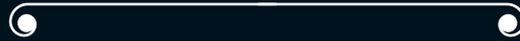




A COLLECTION OF



FINE COUNTRY HOUSE



HOTELS







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# INTRODUCTION

On the instructions of Alan Robert Bloom, Angela Swarbrick and Christopher Marsden, Joint Administrators of von Essen Hotels Limited and von Essen Hotels 1 Limited, Christie + Co has been appointed to market an exclusive collection of 26 fine country house hotels.

Occupying enviable countryside locations across England, Scotland and Wales, the properties are not only of considerable historical merit, they are also part of Britain's architectural heritage.

The portfolio features an impressive combination of historic castles, magnificent stately homes, town houses and country manors. Cliveden in Berkshire and the Royal Crescent Hotel in Bath are just two of the celebrated properties included in this extraordinary collection.

The opportunity to own and operate properties of this calibre is unlikely to be repeated for generations and interest from UK and overseas buyers will undoubtedly be intense. Offers are invited for the entire portfolio, or on a sub-group or individual asset basis.





# OPPORTUNITY OVERVIEW



- An exclusive collection of 26 fine country house hotels in the UK
- Stunning properties that are both historically and architecturally significant
- The collection includes a number of world-renowned trophy assets – the acquisition of which will create considerable kudos for the buyers
- Broadly spread across the UK, penetrating the luxury hotel market
- Occupying enviable countryside locations with extensive gardens and grounds
- The properties are primarily freehold, although a number are offered with leasehold
- Several of the hotels offer additional development opportunities, subject to planning
- The estate features a number of additional properties that are currently used to accommodate staff
- Magnificent spaces are available for weddings, anniversaries and family celebrations
- The majority of hotels offer a selection of event rooms that are suitable for meetings, conferences or corporate events
- The collection includes a broad range of small and large venues that are suitable for exclusive use – catering for those who require complete privacy
- Award-winning businesses with 44 AA Stars, 45 AA Inspectors' Choice and 62 Rosettes between them
- Five Relais & Châteaux member hotels
- Three restaurants with Michelin Star ratings
- Offers are invited on a portfolio, sub group or individual asset basis
- A matchless opportunity to acquire a comprehensive luxury portfolio, or greatly enhance an existing estate





## HISTORIC LANDMARKS

*"A once in a lifetime opportunity to purchase a piece of history."*

The historical significance of the properties in this exclusive collection should not be underestimated.

No less than five of the English properties are Grade I Listed buildings of exceptional interest. A further two are Grade II\* Listed particularly important buildings and 12 are considered nationally important and of special interest, appearing on English Heritage's Grade II List.

Dalhousie Castle, near Edinburgh, appears on Historic Scotland's listed buildings register as a Category A property of national importance. Ynyshir Hall is also of considerable historical interest and appears on the National Monuments Record of Wales.

The opportunity to buy individual assets of this significance is rare, but the chance to acquire an entire portfolio of this stature is totally incomparable.

The portfolio includes a former private residence of Queen Victoria; a Grade I Listed Tudor mansion, which once accommodated King Henry VIII and Anne Boleyn; and a property that occupies the heart of a world famous Grade I Listed architectural masterpiece – The Royal Crescent. You can read more about the history of each property in the individual summaries we have provided from page 14 in this brochure.

## MODERN COMFORTS

*"Visitors are offered the unique opportunity to sleep in a bedroom that was once occupied by King Henry VIII and Anne Boleyn, whilst enjoying all the modern comforts you would expect from a luxury hotel."*

The hotels have all benefited from considerable investment over the years to help provide a comfortable and memorable guest experience. Targeting the luxury end of the hotel market, the properties feature a standard of accommodation and wealth of facilities to appeal to discerning guests.

There is little uniformity in the standard of guest bedrooms – and for very good reason. Accommodation is individually-appointed and designed to be as distinctive as possible.

An impressive amount of attention is paid to the standard of bathroom fittings too – whirlpools and spa baths are a common feature in the hotels' luxurious suites.

Public areas are typically palatial, with opulent furnishings and fitting artwork.

## FINE FOOD

*"Between them, the hotels have accumulated no less than 62 AA Rosettes and three Michelin Stars."*

Fine dining restaurants are a common feature across the entire collection of hotels. The quality of food is generally very high in all establishments but some restaurants have achieved exceptional standards, earning numerous AA Rosettes as well as Michelin Stars. The most popular restaurants have become gastronomic destinations, which not only attract residential guests, but have also established a strong following of loyal non-residents.



## RELAXING DESTINATIONS

*“Country house hotels are the perfect venues in which to relax, unwind and escape from everyday life.”*

The rural setting of these hotels makes them perfect weekend retreats. Even the Royal Crescent Hotel, which is located in the heart of the UNESCO World Heritage City of Bath, has extensive private gardens.

Many of the former stately homes in the collection occupy registered parks and gardens of special historic interest. These manicured gardens and rolling estates are beautifully maintained for guests to explore and enjoy.

Some of the hotels have spa facilities, swimming pools and hot tubs where guests can indulge in healthy treatments, admire the stunning views, or simply be pampered.

## A JOURNEY OF DISCOVERY

*“The geographical positioning of the properties is particularly opportune. They provide ideal bases for exploring some of the UK’s most picturesque towns, cities and landscapes.”*

Location is a key factor in the success of any hotel business and the geographical positioning of these properties is particularly opportune. Although many guests will choose to spend all their time within the comfortable confines of these destination hotels, they are also well placed to explore the surrounding British countryside and some of its most popular attractions.

Regardless of whether the hotels occupy elevated Lakeland settings, the heart of RSPB nature reserves, or picturesque villages on the edge of the Cotswolds, there are always neighbouring attractions to interest guests who like to explore their wider surroundings.

There is a destination to suit every type of leisure guest in this portfolio – including those who are looking for a city break, romantic weekend or an active walking holiday.

## CELEBRATED VENUES

*“There’s no more magnificent place to celebrate a wedding, anniversary or significant birthday.”*

Fine hospitality is best enjoyed in impressive surroundings. The great halls, dining rooms, drawing rooms and libraries of these hotels provide a stunning setting for family parties, private dining or corporate events.

The majority of hotels are licensed for Civil Ceremonies and host a number of weddings and other family celebrations each year. Many of the properties are exclusively hired on such occasions.

## FAMILY GATHERINGS

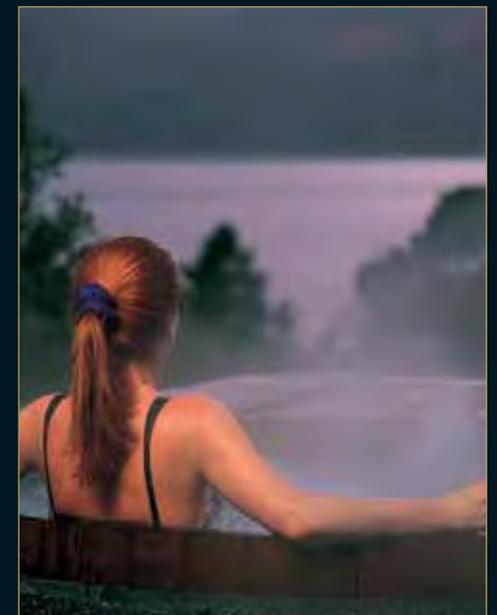
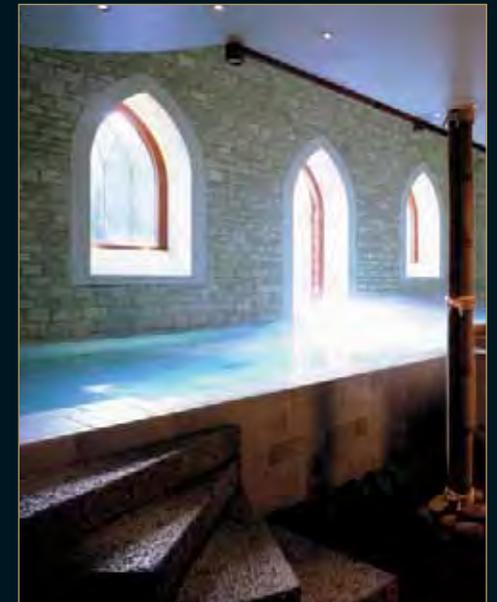
The collection features five luxury family hotels, which are designed to cater for family leisure breaks. These hotels offer extensive leisure facilities to occupy guests of all ages and there are also Ofsted-registered crèches to enable busy parents to take a well-earned rest.

## MEETINGS AND CONFERENCES

Whilst the majority of income is derived from leisure guests, the hotels are also suitable for meetings, conferences, corporate events, away-days and team-building events.

## ULTIMATE PRIVACY

For those who really want to get away from it all, the collection features a number of smaller properties that are available for exclusive use and provide complete privacy. These include the lovely three-bedroom Spring Cottage on the Cliveden estate and the 17<sup>th</sup> century Bank House at Sharrow Bay.





# THE COLLECTION

## CLASSIC HOTELS

01. Amberley Castle  
Arundel, West Sussex
02. Buckland Manor  
Buckland, Gloucestershire
03. Cliveden  
Taplow, Berkshire
04. Lower Slaughter Manor  
Lower Slaughter, Gloucestershire
05. The Royal Crescent Hotel  
Bath, Somerset
06. The Samling  
Windermere, Cumbria
07. Sharrow Bay  
Lake Ullswater, Cumbria
08. Ston Easton Park  
Ston Easton, Somerset
09. Thornbury Castle  
Thornbury, South Gloucestershire
10. Ynyshir Hall  
Eglwysfach, Powys

## LUXURY FAMILY HOTELS

11. The Elms  
Abberley, Worcester
12. Fowey Hall  
Fowey, Cornwall
13. The Ickworth  
Horringer, Suffolk
14. Moonfleet Manor  
Fleet, Dorset
15. Woolley Grange  
Woolley Green, Wiltshire

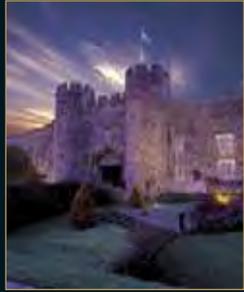
## COUNTRY HOTELS

16. Bishopstrow House  
Warminster, Wiltshire
17. Callow Hall  
Mappleton, Derbyshire
18. Congham Hall  
Kings Lynn, Norfolk
19. Dalhousie Castle  
Bonnyrigg, Edinburgh
20. The Greenway Spa Hotel  
Cheltenham, Gloucestershire
21. Homewood Park Hotel & Spa  
Hinton Charterhouse, Bath
22. Lewtrenchard Manor  
Lewdown, Devon
23. The Mount Somerset  
Lower Henlade, Somerset
24. New Park Manor  
New Forest, Hampshire
25. Seaham Hall  
Seaham, County Durham
26. Washbourne Court  
Lower Slaughter, Gloucestershire





