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PORTRUSH

Anvershiel House B&B

16 Coleraine Road

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Offers Over £650,000



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Anvershiel House – A Premier Portrush B&B Opportunity. A rare chance to acquire one of Portrush’s most prestigious Bed & Breakfast businesses. This substantial semi-detached family home is located just 250 yards from West Strand Beach, combining the charm of coastal living with the reassurance of a well established, NITB-registered guesthouse income. The sale includes the property, fixtures & fittings, furniture, chattels, and goodwill, as detailed in the inventory provided during viewings.

Situated on the highly sought-after Coleraine Road, Anvershiel House enjoys prime visibility during the iconic NW200 motorcycle festival and is close to Royal Portrush Golf Club. The B&B welcomes over 3,000 guests annually during the summer season, offering them a central base to explore the stunning Causeway Coast.

Consistently rated 5 stars on TripAdvisor over the past five years, the business maintains high visibility across major global booking platforms. Serious buyers will have the opportunity to review business accounts with the current owners, and there is clear potential to extend the trading season.

The property features 8 beautifully appointed bedrooms, each with an en-suite bathroom, accommodating up to 18 guests across a mix of single, double, twin, triple, and family rooms on the ground and first floors. All rooms and public areas are designed for space and comfort, with modern amenities, high quality finishes and tasteful neutral décor. Recent refurbishments mean the new owners can operate immediately without significant additional investment.

Externally, the property benefits from dual access via Coleraine Road and Metropole Avenue, with parking for 7 cars at the front and 3 at the rear. Additional features include 2 enclosed storage areas, a carport and a paved side terrace ideal for enjoying afternoon and evening sunshine. Architect’s plans are available for further insight into the property layout.

Approaching Portrush on the Coleraine Road, ‘Anvershiel house’ will be situated on your left hand side, the eighth house before the Metropole roundabout.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Spacious Entrance Hall :

Tastefully finished with painted reed & bead MDF wall panelling and ‘limed oak’ vinyl click flooring which runs seamlessly throughout the entire ground floor of the property. The hall features a ‘guest services’ area with integrated fridge, coffee and ice machines, a sink, storage for crockery, cutlery and glassware and access to the Reception/Office. 23’6 x 6’10

Reception/Office:

Features large picture window, fitted office furniture, desk, filing cabinet, swivel chair, room keys master-board, owners’ safe, telephone, laptop, TV and printer. 7’8 x 5’9

Guest Lounge :

With bay window, plaster coving and picture rail. Accommodates 9-10 seated comfortably.

A Stovax LED fire and HDMI flat screen TV are currently recessed into the chimney brace and integrated cupboards and shelving accommodate a guest library, games storage, an honesty bar and wiring provision for a refrigerated bottle cooler. 15’6 x 12’4



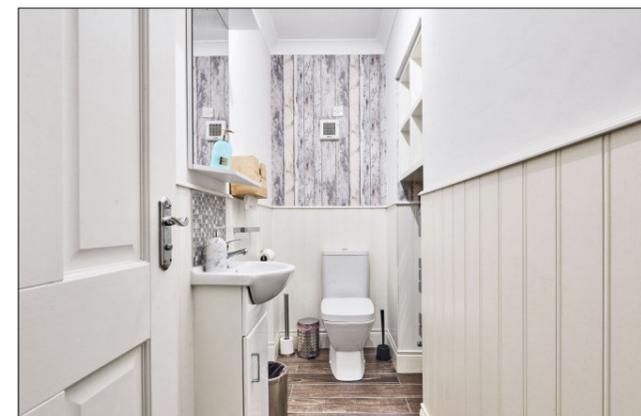
Dining Room:

With bay window, plaster coving and picture rail, space to comfortably seat 14 guests at 5 tables. 17’10 x 11’10



Cloakroom:

With half panelled walls, vanity basin, close coupled w.c., heated towel rail, tiled floor, integrated mirror, integrated shelving and extractor fan. 8’9 x 3’1



Kitchen:

