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Uncover a hidden treasure on the captivating island of Great Bernera, where stunning landscapes blend seamlessly with a storied past. This extraordinary property, located in the HS2 9LZ postcode area, presents a rare fusion of residential comfort and commercial potential, embodying the true spirit of island life. Perched in a prime position with views of the local pier, this versatile space offers uninterrupted seascapes and panoramic vistas of the Isle of Lewis' dramatic shoreline from its frontage. Meanwhile, the property's rear overlooks an idyllic countryside setting, providing a tranquil rural escape.

- Stunning Coastal Location
- All Equipment Included
- Wonderful Lifestyle Opportunity
- Fully Equipped Gin Distillery
- Owners Accommodation
- Retail Potential



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2 Distillery | Croir | Isle of Lewis |

Western Isles | HS2 9LZ

£150,000 Freehold

Situation

Situated on the picturesque island of Great Bernera, this property in HS2 9LZ offers a unique blend of natural beauty and rich history. Great Bernera, connected to the Isle of Lewis by a road bridge, is approximately five miles long and three miles wide, providing a serene and close-knit community atmosphere. The island boasts stunning landscapes, including one of the most beautiful beaches in Lewis at Bosta, which is complemented by an Iron Age house, making it a popular tourist attraction. Local amenities are primarily centered in the nearby villages, with the main hub being Breacleite. While services are limited on the island itself, the proximity to Lewis ensures access to more extensive facilities. Transportation is facilitated by a bus service connecting Great Bernera to Lewis Monday through Saturday, from where further ferry and flight connections are available. For families, schooling options are primarily located on the main island of Lewis. The area's rich cultural heritage, including Gaelic language traditions and historical sites like Norse mills and standing stones, provides ample opportunities for cultural exploration and tourism. With a population of around 260 residents, the property offers a chance to become part of a close-knit island community with a strong connection to crofting and fishing traditions.

The Business

The Isle of Lewis Distillery presents a unique and promising business opportunity in the Scottish spirits industry. As the second westernmost distillery in Scotland, its geographical location offers a distinct advantage for creating spirits with a genuine Hebridean character. The distillery is well-positioned to expand its product range beyond gin, with the potential to produce whiskey, rum, and liqueurs inspired by the local islands, beaches, and iconic locations, thereby strengthening the connection between the products and their origin. The groundwork for this venture has been meticulously laid out, including brand strategy, creative direction, and necessary licensing. With stainless steel equipment in place, branding elements designed, and all required licenses obtained, the distillery is primed for immediate operation. The business also benefits from planning permission for owner accommodation and the ability to sell alcohol in its gift shop, as well as offer gin-making courses to the public. The current owner's offer of training in still operation and recipe development, including guidance on using local botanicals, provides an invaluable opportunity for a smooth transition to new ownership. This turnkey operation, combined with the potential for diversification into microbrewing, positions the Isle of Lewis Distillery as an attractive prospect in the thriving Scottish spirits market.

Property

This versatile property offers a flexible layout suitable for mixed residential and commercial use. The front entrance leads to a 4m x 4m reception area with potential for retail. To the left is access to the distillery area, while the right opens to a games room/living area that could be repurposed for retail.

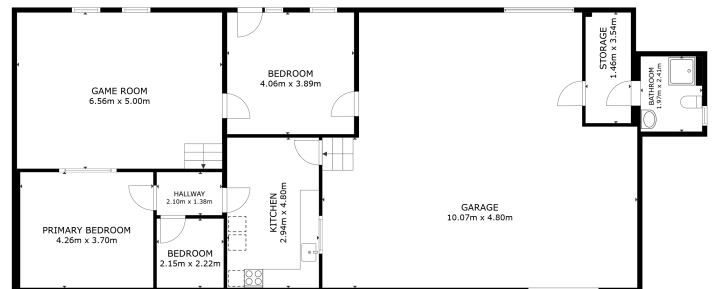
The distillery measures 10.7m x 4.8m and features roller doors at the front and rear for vehicle access. It includes a store, WC, and shower facilities. Steps lead up to the 2.9m x 4.8m kitchen, equipped with base units and a window overlooking the distillery floor.

A rear hall provides access to the main bedroom, a double-sized room with a window facing the games room. An additional small room off the hall could serve as an office or single bedroom. Steps from the kitchen lead down to a 6.5m x 5.0m living area with windows overlooking the property's front.

This property's adaptable configuration allows for various commercial and residential arrangements, making it suitable for diverse business needs or live-work situations.

External

The property features front parking and is situated in a prime location overlooking the pier. It offers unobstructed sea views and vistas of the Isle of Lewis' rugged coastline from the front. The rear of the property faces a rustic landscape, providing a contrasting natural setting. This positioning allows occupants to enjoy both coastal and rural environments, enhancing the property's appeal and versatility.



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 101.2 m²
EXCLUDED AREAS: GARAGE 77.5 m²
TOTAL: 101.2 m²
SEES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport

CCL Property

62 High Street, Elgin, Moray, IV30 1BU

T: 01343 610520

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.