# UK LOCATIONS





# SCHEDULE OF ASSETS

Property	Location	Tenure	Number of Guest Rooms	2010 Revenue £s	Guide Price £s	Christie + Co Contact	Telephone Number	Email
<b>CLASSIC HOTELS</b>								
Amberley Castle	Arundel, West Sussex	FH	19	2,113,435	13,500,000	Ed Bellfield	+44 1962 844 455	ed.bellfield@christie.com
Buckland Manor	Buckland, Gloucestershire	FH	13	1,366,228	6,000,000	Gavin Wright	+44 121 452 3709	gavin.wright@christie.com
Cliveden	Taplow, Berkshire	LH	41	7,684,833	35,000,000	Simon Stevens	+44 207 227 0720	simon.stevens@christie.com
Lower Slaughter Manor	Lower Slaughter, Gloucestershire	FH	19	1,859,862	8,000,000	Gavin Wright	+44 121 452 3709	gavin.wright@christie.com
The Royal Crescent	Bath, Somerset	FH	45	4,689,500	22,500,000	Simon Stevens	+44 207 227 0720	simon.stevens@christie.com
The Samling	Windermere, Cumbria	FH	11	948,259	6,000,000	Martin Davis	+44 161 833 6926	martin.davis@christie.com
Sharrow Bay	Lake Ullswater, Cumbria	FH/LH	24	2,342,984	5,000,000	Martin Davis	+44 161 833 6926	martin.davis@christie.com
Ston Easton Park	Ston Easton, Somerset	FH	22	1,271,609	5,000,000	Jonathan Hill	+44 117 946 8506	jonathan.hill@christie.com
Thornbury Castle	Thornbury, South Gloucestershire	FH	27	2,108,450	7,500,000	Jonathan Hill	+44 117 946 8506	jonathan.hill@christie.com
Ynyshir Hall	Eglwysfach, Powys	FH	9	591,407	1,500,000	Oliver Snowden	+44 161 833 3311	oliver.snowden@christie.com
<b>LUXURY FAMILY HOTELS</b>								
The Elms	Abberley, Worcester	FH	23	1,959,851	6,000,000	Gavin Wright	+44 121 452 3709	gavin.wright@christie.com
Fowey Hall	Fowey, Cornwall	FH	36	2,015,107	6,500,000	Simon Harvey	+44 1392 285 603	simon.harvey@christie.com
The Ickworth	Horringer, Suffolk	LH	39	2,443,310	6,000,000	Tim Gooding	+44 1473 234 910	tim.gooding@christie.com
Moonfleet Manor	Fleet, Dorset	FH	36	2,001,238	5,000,000	Simon Harvey	+44 1392 285 603	simon.harvey@christie.com
Woolley Grange	Woolley Green, Wiltshire	FH	26	1,697,169	4,000,000	Jonathan Hill	+44 117 946 8506	jonathan.hill@christie.com



Property	Location	Tenure	Number of Guest Rooms	2010 Revenue £s	Guide Price £s	Christie + Co Contact	Telephone Number	Email
<b>COUNTRY HOTELS</b>								
<b>Bishopstrow House</b>	Warminster, Wiltshire	FH	32	2,021,411	6,000,000	Ed Bellfield	+44 1962 844 455	ed.bellfield@christie.com
<b>Callow Hall</b>	Mappleton, Derbyshire	FH	16	815,674	2,250,000	Ben Freckingham	+44 115 945 4705	ben.freckingham@christie.com
<b>Congham Hall</b>	King's Lynn, Norfolk	FH	14	700,663	3,000,000	Tim Gooding	+44 1473 234 910	tim.gooding@christie.com
<b>Dalhousie Castle</b>	Bonnyrigg, Edinburgh	FH	36	2,584,855	7,500,000	Ken Sims	+44 131 524 3404	ken.sims@christie.com
<b>The Greenway Spa Hotel</b>	Cheltenham, Gloucestershire	FH	17	792,956	3,500,000	Jonathan Hill	+44 117 946 8506	jonathan.hill@christie.com
<b>Homewood Park Hotel &amp; Spa</b>	Hinton Charterhouse, Bath	FH	21	1,173,776	3,500,000	Jonathan Hill	+44 117 946 8506	jonathan.hill@christie.com
<b>Lewtrenchard Manor</b>	Lewdown, Devon	LH	14	782,993	750,000	Simon Harvey	+44 1392 285 603	simon.harvey@christie.com
<b>The Mount Somerset</b>	Lower Henlade, Somerset	FH	19	910,759	3,000,000	Simon Harvey	+44 1392 285 603	simon.harvey@christie.com
<b>New Park Manor</b>	New Forest, Hampshire	FH	24	1,560,449	5,500,000	Ed Bellfield	+44 1962 844 455	ed.bellfield@christie.com
<b>Seaham Hall</b>	Seaham, County Durham	FH	20	3,798,392	12,500,000	David Lee	+44 191 269 7000	david.lee@christie.com
<b>Washbourne Court</b>	Lower Slaughter, Gloucestershire	FH	30	1,390,513	5,000,000	Gavin Wright	+44 121 452 3709	gavin.wright@christie.com
<b>FRENCH HOTEL</b>								
<b>Châteaux de Bagnols</b>	69620 Bagnols, France	FH	21	3,004,894*	12,500,000	Thomas Lamson	+33 1 53 96 72 87	thomas.lamson@christie.com
<b>DEVELOPMENT OPPORTUNITY</b>								
<b>Thorn Island Fort</b>	Pembrokeshire	FH	N/A	N/A	750,000	Simon Stevens	+44 207 227 0720	simon.stevens@christie.com

To enquire about an individual asset please telephone the local contact listed in the table above. For group or sub-group enquiries please see contacts shown on the back page.

\* 2011 revenue forecast based on four months actuals.



# CLASSIC HOTELS

The Classic category includes properties of considerable historical merit which are part of Britain's architectural heritage. Cliveden, the Royal Crescent Hotel and Lower Slaughter Manor are just three of the celebrated properties that appear within this category.

Whilst these Classic properties are elegantly traditional, they are also designed to appeal to discerning guests who seek modern comforts and enjoy access to extensive facilities.







# Amberley Castle

## Amberley, Arundel, West Sussex BN18 9LT

### Opportunity overview

Located in one of the most picturesque villages in West Sussex, in the heart of the South Downs, Amberley Castle is a highly desirable trophy hotel asset in the form of a magnificent Grade I Listed fortress.

The Castle has an illustrious 900-year history. As well as being home to numerous Bishops of Chichester, it was reputedly once owned by Queen Elizabeth I and also claims connections with subsequent monarchs – including Queen Elizabeth II, who visited the Castle as a young Princess.

Amberley Castle has been operating as a hotel since the 1980s and offers luxurious accommodation in 19 individually-styled bedrooms and suites. The hotel has won numerous awards, not only for the standard of its accommodation but also for the quality of its food.

### Description and facilities

The ancient fortifications of Amberley Castle provide the perfect setting for a secluded hotel with beautiful private gardens. Large parts of this stunning historic monument date back to the 14<sup>th</sup> century, but it also incorporates the remains of an earlier stone manor house of the Bishops of Chichester. Visitors enter the Castle through the South Wall, where 58-foot towers with castellated parapets flank an impressive portcullised gateway.

The Castle's 19 bedrooms – six of which are suites – all have en suite facilities with whirlpool baths. The hotel's public areas include four event rooms, which are also used

as restaurants or for private dining; two residents' lounges; a library and an entrance vestibule leading to a formal reception area.

Additional facilities include an eighteen-hole putting course, outdoor tennis court, croquet lawn, fishing lakes – and the Mistletoe Lodge Tree House, which is used for private dining. A car park offers space for 40 vehicles.

### The Business

Amberley Castle has received a number of industry awards, including four AA Red Stars and three Rosettes for food quality in 2011. As a Relais & Châteaux member establishment the hotel is recognised as one of the finest in the world, capable of offering guests exceptional surroundings and superb food.

The hotel has an established reputation as a luxury destination, generating extensive leisure trade during the week and at weekends. It is often used exclusively for weddings and private events and also generates some corporate business demand.

Please refer to page 71 for additional information about the sale process and viewing arrangements.



### Property summary

- > A highly desirable trophy hotel asset in the form of a magnificent Grade I Listed castle
- > Award-winning business with four AA Red Stars and three Rosettes for food quality in 2011
- > A Relais & Châteaux member establishment
- > Located in the heart of the South Downs National Park, five miles north of Arundel
- > Offers 19 luxurious bedrooms that are individually-appointed to provide unique accommodation
- > A freehold property with beautiful gardens and extensive grounds

### Contact

Ed Bellfield  
 Director, Christie + Co  
 T: +44 1962 844 455  
 M: +44 7713 061 171  
 E: ed.bellfield@christie.com







# Buckland Manor

## Buckland, Gloucestershire WR12 7LY

### Opportunity overview

Buckland Manor is an elegant and historic country manor house hotel, surrounded by beautifully maintained gardens. This comfortable retreat is set on the edge of the tranquil Cotswold village of Buckland, in an elevated hillside position, adjacent to the village church.

Buckland village is on the Cotswold Way, in an area designated by the Countryside Agency as an Area of Outstanding Natural Beauty. The neighbouring village of Broadway is often referred to as the "Jewel of the Cotswolds" but Buckland is considered to be particularly picturesque and is more peaceful than its famous neighbour. Buckland Manor offers 13 comfortable guest bedrooms and is widely recognised for its beautiful location, the quality of its accommodation and the standard of its food.

### Description and facilities

Buckland Manor is a beautiful two-storey Grade II Listed Cotswold stone property. The Manor's 13 luxurious guest bedrooms all have en suite facilities and are divided into classic, superior, deluxe and master categories. The hotel's public areas comprise a reception area, lounge, restaurant and morning room.

The Manor is set within ten acres of landscaped gardens and grounds that include a running stream, small waterfalls, croquet lawns and tennis courts. The hotel has a patio terrace which seats 20 guests, a garden seating area for up to 16 guests and parking spaces for approximately 20 vehicles.

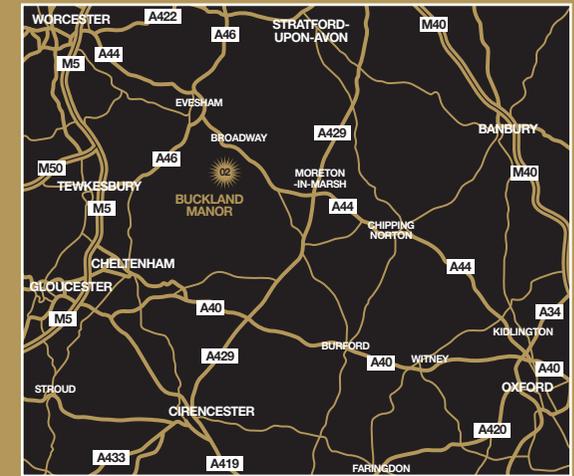
Buckland Manor also has an outdoor swimming pool and adjacent pool house but these are not currently in use. Other ancillary areas include a staff accommodation block which features 12 bedrooms and an outbuilding that is used for storage.

### The Business

The majority of Buckland Manor's revenue is derived from leisure guests and tourists enjoying short breaks. The hotel's restaurant is also popular with non-residents.

The hotel has received a number of industry awards, including three AA Stars and two Rosettes for food quality. As a Relais & Châteaux member establishment, Buckland Manor is recognised as one of the finest hotels in the world, capable of offering guests exceptional surroundings and good food.

Please refer to page 71 for additional information about the sale process and viewing arrangements.



### Property summary

- > An historic Grade II Listed 13<sup>th</sup> century manor house hotel
- > 13 comfortable guest bedrooms
- > Occupying a beautiful setting on the edge of the Cotswolds
- > The recipient of three AA Stars and two Rosettes
- > A Relais & Châteaux member establishment
- > Freehold property with ten acres of tranquil gardens

### Contact

Gavin Wright  
Director, Christie + Co  
T: +44 121 452 3709  
M: +44 7764 241 293  
E: [gavin.wright@christie.com](mailto:gavin.wright@christie.com)



# Cliveden

Cliveden Estate, Taplow, Berkshire SL6 0JF

## Opportunity overview

Cliveden is a unique Grade I Listed stately home, built in the 1850s by Sir Charles Barry in an Italianate style. The house is set in a 376-acre estate, featuring magnificent formal gardens and parkland, which is managed by the National Trust. Located in the heart of the Berkshire countryside, Cliveden is less than 30 miles from London.

Cliveden is a celebrated venue that has entertained many world-famous guests over the years, including almost every British monarch since George I, as well as Charlie Chaplin, Winston Churchill, Harold Macmillan, President Roosevelt and George Bernard Shaw. During the 1960s the house was infamously associated with the Profumo Affair – a British political scandal.

Today Cliveden is undeniably one of the world's finest luxury hotels and a highly desirable trophy asset. As an elegant hotel with exceptional facilities, its reputation for fine hospitality and extravagant entertainment lives on.

## Description and facilities

Cliveden has 38 individually-appointed guest suites and bedrooms with en suite facilities. Each room is named after a prominent figure from Cliveden's past and is furnished accordingly. Public areas include an entrance vestibule with informal reception area; the Great Hall; a snug lounge; the Boudoir Lounge, which is also used for private dining and meetings; the Library, which is licensed for Civil Ceremonies; four dining rooms; the Churchill Conference Suite; the Macmillan Boardroom; and a billiard room.