Thoughtfully designed to accommodate the unique nature of B&B service, this galley area of the kitchen incorporates a wash-up area with extra deep countertops, double sink, waste-sorting bins and stacking area, pre-rinse, dual dishwashers and adequate fitted storage for guest crockery. The prep area on the opposite wall makes up the beverages, starters and ready to eat sections and currently accommodates a single sink, refrigeration, a 20 litre urn, Dualit 6 slot toaster, microwave, kettle, deep drawers and plentiful fitted storage cabinets that house all the accoutrements associated with B&B breakfast service. 12’2 x 8’0



Kitchen/Family Room:

Adjacent to the galley kitchen, the cooking area which enables the breakfast chef to work undisturbed by other staff, comprises a 75cm wide ceramic hob, s/steel and glass chimney hood housing a powerful Bauknecht extractor, an integrated double oven/grill, combi microwave, refrigeration, larder cupboards and drawers, hot-holding and plating up space. A dropped counter area doubles as the owners' breakfast table and there is a comfortable open-plan sitting area for five people, with LED wall-mounted fire and TV. Plans are available from the owners showing how this area might be increased/extended if desired. 17'10 x 11'10



Utility Room :

Plumbing for 2 automatic washing machines, 2 Condensing Tumble Dryers, a single bowl s/steel Sink Unit, full height storage cupboards, drawers, counter-top and eye and low-level fitted cupboards. A heated towel rail, radiator and wall-mounted ailer combine to ensure laundry tasks here are a breeze. 14'0 x 9'8



Dry Goods Store:

A tiny extra storage area tucked behind the utility room, this walk-in dry goods store is lockable and shelved from floor to ceiling to accommodate all the stock necessary to replenish guest rooms and safely store vacuums and cleaning chemicals out of harm's way.

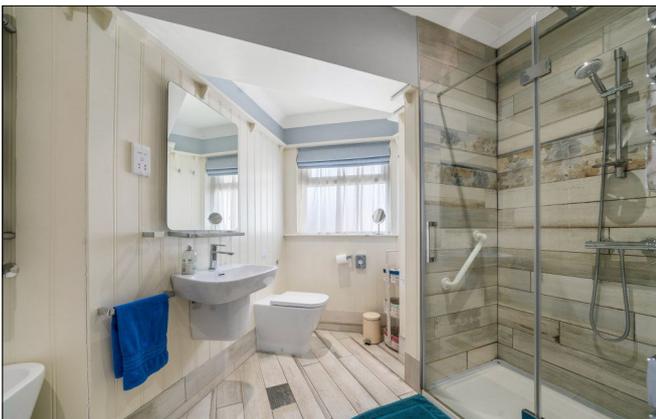


Bedroom 7 :

This triple room featuring coving, picture rail, picture window and built in ironing facilities easily accommodates 3 people, currently being laid out with a king size and a single bed, 3 easy chairs, luggage stands, coffee table, wall-mounted dressing and bedside tables and with fitted, hanging, drawer and shelf storage. Sockets and USB charging points are conveniently located at each bedside and there is a flat screen TV wall-mounted on a telescopic wall bracket. Fitted carpet, glass globe light fittings, Roman blinds and voile window covering are included. 15'10 x 11'8

Ensuite 7:

Generously proportioned and beautifully panelled to a height of 1.9m in painted Reed and Bead cladding, this exceptionally inviting bathroom features a back-to-wall w.c. with hidden cistern, a wall-mounted semi-ped wash basin, a freestanding dual-ended bath with wall-mounted taps and a spacious 120cm wide shower enclosure. The fully tiled shower and bath enclosures have matching ceramic wood effect floor tiling. Two heated towel rails, Simple Human one touch wall-mounted shampoo dispensers, safety grab rails, shaver point, extractor fan and a wall-mounted LED bathroom mirror are included. 10'9 diminishing to 5'0 x 10'6

**Bedroom 8 :**

This charming and spacious double room featuring ceiling coving and twin windows currently accommodates a king size bed but has space for a super king. The wall-mounted bedside tables with USB charging points, wall-mounted reading lamps, 2 overhead chandeliers, a feature gunmetal full height radiator, wall-mounted TV, 3 fitted double wardrobes with drawers, fitted chest of drawers and dressing table and a freestanding tallboy are all included, as are the roman blinds, voile window coverings and limed oak vinyl click flooring. 16'3 x 12'5



Ensuite 8 :

