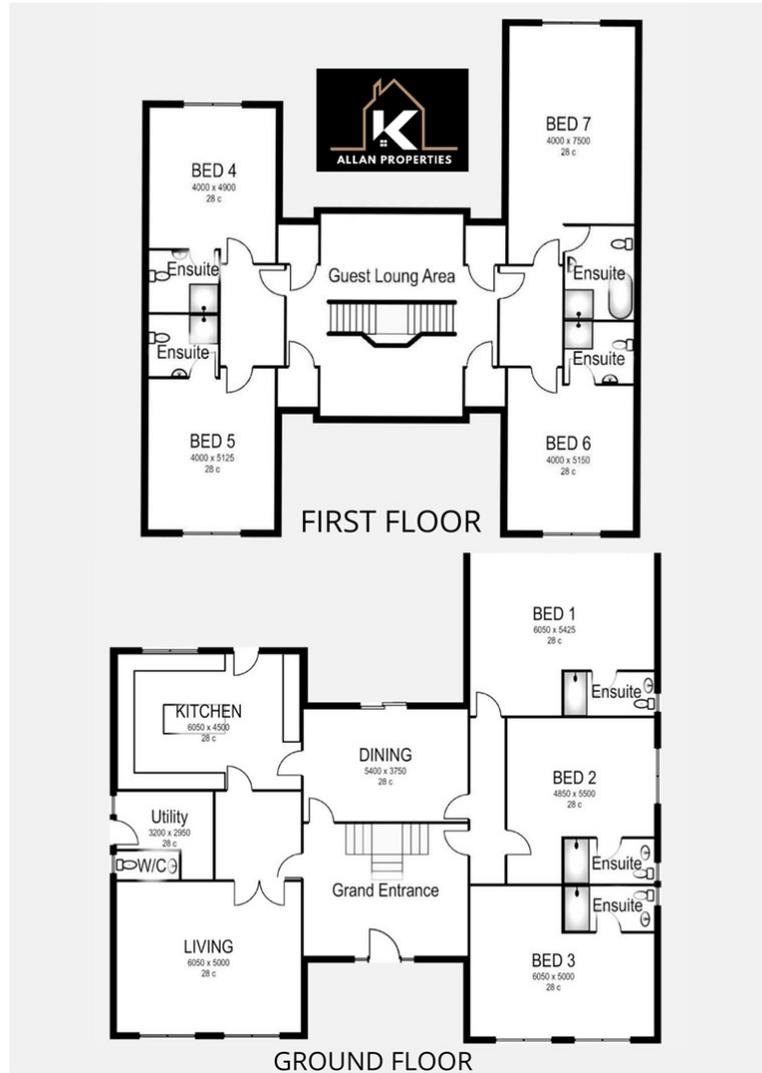
#### ADDITIONAL INFORMATION

All furniture is included in the sale, bar a few personnel belongings. All bed linen, and crockery are also included. Crockery is all Denby

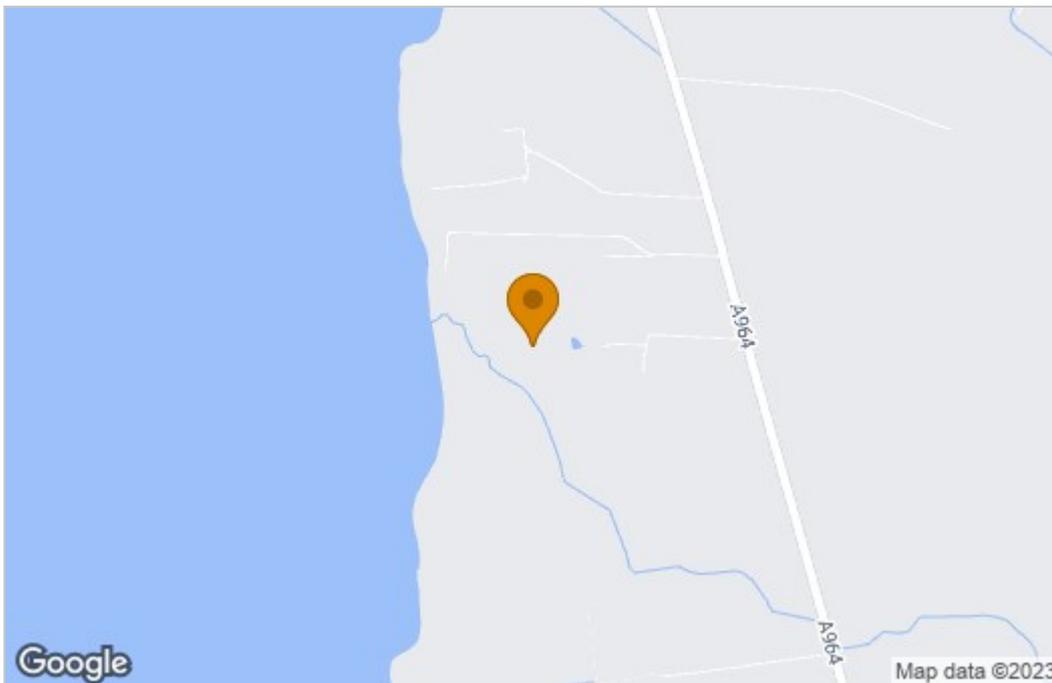
Built in BEAM integrated Vacuum Cleaner.

Heating - Oil central heating with an electric Aga.

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		EU Directive 2002/91/EC	

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