The Cliveden Club is an exclusive social and country club, with restricted membership providing attractive privileges. The Club House has dining facilities and a bar area plus courtyard seating.

Spring Cottage is a separate three-bedroom cottage on the banks of the River Thames, which is available for exclusive use with butler service.

Cliveden's many other properties and facilities are too numerous to mention but they include a spa with indoor and outdoor swimming pools, hot tubs, spa pools, a relaxation area and seven treatment rooms. There is also a walled garden and boats to provide seasonal cruises.

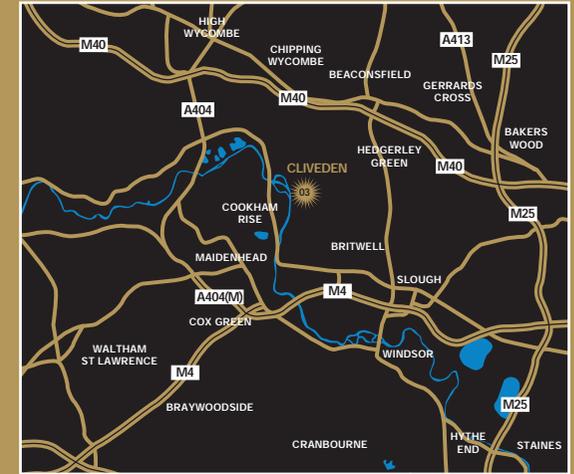
## The Business

Cliveden attracts strong mid-week corporate business, due to its proximity to London. It is also a popular leisure destination, appealing to guests who wish to relax and be pampered within a unique environment. Cliveden is often used exclusively to host private events and corporate events.

## Tenure

The property is held under a lease. More detailed lease information is provided on page 70 and a full summary of the lease will be provided on request.

Please refer to page 71 for additional information about the sale process and viewing arrangements.



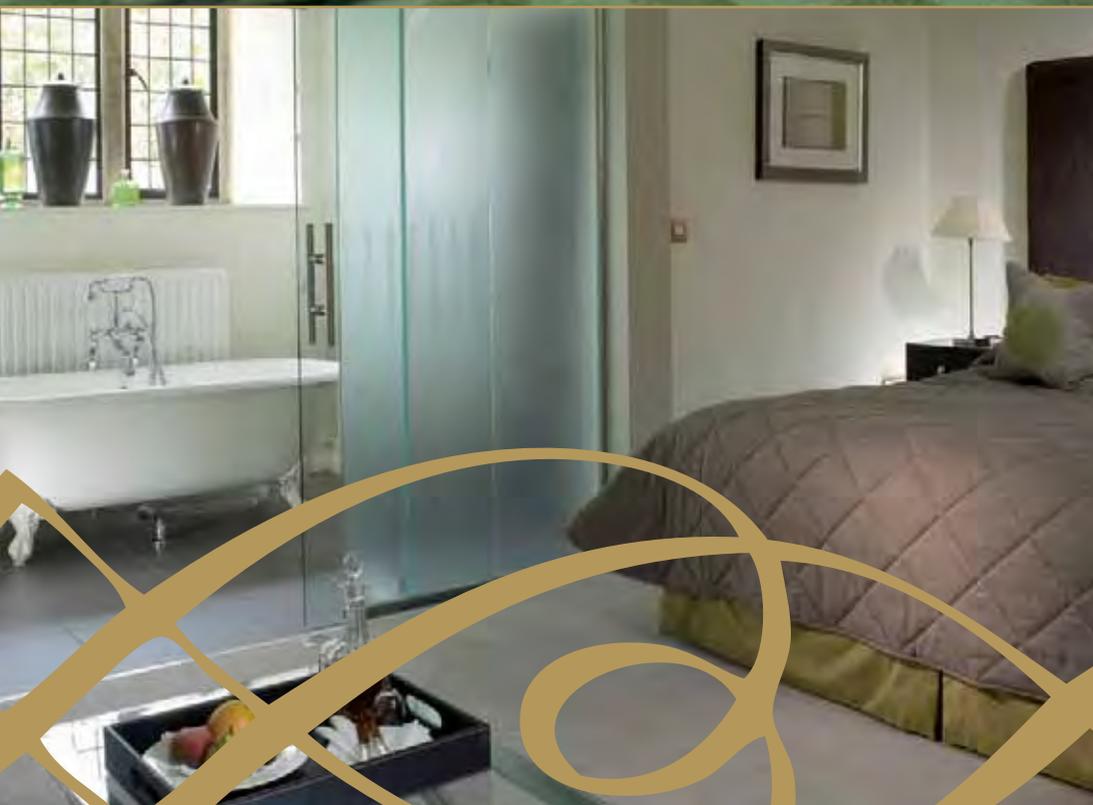
## Property summary

- > A world-famous trophy hotel asset
- > Magnificent Grade I Listed stately home steeped in history
- > An award-winning business with five AA Inspectors' Choice Red Stars and five Rosettes for food quality in 2011
- > Offering 41 individually-appointed guest suites and bedrooms
- > Cliveden Club – a social and country club with exclusive membership
- > Leasehold

## Contact

Simon Stevens  
Director, Christie + Co  
T: +44 207 227 0700  
M: +44 7795 442 925  
E: [simon.stevens@christie.com](mailto:simon.stevens@christie.com)







# Lower Slaughter Manor

Copse Hill Road, Lower Slaughter, Cheltenham,  
Gloucestershire GL54 2HP

## Opportunity overview

Lower Slaughter Manor is located adjacent to the historic St Mary's Church in the idyllic Cotswold village of Lower Slaughter. Occupying an area designated by the Countryside Agency as an Area of Outstanding Natural Beauty, Lower Slaughter is regarded by many as one of the most beautiful villages in England. In fact Copse Hill Road in Lower Slaughter, Gloucestershire, has been named as the most romantic street in Britain in this year's Google Street View Awards. The front of the hotel property borders the Eye stream which meanders through the picturesque village.

Lower Slaughter is located approximately 16 miles east of Cheltenham, 25 miles south-west of Banbury and 30 miles north-west of Oxford.

The elegant country house hotel offers 19 individually-appointed bedrooms and suites, which are located in the Manor house and also in the neighbouring Coach House.

## Description and facilities

Lower Slaughter Manor is an elegant Grade II Listed 17<sup>th</sup> century property of Cotswold stone construction. The three-storey Manor house features 11 guest bedrooms and suites as well as a reception with seating area, main restaurant, private dining room, Drawing Room, lounge area, Panel Room and Sir George Whitmore Room.

Lower Slaughter Manor is licensed for Civil Ceremonies and the Drawing Room, Panel Room and Sir George Whitmore Room can be used for meetings and events.

Additional accommodation is provided in the two-storey 18<sup>th</sup> century Coach House, which is adjacent to the Manor and provides a further eight bedrooms and suites.

The Manor is set in five acres of landscaped gardens which feature a patio seating area, terrace area and hard tennis court. There is also car parking for approximately 30 vehicles and private garages.

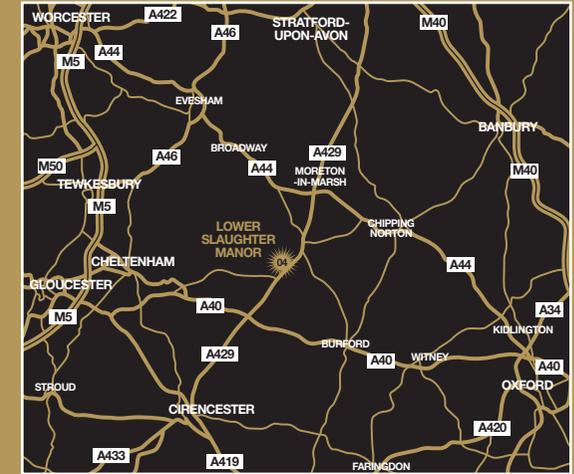
The hotel's ancillary areas include five-bedroom staff accommodation and a Grade I listed two-storey Dovecote, which is in need of renovation.

## The Business

The majority of Lower Slaughter Manor's revenue is derived from leisure guests and tourists enjoying short breaks.

The hotel has received a number of industry awards, including three AA Stars and three Rosettes for food quality. As a Relais & Châteaux member establishment, Lower Slaughter Manor is recognised as one of the finest hotels in the world, capable of offering guests exceptional surroundings and good food.

Please refer to page 71 for additional information about the sale process and viewing arrangements.



## Property summary

- > A stunning Grade II Listed 17<sup>th</sup> century country manor house
- > Occupying a desirable Cotswold village location
- > The recipient of three AA Stars and three Rosettes
- > A Relais & Châteaux member establishment
- > 19 luxurious, individually-appointed bedrooms and suites
- > Freehold property with five acres of landscaped gardens

## Contact

Gavin Wright  
Director, Christie + Co  
T: +44 121 452 3709  
M: +44 7764 241 293  
E: [gavin.wright@christie.com](mailto:gavin.wright@christie.com)



# The Royal Crescent Hotel

## Royal Crescent, Bath BA1 2LS

### Opportunity overview

Built over a period of eight years from 1767 by John Wood the younger, the Grade I Listed Royal Crescent in Bath is one of the world's most widely recognised architectural landmarks. The epitome of Georgian symmetry and elegance, the Royal Crescent provides a spectacular setting for a truly exceptional luxury hotel.

Bath is a fascinating city of rare beauty. Founded by the Romans as a thermal spa, Bath experienced a breathtaking rebirth in the 18<sup>th</sup> century under the reign of George III. The city's neoclassical Palladian buildings blend harmoniously with the Roman baths and the green landscape setting to create one of the most delightful cities in the world. Bath was inscribed by UNESCO as a World Heritage Site in 1987 and the entire city is covered by this status.

The Royal Crescent Hotel occupies two central buildings in the heart of the Crescent, which were sympathetically converted in the late 1970s. The hotel quickly established a reputation as one of the world's finest, providing fine hospitality in an unrivalled setting.

### Description and facilities

The Royal Crescent Hotel offers 29 individually-appointed bedrooms and 16 suites, all of which have en suite facilities. The hotel's public areas include the Drawing Room, the Library and the Montague Room, which are all licensed for Civil Ceremonies. The fine dining Dower House restaurant overlooks the hotel's secluded gardens and the Crescent Coffee House provides access to an enclosed courtyard. There is also a cocktail bar with a comfortable seating area.

The Bath House Spa has a private membership and facilities include an indoor heated swimming pool, hot and cold plunge barrels, sauna, steam room, six treatment rooms and a gymnasium.

The Hotel has an enclosed rear garden and sun terrace. A river launch provides seasonal cruises on the Kennet and Avon waterways.

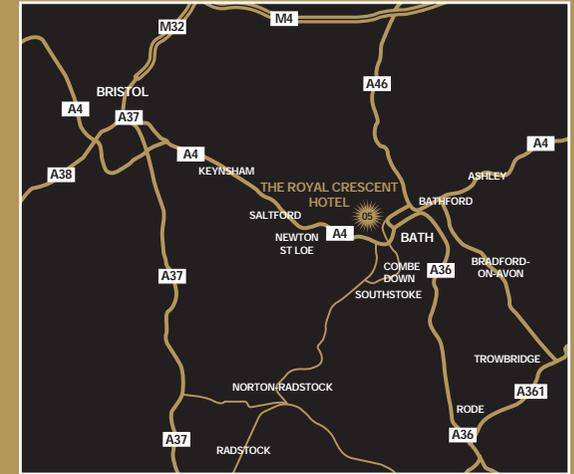
### The Business

The Royal Crescent Hotel is extremely popular with overseas visitors and is also a popular leisure destination with UK guests. The Royal Crescent also provides the perfect setting for weddings, private events, or corporate events.

### Tenure

An area to the rear of the hotel, which is used as a laundry, is held under a lease. More detailed lease information is provided on page 70 and a full summary of the lease will be provided on request.

Please refer to page 71 for additional information about the sale process and viewing arrangements.