Painted reed and bead MDF wall panelling and finished with a top shelf lends a rich nautical feel to this bathroom. A spacious 1m x 0.8m shower enclosure is fully clad internally in PVC, lit and ventilated from above, fitted with a Simple Human triple wall-mounted shampoo dispenser and also features a built-in s/steel alcove. The wall-mounted vanity basin, LED illuminated wall cabinet, heated

FIRST FLOOR:

Bedroom 1:

Overlooking the Coleraine Road, this spacious double room benefits from triple glazing which dramatically reduces any road noise. Currently laid out with a king size bed, there is ample room for the bedside seating, wall-mounted bedside tables complete with convenient USB charging points and double sockets. Built in dressing table, chest of 3 drawers, luggage rack and the double wardrobe. A wall-mounted TV, triple globe ceiling light fitting, Roman blind and fitted carpet are included and combine to give this room a cosy ambience. 13'7 x 12'4

Ensuite 1 :

A compact but beautifully formed bathroom comprising a close-coupled w.c., semi-ped wash hand basin and a 110cm wide shower enclosed with sliding glass door and fully clad internally in easy maintenance uPVC. There is a heated towel rail, overhead light fitting, illuminated mirror, shaver point, extractor fan and wood effect ceramic floor tiles. 6'4 x 3'8



Bedroom 2 :

Overlooking the Coleraine Road, this spacious double room benefits from triple glazing which dramatically reduces any road noise and the generous bay window is fitted with floor to ceiling curtains. Currently laid out with a king size bed, bedside seating, 2 wall-mounted bedside tables with convenient USB charging points and double sockets, built-in dressing table, chest of 6 drawers, double wardrobe and luggage rack. A wall-mounted TV, triple globe ceiling light fitting and fitted carpet combine to give this room a cosy ambience. 15'3 x 12'1



Ensuite 2:

A compact but beautifully formed bathroom comprising a close-coupled w.c., semi-ped wash hand basin and a 110cm wide shower enclosed with sliding glass door and fully clad internally in uPVC. There is a heated towel rail, overhead light fitting, illuminated mirror, shaver point, extractor fan and wood effect ceramic floor tiles. 6'4 x 3'8



Bedroom 3:

Currently laid out with a double bed, this fully carpeted, cosy room will accommodate a king size bed if preferred. Featuring ceiling coving and a large, ornately framed window with roman blind and voile netting; there is a spacious built-in double wardrobe c/w 3 drawers, 2 wall-mounted bedside tables with conveniently located USB charging points and double sockets, a built in dressing table, chair, luggage rack and wall-mounted TV. 12'3 x 11'5



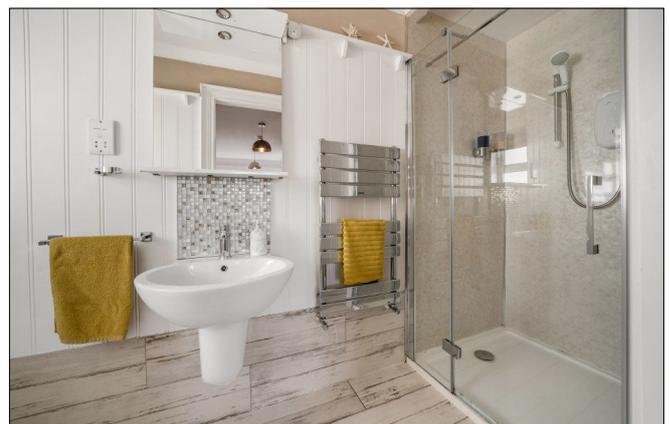
Ensuite 3

Accessed via a bi-fold door, this spacious bathroom features a 110cm wide shower, with sliding glass door and fully clad internally with uPVC sheeting, recessed shelving and a wall-mounted Simple Human shampoo dispenser; a close-coupled w.c., wall-mounted semi-ped wash hand basin, LED illuminated wall mirror; heated towel rail, extractor, shaver point and overhead captain style light fitting. With a wood effect ceramic tiled floor and walls clad to a height of 2m with painted Reed and Bead panelling and top shelf, there is undeniably an overall cosy, nautical feel to this bathroom. 8'0 x 4'2



Bedroom 4 :