### Property summary

- > A desirable trophy hotel asset occupying two central buildings in Bath's Grade I Listed Royal Crescent
- > Award-winning hotel with five AA Stars and two Rosettes for food quality (2011)
- > A Relais & Châteaux member hotel
- > Offering 45 guest bedrooms and suites
- > Includes the Bath House Spa with six treatment rooms
- > Freehold

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# The Samling

## Ambleside Road, Windermere, Cumbria LA23 1LR

### Opportunity overview

The Samling is a picturesque country house hotel, which nestles amidst the trees above one of the most beautiful lakes in Britain. The property occupies a secluded country estate on an elevated site, affording outstanding views of the surrounding countryside and Lake Windermere.

This luxury country retreat has been modernised and refurbished to a particularly high standard to provide guests with comfortable accommodation.

The Samling is the recipient of numerous awards – not only for its high standard of accommodation, but also for its fine dining restaurant, which has a Michelin Star.

### Description and facilities

The Samling hotel is situated approximately one mile south of Ambleside, on the east side of Lake Windermere. The estate extends to approximately 67 acres of formal landscaped gardens, woodland and undulating farmland. There are a number of secluded private terraces and patios together with a hot tub area which provides stunning views of the surrounding landscape.

The Samling offers 11 individually-appointed guest bedrooms and suites, five of which are located in the main house, whilst the others occupy converted stables and cottages. Public areas in the main house include two lounge areas and two restaurants, which look out over the landscaped gardens and Lake Windermere beyond.

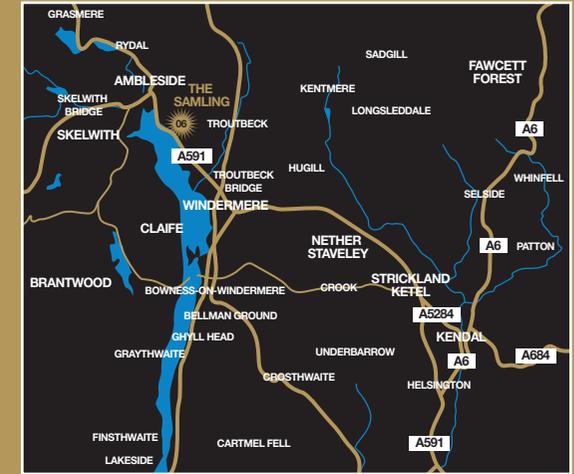
Additional buildings on the estate include: Bothy Cottage which provides a private suite; the former stable block which features three guest suites, a meeting room, a snooker room, a manager's office and storage areas; the Dovenest which provides a double guest room; and Manmire which contains a suite on two floors.

The two-storey Dutch Barn is slightly detached from the main cluster of buildings. It offers outstanding views and currently contains a large event room with a polished wooden floor. This building could potentially be put to better use – subject to planning conditions.

### The Business

The Samling trades as a luxury hotel and restaurant which is frequently hired for exclusive use. Revenue is derived primarily from leisure guests, but this is supported by some corporate business. The hotel and its restaurant enjoy an enviable reputation and have developed a loyal following. It has won numerous accolades including: three AA Red Stars and three Rosettes and a Michelin Star. It may be possible to increase the size of the restaurant to increase the popular food and beverage element of the business.

Please refer to page 71 for additional information about the sale process and viewing arrangements.



### Property summary

- > An iconic country house hotel in the South Lake District
- > Occupying an elevated position which affords stunning views of Lake Windermere
- > 11 luxury bedrooms and suites
- > An award-winning business with three AA Red Stars, a Michelin Star and three AA Rosettes
- > Additional buildings on the estate offer development opportunities, subject to planning conditions
- > The freehold property occupies an estate of approximately 67 acres

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# Sharro Bay

Lake Ullswater, Penrith, Cumbria CA10 2LZ

## Opportunity overview

Sharro Bay is an iconic country house hotel, occupying an outstanding location on the shore of Lake Ullswater, which affords stunning views of the Lake and the surrounding fells. The property comprises a former fishing lodge, which was developed as a luxury hotel and restaurant in 1948 by Francis Coulson and Brian Slack, together with a number of neighbouring lodges, cottages and outbuildings.

The hotel is very well established and renowned not only for its unrivalled location and the standard of accommodation it offers, but also for the quality of its food. The hotel has won a number of awards and the Sharro Bay Restaurant has successfully held a Michelin Star for a number of years.

## Description and facilities

Sharro Bay occupies a secluded site of approximately 12 acres, comprising formal landscaped gardens and grounds. The hotel offers 24 luxurious bedrooms and suites in total – eight of which are located in the main house, six are in Bank House, six are in the Garden Rooms, and four are in the Edwardian Lodge Gatehouse. Public areas in the main house include the Lakeside Lounge, Middle Sitting Room, Garden Lounge, Lakeside Restaurant and Studio Restaurant. The property also features a number of secluded private terraces and patio areas for guests' enjoyment.

Bank House was originally a 17<sup>th</sup> century farmhouse, which is set in its own formal gardens, approximately a mile away from the main house. In addition to its six guest bedrooms,

the property also features a large dining room and two comfortable sitting rooms.

A number of other properties on the Sharro Bay estate are used for storage or staff accommodation.

## The Business

Sharro Bay is currently operated under management as a luxury country house hotel with a fine dining restaurant, which has a loyal customer following. The majority of revenue is derived from UK-based leisure guests, but this is supported by some corporate business. The hotel has won numerous accolades including three AA Inspectors' Choice Red Stars, two Rosettes and a Michelin Star. It is also a Relais & Châteaux member hotel.

Sharro Bay features a number of outbuildings and the property offers a number of development opportunities, subject to planning conditions. Options considered by potential purchasers may include the possibility of adding a small spa facility.

## Tenure

Some of the property is held under a lease. More detailed lease information is provided on page 70 and a full summary of the lease will be provided on request.

Please refer to page 71 for additional information about the sale process and viewing arrangements.



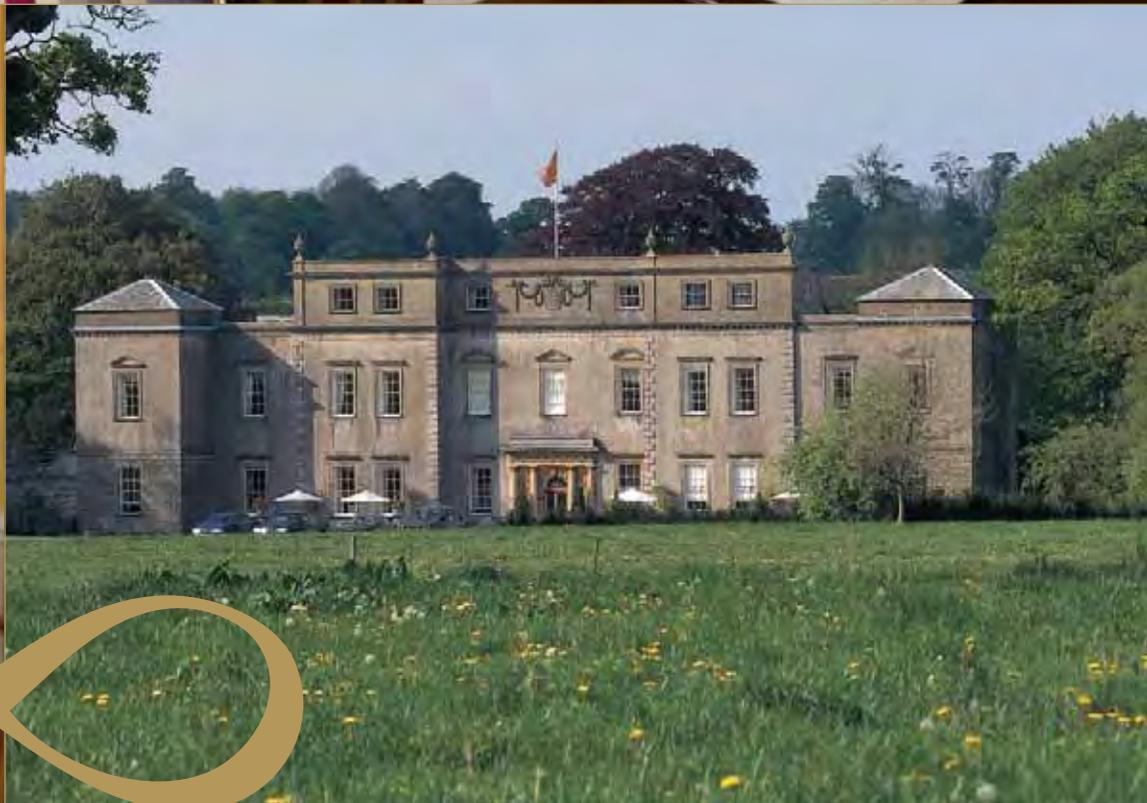
## Property summary

- > A renowned lakeside country house hotel
- > Situated on the shore of Lake Ullswater with breathtaking views
- > Offering 24 luxury guest bedrooms and suites
- > Delightful gardens and grounds with numerous additional outbuildings
- > An award-winning business with three AA Inspectors' Choice Red Stars, a Michelin Star and two AA Rosettes – also a Relais & Châteaux member hotel
- > A collection of freehold and leasehold property

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# Ston Easton Park

## Ston Easton, Radstock, Somerset BA3 4DF

### Opportunity overview

Ston Easton Park is a striking Georgian stately home that was built circa 1769 for John Hippisley-Coxe. The house, which retains important Palladian-style interiors, was converted for hotel use towards the end of the 20<sup>th</sup> century. The hotel occupies approximately 36 acres of Grade II Listed Historic Park and Garden, which was designed using advice provided by the famous 18<sup>th</sup> century landscape architect, Humphry Repton.

Located in the delightful rolling Somerset countryside, approximately 11 miles south west of Bath and 12 miles south of Bristol, Ston Easton Park is well established as a fine country house hotel.

### Description and facilities

Ston Easton Park offers 22 luxurious guest bedrooms and suites – 19 of which are located in the main hall whilst the remaining three occupy a picturesque 17<sup>th</sup> century stone cottage in the garden. The hall contains a number of palatial rooms that can be used for meetings, events, or private dining – namely the Salon, the Drawing Room, the Yellow Dining Room, the Library, the Print Room, and the Old Kitchen. Also located in the hall are the Sorrel Restaurant and a lower ground floor bar and snooker room.

Ston Easton's gardens and parkland are impressively arranged with sweeping lawns, paved terraces, ornamental walls, mature specimen trees, a cascading stream and stone bridges. There is also an important kitchen garden with an extensive range of greenhouses and outbuildings.

A large coach house is currently used for storage but may be suitable for conversion to provide additional accommodation, leisure or conference facilities – subject to planning conditions. There are a number of other buildings at Ston Easton Park that may also be suitable for conversion.

### The Business

An AA Inspectors' Choice Hotel, Ston Easton Park is the holder of four Red Stars and two Rosettes for its restaurant and has developed a loyal local following. The Park's house and grounds are open to non-residents for morning coffee, lunch, traditional afternoon tea and dinner. A perfect special occasion venue, the hotel has a civil wedding licence and hosts around 45 weddings each year.

Revenue is primarily derived from leisure guests on dinner, bed and breakfast terms, but commercial guests account for between 10 and 15 percent of income. The hotel also caters for guests visiting major events in the area, including the nearby Bath & West showground, Glastonbury Festival and Bristol Balloon Fiesta.

Please refer to page 71 for additional information about the sale process and viewing arrangements.



### Property summary

- > Distinctive Grade I Listed Georgian mansion, with important Palladian-style interiors
- > Grade II Listed Historic Park and Garden of approximately 36 acres, designed using advice provided by Humphry Repton
- > Offering 22 guest bedrooms and suites together with a number of elegant public areas
- > Coach house and various other outbuildings offering development potential, subject to the necessary planning consents
- > An award-winning business with four AA Red Stars and two Rosettes for food quality
- > Freehold

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# Thornbury Castle

Thornbury, South Gloucestershire BS35 1HH

## Opportunity overview

Thornbury Castle is a celebrated Grade I Listed property, which was originally built for Edward Stafford, the third Duke of Buckingham, between 1510 and 1521. Built as a Tudor country house, rather than a fortress, Thornbury Castle was one of the most magnificent building projects of its time – comparable only with Hampton Court. The Castle boasts a fascinating history and numbers Henry VIII and Anne Boleyn amongst its famous guests.

Thornbury Castle was converted into a luxury hotel towards the end of the 20<sup>th</sup> century and guests can now enjoy the unique experience of staying in a fine Tudor castle, whilst benefiting from all the modern day comforts you would expect to find in a hotel of this standard.

## Description and facilities

Thornbury Castle offers a total of 27 luxurious suites and guest bedrooms – including the Duke's Bedchamber, where King Henry VIII and Anne Boleyn slept and the Gloucester Bedchamber, which affords views of the Tudor garden and vineyard. Whilst full of historic features, the bedrooms are equipped with every modern comfort for today's discerning guests. Most of the accommodation is located in the Castle itself but two guest rooms are offered in the charming Victorian Gatehouse, which also features two bathrooms, a lounge / dining room, kitchen and a small, pretty garden.

The Castle offers an interesting selection of public rooms including: the Reception Hall; the Library, which is licensed for Civil Ceremonies; the Tudor Hall; the Boyling House; the

Great Oven; the Muriel Dining Room; the Tower Dining Room; the Chancellor's Lounge; and the Baron's Sitting Room.

Derelict stone buildings in the outer court may be suitable for development – subject to planning conditions.

## The Business

Thornbury Castle is a well-established hotel business which, due to its unique history, attracts guests from across the UK and overseas. Situated approximately 15 minutes away from the M5 motorway in South Gloucestershire, the hotel provides an ideal base for exploring the Cotswolds, the Wye Valley and the Welsh Borders and is also within easy reach of Bristol, Bath and Cheltenham. Most of the hotel revenue is derived from short leisure breaks, but the hotel also attracts some residential conferences and other corporate bookings. It is a popular venue for special occasions and caters for around 55 weddings each year.

Thornbury Castle is an AA Inspectors' Choice hotel business, with three AA Red Stars and two Rosettes.

Please refer to page 71 for additional information about the sale process and viewing arrangements.



## Property summary

- > Beautiful Grade I Listed Tudor country house, located on an attractive plain between the Cotswolds and the Severn
- > Peacefully set in Grade II Listed gardens and parkland
- > Productive vineyard from which Thornbury wine is produced
- > An award-winning AA Inspectors' Choice hotel business, with three AA Red Stars and two Rosettes
- > 27 luxurious guest bedrooms and suites and a large selection of impressive public areas
- > Freehold site extending to approximately 15 acres

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# Ynyshir Hall

Eglwysfach, Machynlleth, Powys SY20 8TA

## Opportunity overview

Ynyshir Hall is a delightful two-storey Georgian manor house, which was once owned by Queen Victoria and used as a shooting lodge. Occupying a truly secluded hillside position with stunning grounds, the property nestles within one of the UK's most important wildlife sites.

The Hall's own stunning gardens and woodland grounds extend to approximately 14 acres. Although the original estate was larger, much of it was sold to the Royal Society for the Protection of Birds (RSPB) in the 1960s to enable them to establish a reserve. The RSPB's Ynys-hir reserve is a valuable wildlife haven that mixes Welsh oak woodland with wet grassland and saltmarshes – not only supporting important bird and butterfly populations, but also drawing visitors to the hotel. The opening of a new Welsh Assembly Office in Aberystwyth is also drawing visitors to the region.

Ynyshir Hall has operated as a hotel since the 1970s and its reputation is very well established. The hotel has won numerous awards and its famous restaurant has held a prestigious Michelin Star for several years.

## Description and facilities

Ynyshir Hall is situated in the village of Eglwysfach on the outskirts of Machynlleth, south of the River Dyfi (Dovey). Ynyslas beach, at the mouth of the Dyfi estuary, is just a short distance beyond the reserve. The hotel provides an ideal base for exploring the Snowdonia National Park, to the north and the Cambrian Mountains to the south.

Nine individually-appointed guest bedrooms and three suites are offered at Ynyshir Hall, where you will also find a reception hall, residents' lounge, lounge bar, breakfast room and formal restaurant.

There are various outbuildings, including a manager's house, offices, garages, store rooms and a barn. Some of these outbuildings offer development potential, subject to planning conditions.

## The Business

Ynyshir Hall became a country house hotel in the 1970s and is widely recognised as a destination hotel and restaurant of superb quality. A Relais & Châteaux member establishment, the hotel prides itself on offering guests a peaceful and relaxing experience in exceptional surroundings – combined with food and service of the highest quality.

The restaurant has held a prestigious Michelin Star for several years and Ynyshir Hall is listed by the AA as an Inspectors' Choice hotel with three Red Stars and three Rosettes. Other numerous awards collected by the hotel include a Visit Wales Gold Award 2011.

Please refer to page 71 for additional information about the sale process and viewing arrangements.



## Property summary

- > Georgian manor house once owned by Queen Victoria
- > Set in stunning gardens and grounds, within an RSPB Reserve
- > Offers nine individually-appointed bedrooms and suites
- > An award-winning AA Inspectors' Choice hotel business, with three AA Red Stars, three Rosettes and a Michelin Star
- > Ynyshir Hall is also a Relais & Châteaux member establishment and a Visit Wales Gold Award winner in 2011
- > Freehold site of approximately 14 acres

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# LUXURY FAMILY HOTELS

The elegant hotels in this category have been adapted to cater for family breaks. The halls and manor houses in this collection each have their own individual character.







# The Elms

## Abberley, Worcester WR6 6AT

### Opportunity overview

The Elms is an elegant Grade II Listed stately home which was reputedly built in 1710, during the reign of Queen Anne, by Thomas White of Worcester. The hall was extensively remodelled after a fire in the early 20<sup>th</sup> century and new wings were added to the original three-storey central block. The Elms was converted into a luxury hotel in the 1940s and today offers comfortable accommodation, extensive leisure facilities and a selection of meeting rooms – to cater for family breaks, business meetings and team building sessions.

### Description and facilities

Set in Abberley, in the heart of rural Worcestershire, the Elms has stunning views over the Teme Valley and provides an ideal base for exploring the nearby Malvern Hills, the Cotswolds and the Welsh Mountains.

The main house provides 17 guest bedrooms and a selection of public areas and event rooms namely: a reception area with seating; a restaurant, bar and lounge; the Gallery Room and the Abberley Suite. A further six bedrooms are provided in an adjoining two-storey coach house.

In 2008 an extensive new spa and leisure facility was added to the hotel, together with a self-contained Ofsted-registered crèche. The spa facility features: a reception area, relaxation suite, four treatment rooms, the Pear Terrace Brasserie and garden, a fitness room, a rooftop terrace area, a 12-metre indoor swimming pool, an indoor/outdoor hydro pool, a steam room, sauna and ice fountain.

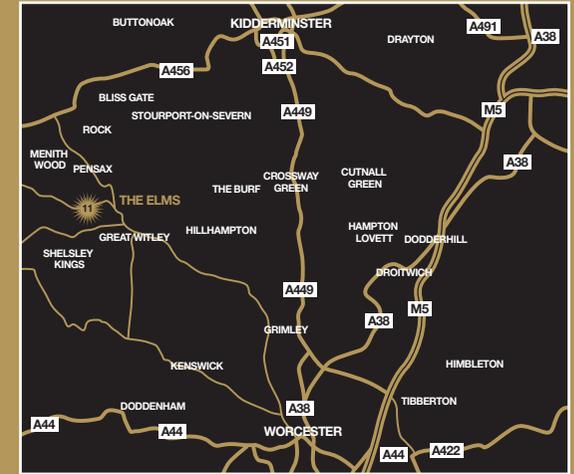
The Elms occupies approximately 10 acres of parkland and external seating is provided for guests in the Lavender Garden and Pear Garden. Outdoor areas include a tennis court, croquet lawn, children's playground, vegetable garden and barbecue area. There are ample parking facilities on site for approximately 100 vehicles.

There is an unused lodge at the entrance to the Elms, which could be redeveloped, subject to the necessary planning consents. There is also a separate staff accommodation block with 12 bedrooms.

### The Business

The majority of the hotel's revenue is derived from family leisure breaks and from visiting tourists, but the meeting facilities and parkland also make it suitable for conferences, team-building and other corporate events, making it a popular midweek corporate destination. The hotel has three AA Stars and two Rosettes for its restaurant, which is popular with non-residents. As an attractive former stately home, the Elms provides an impressive setting for family celebrations and is also licensed for Civil Ceremonies.

Please refer to page 71 for additional information about the sale process and viewing arrangements.



### Property summary

- > An elegant Grade II Listed stately home
- > Set in attractive mature gardens and parkland in the heart of Worcestershire
- > The recipient of three AA Stars and two Rosettes
- > 23 well-appointed guest bedrooms
- > Luxury spa and leisure facilities
- > Freehold site extending to approximately 10 acres

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# Fowey Hall

Hanson Drive, Fowey, Cornwall PL23 1ET

## Opportunity overview

Fowey Hall is an imposing hall originally built as the private residence for Sir Charles Hanson, the former Sheriff of the City of London and later Lord Mayor, in 1898.

Many of the original features, including parquet flooring, original panelling and ornate plasterwork have been retained, whilst sympathetic improvements have been made to incorporate new facilities and amenities.

From its elevated position, Fowey Hall overlooks the town of Fowey and the mouth of the estuary, famed for its annual regatta week. The local sandy cove at Readymoney is a short walk from the hotel, which is also within easy reach of the many superb attractions in Cornwall including the Eden Project and the Lost Gardens of Heligan.

## Description and facilities

Fowey Hall is the most idyllic of hotels with spas in Cornwall, and provides an ideal location for exploring the beauty of the county.

A tree-lined drive leads to the main entrance where there is parking along with an adjacent car park for 40 vehicles. The extensive gardens include children's play equipment and a sun terrace at the front of the building.

Adding to the family theme, an Ofsted registered crèche is located in the courtyard.

Once inside the imposing hall, the public areas are notable for their feature fireplaces. The main restaurant/dining room, named after Sir Charles Hanson, is available for 90-100

covers and offers a fine dining experience, using high quality local produce cooked to perfection.

Event rooms include the Drawing Room which is licensed for Civil Ceremonies, the Library and Billiard Room – a meeting room for 20-25 people. With its walled gardens offering endless opportunities for team-building exercises, Fowey Hall is the perfect venue for business lunches, conferences and seminars in Cornwall.

Refurbished in 2008, Fowey Hall's leisure suite comprises a pool and four treatment rooms.

## The Business

Situated in a designated Area of Outstanding Natural Beauty, Fowey has much to offer, with something for everyone, including a natural harbour which has accommodated as many as 7,000 yachts in a season. The charm of the town and its proximity to many other attractions in the region, make Fowey a destination of choice for tourists and visitors. Fowey Hall benefits from this business as well as from a growing midweek corporate trade.

Please refer to page 71 for additional information about the sale process and viewing arrangements.



## Property summary

- > An imposing Grade II Listed Edwardian luxury family hotel
- > Enjoys a commanding position overlooking the estuary town of Fowey
- > Award-winning business with four AA Stars and two Rosettes for food quality
- > Offers 32 en suite bedrooms and suites
- > Luxury family spa with leisure suite and pool
- > A freehold property set in extensive gardens

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# The Ickworth

## Horringer, Bury St. Edmunds, Suffolk IP29 5QE

### Opportunity overview

The East Wing at Ickworth House, built between 1795 and 1829, was home to the Hervey family for almost 200 years before it passed to the National Trust in lieu of death duties. It has now been turned into one of the most remarkable luxury, family-friendly hotels the UK has ever seen.

Located near to Bury St Edmunds in Suffolk, the grand surroundings at Ickworth House are now an international tourist destination, but the hotel remains committed to offering all-year-round luxury accommodation for all the family.

The hotel offers sumptuous accommodation, two fine dining experiences and also includes the Dower House, which is a short drive from the hotel, home to 11 apartments, Butler's Lodge letting accommodation and spa and leisure facilities.