Featuring ceiling coving and a wide picture window with Roman blind and voile covering, this triple bedroom is the largest guest room, is fully carpeted and currently laid out with a zip link super king bed and a single bed, padded full height headboards, wall-mounted bedside tables each with conveniently placed USB charging points and double sockets. The fitted modern wardrobes cleverly accommodate hanging space, drawers, open shelving and a dressing table with large mirror. There is a separate seating area and coffee table which can be replaced with another bed if preferred to accommodate a family of 4 or configured with 3 or 4 single beds. Recessed spotlights, twin overhead light fittings and wall-mounted TV are included, as are the tripod style bedside lights. 17'7 x 11'9



Ensuite 4 :

This spacious shower room comprises a back to wall w.c, wall-mounted semi-ped wash hand basin, LED illuminated wall mirror and shelving unit, a heated towel rail, shaving point, extractor and overhead bubble chandelier lighting. The spacious 1m x 1m shower cubicle is fitted with a hinged glass door and panel, a pumped power shower, recessed s/s alcove, wall-mounted Simple Human shampoo dispenser and is fully clad in uPVC cladding. The floor is tastefully tiled with blond wood effect ceramic tiling and there is painted reed and bead wall cladding to the walls, continuing the nautical theme. The window treatment of faux roman blind and voile netting is included. 10'9 x 3'8

Bedroom 5

This cleverly designed twin bedroom allows 13' of space between the 2 single divan beds. There are full height padded headboards, conveniently located USB charging points, sockets, integrated reading lights, a wall-hung TV and bedside lamps. There is a spacious bank of drawers, luggage storage, hanging space, open shelving and large feature mirror. The fitted dressing table and chair are conveniently positioned between two windows, each dressed with Roman blinds and voile netting. The room is fully carpeted and overhead nautical light fittings are included. 15'7 x 8'1



Ensuite 5:

This bathroom, though compact, is perfectly formed comprising a back to wall w.c., wall-mounted semi-ped wash hand basin with LED illuminated mirror and shelf, a heated towel rail, extractor fan, shaver point and a compact corner shower cubicle with curved glass sliding door, wall-mounted shampoo dispenser and is beautifully finished on 2 walls with white brick effect uPVC cladding. The bathroom walls are finished with painted reed and bead cladding and the floor is tiled with stylish wood-effect ceramic tiling. 7'10 x 3'5



Bedroom 6 :

Positioned at the rear of the property, this quiet double room currently accommodates a king size bed, 2 comfortable chairs and built-in hanging, shelves, drawers and luggage storage space. In addition, convenient bedside shelving includes USB charging points and sockets and there is a wall-mounted beverage station and wall-hung TV. Overhead spotlights, designer bedside lamps, triple glass globe light fitting, the painted wall mirror, fully-fitted carpet, blinds and voile on the large picture window are all included. 14'0 x 11'6 excluding walkway.

Ensuite 6:

The large corner shower cubicle includes a wall-mounted shampoo dispenser, a sliding glass door and is finished on 2 walls with white brick effect uPVC cladding. There is a wall-mounted vanity sink unit with storage drawer, an LED illuminated wall mirror, shaver point, heated towel rail and close-coupled w.c. The painted MDF reed and bead wall cladding, extractor fan, overhead captain style light fitting and blond wood-effect ceramic floor tiles complete this well-appointed, comfortable bathroom. 6'0 x 5'6

**Stairs and Landing:**

Fully carpeted in 2019, the first floor landing houses a wall-hung ironing facility and a custom display area for guest brochures. There is a large airing cupboard sized to hold all linen, towels and spare bedding for the guest bedrooms. High speed WiFi provision is achieved via a central hub and extenders that are located in the entrance hall, landing and kitchen.

**TENURE:**

£4,950.00 [Rates: £2,994.00 p/a approx.]

N.A.V.:

Freehold

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** Triple Glazed Windows To Front & Double Glazed Windows To Rear
- ** Burglar Alarm
- ** Large Carport To Rear & 7 Parking Spaces to Front
- ** Fully Functioning Successfully Trading Guest House
- ** Property Suits Either Current Guest House Or Residential Property
- ** Extremely Popular Location Close To Town Centre & West Strand Beach
- ** Planning Permission Submitted For Dwelling To Rear Of Property