### Description and facilities

The Ickworth's magnificently appointed and flexible accommodation, together with the advantages afforded by its location amidst 1,800 acres of glorious National Trust parkland, make it an ideal, family-friendly destination.

Inside the East Wing, 27 en suite letting rooms offer a blend of contemporary style with the traditions of a great country house to create luxury family accommodation. The rooms range from standard doubles to interconnecting family rooms and suites.

The 11 apartments in the lovely Dower House enjoy their own four acres of gardens, while the fantastic Butler's Lodge also has a walled garden of its own.

Other public areas include the Boardroom, which doubles as a small lounge and conference room, and the Library.

Two restaurants offer a choice of fine dining experiences – one family-friendly area in the Conservatory with 60 covers and another for adults only – both offer cuisine based on fresh ingredients, produced locally.

The spa, located in the Dower House, comprises three treatment rooms and a swimming pool.

### The Business

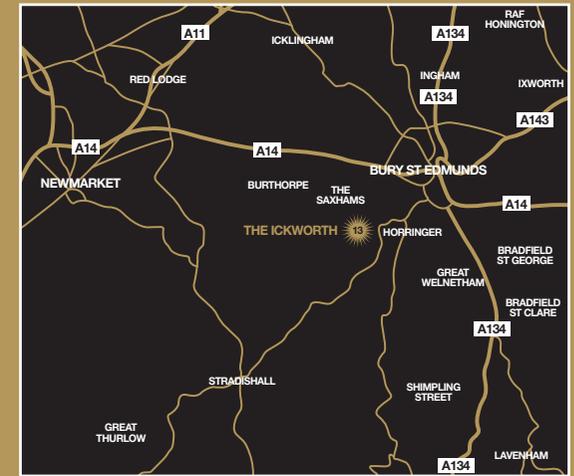
The Ickworth is an all-year-round hotel with flexible accommodation set in spectacularly beautiful surroundings. It is very well known as a luxury establishment with an excellent reputation for its food and service. Substantial refurbishment and redecoration has taken place in recent years and the property provides a lovely location for weddings – with several areas in both the hotel and in the Dower House being licensed for Civil Ceremonies.

The business is also renowned as a family hotel and is particularly child-friendly with extensive leisure and family activities being key features of the operation.

### Tenure

The property is held under a lease. More detailed lease information is provided on page 70 and a full summary of the lease will be provided on request.

Please refer to page 71 for additional information about the sale process and viewing arrangements.



### Property summary

- > The East Wing of the magnificent Grade I Listed Ickworth House and Rotunda
- > Award-winning hotel and apartments with four AA Stars and two Rosettes for food quality
- > Set in 1,800 acres of majestic National Trust parkland
- > Offers 27 bedrooms in the hotel, a three-bedroom Butler's Lodge apartment plus 11 apartments in the Dower House
- > Extensive public areas, dining rooms, conservatory and spa
- > Leasehold

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# Moonfleet Manor

## Fleet, Weymouth, Dorset DT3 4ED

### Opportunity overview

Moonfleet Manor is a Grade II Listed former family home which was built in the 18<sup>th</sup> century, remodelled in the 19<sup>th</sup> century and fully restored. This striking property, with its white painted stone walls and architraves, affords stunning views of a section of the Jurassic Coast, which has been awarded World Heritage status by UNESCO.

Within walking distance of Moonfleet Manor, Chesil Beach is a pebble beach 18 miles long, stretching from Portland to West Bay. For much of its length it is separated from the mainland by an area of saline water called the Fleet Lagoon. Both Chesil Beach and the Fleet Lagoon are designated Sites of Special Scientific Interest.

An original manor house, which has been the subject of many and varied extensions over the years, Moonfleet Manor is now a unique hotel in a most enviable location.

### Description and facilities

The property is traditionally laid out over three floors. The bedrooms are a great mix of grand Victoriana, Colonial chic and more contemporary spaces. Most rooms are ideal for families – Deluxe and Luxury doubles, interconnecting rooms, large suites and huge Coach Houses for families who require a little more space.

Thirty of the 36 rooms are in the main house, with three spacious Coach House rooms a short walk from the hotel and three further rooms housed near the swimming pool.

Within the grounds there are various leisure facilities including tennis courts, squash court, large indoor children's play area and crèche.

Inside the Manor, other public areas include Pink and Blue Lounges, three event rooms that are also used for private dining. The restaurant, which offers the best in French and British cuisine, can seat 60-80 diners.

### The Business

The splendour of Moonfleet Manor is complemented by the stunning surrounds of the Jurassic Coast and the sheer beauty of the Dorset land and seascape.

The pull of this spectacular and scientifically interesting environment makes it an extremely popular destination for tourists and visitors of all ages. Moonfleet Manor is in an ideal location for leisure visitors and also benefits from being one of the finest conference hotels in the region.

Please refer to page 71 for additional information about the sale process and viewing arrangements.



### Property summary

- > A Grade II Listed 18<sup>th</sup> century Manor House on the South Dorset coast
- > Overlooking the world famous Chesil Beach and the Fleet Lagoon
- > Offering 36 comfortable bedrooms and suites
- > Extensive leisure and children's facilities
- > Renowned restaurant with two AA Rosettes
- > A freehold property extending to approximately 12 acres

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# Woolley Grange

## Woolley Green, Bradford-on-Avon, Wiltshire BA15 1TX

### Opportunity overview

Woolley Grange is an attractive Grade II\* Listed Jacobean country manor house, which occupies an estate of approximately 14 acres on the edge of the village of Woolley Green in Wiltshire. The property was used as a family home for some 400 years before it was converted for hotel use in the 1980s.

### Description and facilities

Woolley Grange offers 26 guest bedrooms and suites which are capable of accommodating up to 49 guests. Of these, 14 are located in the main house, seven are in the Stone Cottage, two are in the Coach House and three are in the Pavilion. Public areas include a reception lounge, Blue Lounge, Drawing Room, Main Dining Room with adjoining Orangery Dining Room, Baskerville Room and Long Room. The Long Room, Baskerville Room and Orangery are all available for meetings, dining and events.

Woolley Grange offers a range of leisure and children's facilities including an outdoor heated pool, terraced seating areas and a children's garden with open play areas. The spa facility, which was opened in October 2010, comprises a reception area, two treatment rooms, indoor heated pool, sauna, steam room, family changing room and two outdoor seating areas. The spa has attracted a local membership from the surrounding area and it may be possible to extend this spa facility, subject to planning conditions.

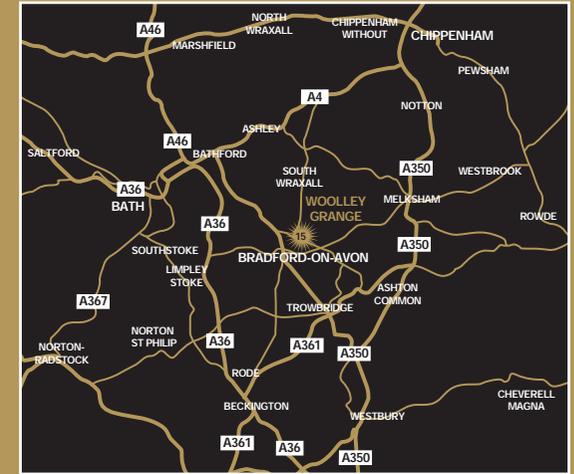
The hotel also has a children's crèche which is registered with Ofsted and accommodates 24 children. The Hen House Playroom is a particularly useful space on rainy days and provides equipment for older children.

The hotel estate includes formal gardens, a kitchen garden which provides vegetables for the restaurant, a greenhouse and storage sheds. There is also an orchard, which is located at the front of the hotel, on the opposite side of the road.

### The Business

Woolley Grange was opened as a luxury family hotel in the late 1980s. Approximately 85% of revenue is derived from family business, with the remainder coming from corporate clients. Woolley Grange enjoys strong weekend trade and is particularly popular during the school holidays. The hotel is also very popular for family breaks over the Christmas and New Year period, when it generates much repeat business. Woolley Grange's restaurant enjoys an excellent reputation, attracting non-resident dining trade and has two AA Rosettes for food quality. The hotel is a particularly popular Sunday lunch destination and also caters for approximately 15 weddings each year.

Please refer to page 71 for additional information about the sale process and viewing arrangements.

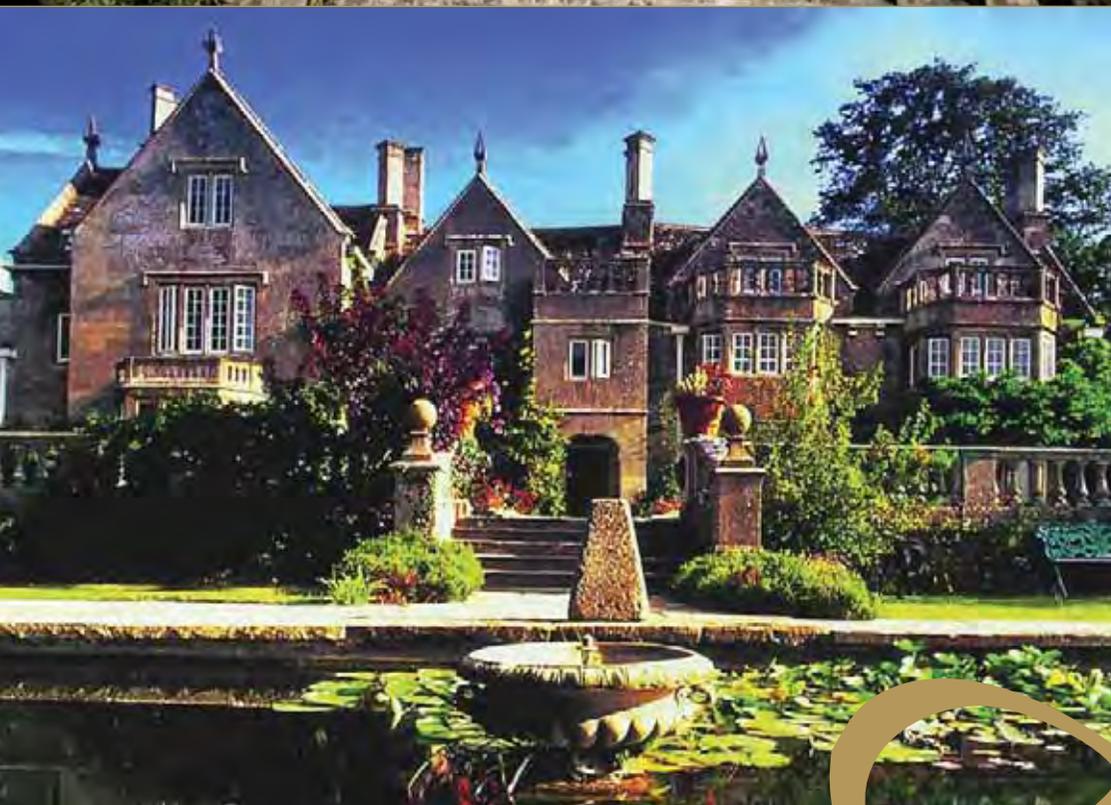


### Property summary

- > A Grade II\* Listed Jacobean manor house hotel
- > 26 guest bedrooms and suites
- > Occupying a delightful country setting
- > Family-friendly hotel with a range of children's facilities
- > New spa facility opened in October 2010
- > Freehold property extending to approximately 14 acres

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# COUNTRY HOTELS

Many of the elegant properties listed in the Country category are archetypal country house hotels. These peaceful country retreats are set in beautiful grounds in the heart of the British countryside.









# Bishopstrow House

## Warminster, Wiltshire BA12 9HH

### Opportunity overview

Bishopstrow House is a fine example of an exclusive Georgian country retreat, benefiting from the vast acreage of its grounds and its location alongside the pretty River Wylye in the glorious Wiltshire countryside.

The original manor of Bishopstrow was built in the late 18<sup>th</sup> century. Its gardens were extensively landscaped and – along with the Doric temple built in 1770 – included a summerhouse, boathouse and pump room. In 1817, following a fire in the original house, a new house was begun on the present site.

Bishopstrow has been operated as a hotel since 1977, offering luxurious accommodation in 32 bedrooms across its main house, courtyard, tennis court and garden wing areas, and an award-winning fine dining experience.

### Description and facilities

Bishopstrow House is one of the finest country house hotels in Wiltshire and Dorset, and an ideal retreat from stress and pressure. Its splendour is enhanced by the 18<sup>th</sup> century landscaped gardens and the surrounding beauty of the Wiltshire countryside.

The house's 32 bedrooms include two suites and a combination of twin, double and family rooms, refurbished and decorated to the highest of standards using designer wallpaper and fabrics, antique furniture and fine paintings.

Public areas are traditional in style, again featuring antiques and open fires. In addition to its formal reception area, the house contains a library and drawing room which are both licensed for Civil Ceremonies, a private dining/event room, as well as its renowned Mulberry Restaurant. The House also has a most attractive conservatory area.

Other exclusive features include the Halcyon Spa with a heated indoor swimming pool, indoor and outdoor tennis courts and a hair studio.

For more relaxed pursuits, fishing rights exist to the Wylye River, while the apple orchard, Doric temple and summer house combine pleasant walking with stunning views of the Wylye Valley.

### The Business

Bishopstrow House is an award-winning country house hotel, with four AA Stars and two Rosettes for food quality, and offers guests luxurious accommodation and facilities, combining the antique with the contemporary. In 2010 it was voted Most Excellent Country House Hotel at Condé Nast Johansens 2010 Annual Awards for Excellence.

Conveniently located and easily accessed, Bishopstrow House is a perfect luxury leisure destination, but also generates corporate business as well as private event demand.

Please refer to page 71 for additional information about the sale process and viewing arrangements.



### Property summary

- > A quintessential Georgian, Grade II Listed English country house
- > Award-winning business with four AA Stars and two Rosettes for food quality
- > Set in 27 acres of the Wylye Valley in Wiltshire
- > Offers 32 individually-styled bedrooms
- > Extensive, refurbished spa and leisure facilities
- > A freehold property with beautiful 18<sup>th</sup> century landscaped gardens

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# Callow Hall

Mappleton, Ashbourne, Derbyshire DE6 2AA

## Opportunity overview

Situated near one of England's most popular and delightful natural attractions – the Peak District National Park – Callow Hall hotel is a highly desirable Victorian country house hotel.

Built around 1852, Callow Hall is a substantial Grade II Listed building of mainly two storey construction.

This brick-built property contains architectural features that are Jacobean in style.

The hotel offers 16 bedrooms and an award-winning dining experience, which has a place in the Good Food Guide as well as coveted AA Rosettes.

## Description and facilities

Surrounded by many acres of private garden, fields and woodland overlooking the Bentley Brook and vale of the River Dove, the ivy-clad Callow Hall hotel is a haven of peace and tranquillity. It is also a perfect base for exploring the splendours that Derbyshire and the Peak National Park have to offer.

In addition to its delightful location near the Peaks, Callow Hall is perfectly situated as a base for Chatsworth House, Alton Towers and a host of other exquisite National Trust properties. During the summer period, up to 500,000 people per week visit the region.

The elegant building has magnificent features with elaborate ceilings, heavily draped curtains, oak staircases and other wonderful touches.

The hotel has 16 bedrooms in total, all individually and tastefully furnished to provide every comfort, and some offer uninterrupted views across the stunning countryside. The hotel's public areas include two event rooms which are also used for private dining or meetings and a Middle Hall area commonly used for events, business meetings and weddings. An entrance vestibule leads to a formal reception area.

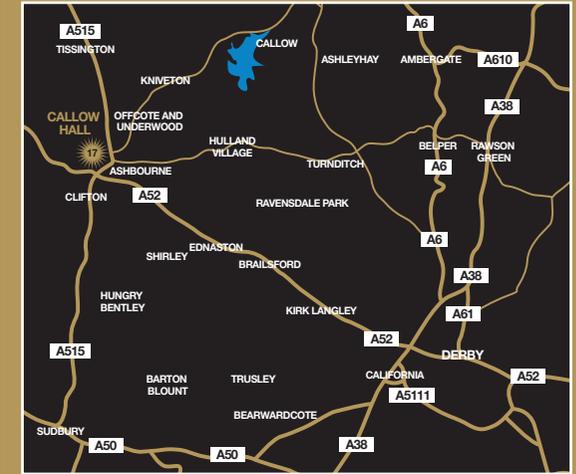
Dining at Callow Hall is also a splendid experience. The Restaurant is featured in the Good Food Guide and for many years has held two AA Rosettes. It is renowned for its freshly prepared and home produced food, including home baking, smoking and curing.

## The Business

Callow Hall hotel has a number of industry awards and is recognised for its quality by specialist publications throughout the world.

It has the additional, prized, benefit of full planning permission to develop its Coach House into a further four en suite letting bedrooms. Further planning permission exists for a split-level spa facility, with multiple treatment rooms and a swimming pool.

Please refer to page 71 for additional information about the sale process and viewing arrangements.



## Property summary

- > Highly desirable asset in the form of a unique Grade II Listed Victorian country house hotel
- > Set in 33 acres and located at the gateway to the Peak District
- > Ideally positioned as a base for exploring local attractions
- > Offers 16 bedrooms, all en suite, some with uninterrupted views of the stunning countryside
- > Award-winning hotel and restaurant, with three AA Stars and two Rosettes for food quality
- > A freehold property

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# Congham Hall

## Grimston, King's Lynn, Norfolk PE32 1AH

### Opportunity overview

Congham Hall is a supremely attractive and established country house hotel and restaurant renowned for its accommodation, food and service. Built in 1782 by a wealthy King's Lynn merchant, the Hall remained a private residence until 1982.

Set in gracious parkland, orchards and beautiful gardens, the hotel is renowned for its awe-inspiring Herb Garden with over 700 varieties of herbs, creating a genuine working kitchen garden.

The Hall currently operates 14 individually-styled rooms, although a further 11 "Garden Rooms" are in development and close to completion. Work on leisure facilities, including a spa and swimming pool, is also well-advanced.

### Description and facilities

The elegant and attractive Congham Hall is one of the finest country house hotels in the Norfolk and Suffolk areas and retains the feel of a luxury private mansion where visitors are made to feel like "guests of the family".

Horses graze on the parkland, wild flowers flourish in the woodland and the renowned Herb Garden is a hive of activity – while log fires and fine ceramics create a warm, homely atmosphere inside the house. Beyond the estate, Norfolk's big skies, invigorating coastline and Areas of Outstanding Natural Beauty beckon – making Congham Hall an ideal retreat.

The Hall's 14 en suite bedrooms are individually and lavishly decorated to the very highest standards, with luxurious drapes, comfortable beds and elegant furniture. The décor is fresh and English, with warm neutrals and traditional floral prints in-keeping with the period character of the rooms. Public areas include a meeting room which is also used for private dining, a large lounge area, reception lounge, and cocktail bar.

In addition to easy access to all of Norfolk's natural beauty, Congham Hall guests can enjoy more energetic activities such as clay pigeon shooting. Development of the Secret Garden spa is close to completion and will make it *the* destination spa north of London, featuring treatment rooms, a hydrotherapy pool and a state-of-the-art fitness suite.

### The Business

Congham Hall is an award-winning elegant country house hotel with three AA Red Stars and two Rosettes for food quality. It offers guests luxurious accommodation, beautiful landscapes and the promise of some of the finest spa and leisure facilities in the region.

Please refer to page 71 for additional information about the sale process and viewing arrangements.



### Property summary

- > Elegant and attractive former Georgian manor house
- > Award-winning business with three Red AA Stars and two Rosettes for food quality
- > Set in 30 acres of recently extended lawned and parkland areas in beautiful north Norfolk
- > Awe-inspiring herb garden
- > Offers 14 bedrooms with luxurious interiors – with a further 11 rooms close to completion
- > A freehold property located just a short distance away from the Royal Family's Sandringham residence

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# Dalhousie Castle

## Bonnyrigg, Edinburgh, Scotland EH19 3JB

### Opportunity overview

Dalhousie Castle is a fascinating 13<sup>th</sup> century fortress set within acres of wooded parkland on the picturesque banks of the River Esk near Edinburgh. While the Castle's foundation walls and vaults retain their 13<sup>th</sup> century origin, the main parts of the present, locally-quarried red stone structure date from around 1450.

The Drum Tower, which dates from the 15<sup>th</sup> century, has a well at ground level, which supplied the Castle and still yields potable water. The 1st Earl of Dalhousie first built up the area between the keep and the curtain wall in the early 17<sup>th</sup> century.

In the succeeding centuries there have been various additions and modifications, but the essential form of the Castle, which had an L-shaped keep surrounded by an outer curtain wall, can still be clearly discerned.

The hotel has 36 luxurious bedrooms, 29 of which are located in the Castle itself. The Castle has kept its character by offering traditional pursuits, such as falconry, in the castle grounds whilst also providing more modern facilities that include a hydrotherapy spa with beauty treatments, and a formal fine dining restaurant.

### Description and facilities

Dalhousie Castle is an impressive hotel steeped in history and surrounded by some of the world's most glorious countryside around the Midlothian and Scottish border areas.

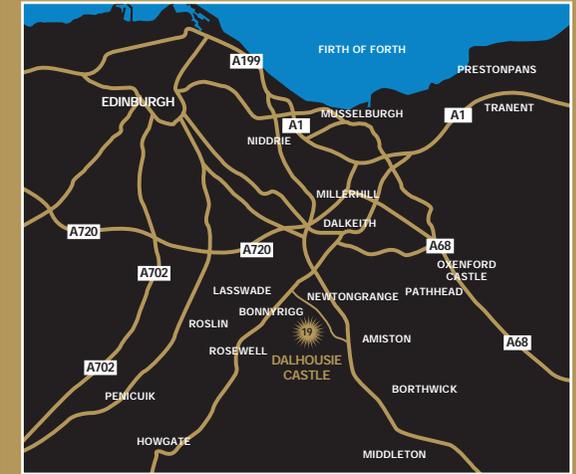
There are 29 letting rooms in the Castle, 20 of which are historically themed, and include two suites. Seven further bedrooms are based in the Victorian Dower House, a short walk from the castle within the grounds. All rooms are decorated in Scottish designer fabrics such as tweed, tartan and twill. Period furniture, rugs and carpets combine to create a richly warm and luxurious feel that is both relaxing and welcoming.

The Castle's two restaurants include the historic Dungeon where the walls are constructed of rough hewn stone work and adorned with weapons and armour. There are three event rooms capable of hosting up to 100 guests and two smaller rooms. Uniquely, the Castle also has its own chapel and library with an extensive collection of books.

### The Business

Dalhousie Castle is an award-winning luxury Scottish castle hotel, close to Edinburgh city centre and easily accessible from Edinburgh Airport. With its three AA Stars and two Rosettes for food quality, it is an ideal venue for meetings, conferences, banquets or weddings.

Please refer to page 71 for additional information about the sale process and viewing arrangements.



### Property summary

- > Luxury Scottish 13<sup>th</sup> century castle hotel set in 12 acres of landscaped grounds
- > Stunning period features and picturesque location
- > Award-winning business with three AA Stars and two Rosettes for food quality
- > Offers 36 luxurious and characterful bedrooms – 29 of which are located in the castle itself
- > Spa and leisure facilities and traditional Scottish pursuits
- > A freehold property with multiple event rooms, a library and a chapel

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# The Greenway Spa Hotel

## Shurdington, Cheltenham, Gloucestershire GL51 4UG

### Opportunity overview

The Greenway Spa Hotel, an historic Elizabethan manor house, derives its name from the pre-Roman path which runs alongside the property and was used by farmers as a safe passageway through the Cotswold Hills.

Built in the 16<sup>th</sup> century by Robert Lawrence, the hotel maintains its traditional country manor character, with its ivy-clad elevations, whilst offering stylish London-esque boutique décor.

In addition to its 17 bedrooms and recently-opened spa facility in the adjoining Coach House, the Greenway Spa Hotel offers contemporary and stylish fine dining and four event rooms.

Its proximity to the elegant Regency spa town of Cheltenham, home also to the biggest annual National Hunt horseracing festival, as well as the natural delights of the Cotswolds, makes the Greenway Spa Hotel ideally placed for visitors.

### Description and facilities

The Greenway is an historic manor house hotel with stone, ivy-clad elevations under a pitch-tiled roof. Adjoining the manor house is a Coach House built in the 1980s and recently extended to incorporate a new spa facility.

The manor house contains 11 of the hotel's individually-styled and furnished bedrooms with the remainder located in the Coach House. All are immaculately furnished to a mixture of traditional and contemporary designs.

The Greenway's fine dining restaurant specialises in modern British cuisine, drawing from the best local produce, whilst offering stunning views out to the Cotswolds.

The tranquil surroundings also lend themselves to conferences, meetings and team building activities and the Greenway Spa Hotel has four excellently appointed and furnished event rooms for corporate and private events. Two of the rooms are licensed for Civil Ceremonies.

### The Business

The Greenway Spa Hotel is an established and award-winning manor house hotel, with three AA Stars and two Rosettes. The hotel enjoys a broad mix of commercial and leisure trade thanks to its propinquity to Cheltenham, which is home to many major employers as well as a host of cultural festivals and events.

The hotel is ideal for tourists visiting both Cheltenham and the charming Cotswolds, while its restaurant and fine dining experience is enjoyed by resident and non-resident diners alike. The newly-opened spa offers scope for leisure breaks and has already attracted a local membership.

Please refer to page 71 for additional information about the sale process and viewing arrangements.



### Property summary

- > An historic Elizabethan country manor house spa hotel
- > Combines historical country manor character with contemporary boutique décor
- > Set in approximately eight acres of parkland on the edge of the Cotswolds
- > Award-winning business with three AA Stars and two Rosettes for food quality
- > Offers 17 individual and stylish bedrooms
- > A freehold property including a recently-opened spa facility

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# Homewood Park Hotel and Spa

Abbey Lane, Hinton Charterhouse, Bath BA2 7TB

## Opportunity overview

Homewood Park Hotel and Spa is a fine example of an historic country house hotel, set in 10 acres of delightful countryside and located around six miles from the glorious Georgian city of Bath.

Although the main part of the building is Georgian, with some Victorian additions, the foundations of the original building date from the 13<sup>th</sup> century. Today, Homewood Park stands as a fine and welcoming country house and one of the leading hotels in the West Country.

Homewood's 21 excellently decorated bedrooms include eight suites and seven deluxe rooms, while its gardens have regularly, and rightly, triumphed in successive "Bath in Bloom" competitions.

## Description and facilities

Homewood Park Hotel and Spa is a fine and welcoming country house hotel, with a Bath Stone façade, which has been substantially extended with Victorian additions. The hotel sits in its award-winning gardens and has the added advantage of extensive views over the beautiful Limpley Stoke valley.

In addition to its beautifully-appointed and finished bedrooms, the hotel contains a drawing room, study and three adjacent dining rooms, two of which are licensed for Civil Ceremonies.

The hotel's Lime restaurant is nationally-acclaimed for the technical splendour and flair of its cuisine, and it has recently achieved the coveted three Rosette status from the AA.

Homewood's spa and leisure facilities include an outdoor heated swimming pool, indoor hydrotherapy pool, sauna and steam room, while for guests wishing to explore the surrounding attractions, the hotel is ideally placed for the likes of Longleat House and Safari Park and the World Heritage City of Bath.

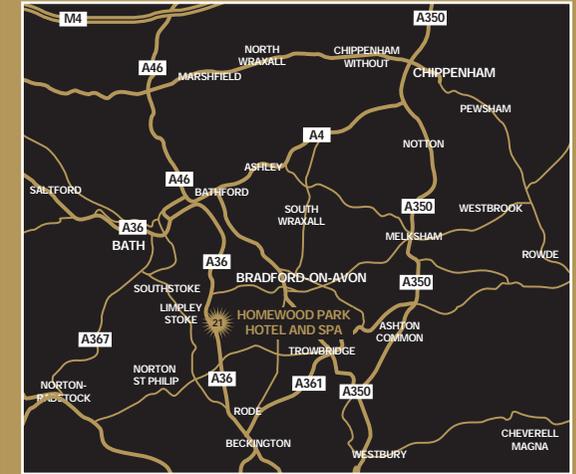
## The Business

Homewood Park Hotel and Spa is a well-established and quality example of a country house hotel – one of the finest in the West Country. It enjoys an enviable reputation with a broad mix of corporate and leisure custom.

The hotel also benefits from its three AA Rosette status – its restaurant is enjoyed by resident and non-resident guests alike. Likewise, the recently added spa is enjoyed by hotel guests and by a local membership which continues to grow.

Homewood Park's enviable location and facilities make it a destination of choice for business, leisure and for private events including weddings.

Please refer to page 71 for additional information about the sale process and viewing arrangements.



## Property summary

- > An historic country house hotel with its origins in the 13<sup>th</sup> century
- > An award-winning business with three AA Red stars and three Rosettes for food quality
- > Set in 10 acres of award-winning gardens
- > Offers 21 individually-designed bedrooms
- > Ideally located for the Georgian splendour of Bath
- > A freehold property incorporating a new spa facility

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# The Mount Somerset

## Lower Henlade, Somerset TA3 5NB

### Opportunity overview

The Mount Somerset, formerly known as Henlade House, is a gracious Regency country house hotel with Georgian architectural influences. It enjoys an elevated position within its three acre site, affording memorable views of adjoining parkland and the hills beyond.

The Grade II Listed building benefited from a multi-million pound refurbishment in 2010 which saw eight new bedrooms added – to provide a current total of 19 – and a new spa installed.

The Mount has traded as a hotel since the 1990s, offering luxuriously-decorated and furnished accommodation. Stunning roll-top baths are a feature in most of the rooms and guests can also expect an exquisite fine dining experience and the relaxing benefits of the newly-installed spa.

### Description and facilities

This recently refurbished gracious Regency Country House Hotel and Spa, cradled by both the Quantock and the Blackdown Hills, sits in an elevated rural position and enjoys some of the most beautiful views in Somerset. It has the warm, inviting feel of a delightful, private country house.

The hotel is typified by high ceilings, large windows and a fabulous sweeping staircase all of which create a sense of spaciousness and elegance.

Its 19 bedrooms include three suites, regarded as amongst the finest in the South West of England, and two garden

rooms with hot tubs. Public areas include an inner hallway containing stunning original furnishings and fireplace, and event rooms which create a relaxed atmosphere for business meetings or private dining.

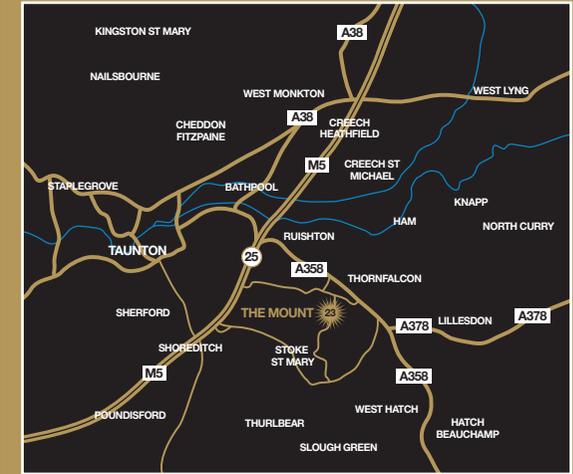
The Mount Somerset's brand new spa is positioned as the jewel in the county, providing an exclusive and intimate atmosphere, an idyllic combination of heat and water experiences, fitness essentials and first-class bespoke treatments.

### The Business

The Mount Somerset enjoys an enviable position and reputation due to its array of lovingly-restored period features and its proximity to both the market town of Taunton and the natural beauty of Exmoor National Park.

Both the restaurant and spa have generated an excellent local following – making the hotel an ideal venue for resident guests wishing to enjoy at leisure the delights of Somerset, and non-residents partaking of the superb facilities and amenities. The hotel also attracts good midweek corporate business.

Please refer to page 71 for additional information about the sale process and viewing arrangements.



### Property summary

- > A gracious Regency, Grade II Listed, country house hotel
- > Award-winning business with three AA Stars and two Rosettes for food quality
- > Multi-million pound refurbishment and restoration completed in 2010
- > Elevated position affording a stunning vista
- > Offers 19 high quality, exquisitely decorated bedrooms
- > A freehold property standing in a site of approximately three acres

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# New Park Manor

Lyndhurst Road, Brockenhurst, New Forest SO42 7QH

## Opportunity overview

New Park Manor is one of only a few hotels set in the heart of the New Forest National Park, the royal hunting reserve created by William the Conqueror.

The Manor was originally built in the 17<sup>th</sup> century and subsequently became the favoured hunting lodge of King Charles II on his return from exile in France. His royal coat of arms is still prominently displayed above the fireplace in the hotel's award-winning restaurant.

Most of the hotel's 24 bedrooms afford views of the New Forest, enabling guests to watch the deer, ponies, foxes and birds, and appreciate the unique mosaic of woodland, heathland and wetland that comprise this ancient landscape.

## Description and facilities

New Park Manor is renowned as one of the New Forest's finest luxury country house hotels, providing exceptional quality accommodation within the picturesque 17<sup>th</sup> century building.

The 24 bedrooms all have en suite facilities, some of which feature period details while others are more contemporary in style. Most enjoy enviable views across the New Forest.

Public areas include: an entrance vestibule leading to a formal reception area; a conference room that accommodates 90 delegates and which is also licensed for Civil Ceremonies; and four dining areas – two of which create the perfect atmosphere for private dining or events. Food in the

restaurant at New Park Manor is modern English rustic – light and healthy food based on seasonal produce, as well as local specialities like game and venison.

The hotel also contains the luxurious Bath House Spa which has an indoor pool, sauna and steam room, and multi-gym facilities.

The beautiful external area includes a heated outdoor pool with barbeque area, a croquet lawn and an equine exercise yard.

## The Business

The Grade II Listed New Park Manor Hotel is a popular destination for both leisure and corporate guests, appealing to those who wish to relax and soak up the magnificent surroundings of the New Forest National Park, be pampered in the superb spa, or use its exquisite restaurants to sample the rustic delights of traditional English food.

The Hotel is also attracting increasing midweek corporate trade, benefiting from its proximity to both Southampton and Bournemouth and the M27/M3.

Please refer to page 71 for additional information about the sale process and viewing arrangements.



## Property summary

- > Fine example of a luxury country house hotel
- > 17<sup>th</sup> century Grade II Listed property in the heart of the New Forest
- > Award-winning business with three AA Stars and two Rosettes for food quality
- > Offers 24 individually-styled bedrooms, some with period features and parkland views
- > An impressive spa offers a range of treatments
- > Freehold property, ideally located to explore Britain's most popular National Park

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# Seaham Hall

Lord Byron's Walk, Seaham, County Durham SR7 7AG

## Opportunity overview

Seaham Hall is a magnificent luxury hotel and spa in County Durham, set on a stunning cliff-top location with enviable sea views. Built in the 18<sup>th</sup> century, the hotel was the former residence of the prolific and controversial poet Lord Byron, and where he married Annabella Milbanke in 1815. Today, Seaham Hall is the regional hotel of choice for visiting dignitaries.

Together the hotel and spa provide the indulgence of a luxury boutique hotel and a unique oriental spa. It is one of just a handful of hotels outside London to be awarded five AA Red Stars.

There are 18 suites and five different types of room at Seaham Hall and each room has its own individual style and character. Most of the bedrooms have sea views and the ground floor rooms boast private terraces. In addition, the hotel has two fine dining restaurants, one of which is situated in the award-winning Serenity Spa.

## Description and facilities

This small luxury hotel is located just 20 minutes from Newcastle, making it the leading luxury hotel and spa destination resort in Northern England. Service at Seaham Hall is founded on instinctive hospitality, the food is pure delight and quality and attention to detail are unrivalled.

Of its two restaurants, the White Room is the finest in County Durham, offering fine dining with superb quality fresh produce for lunch and dinner.

The stunning dining room is pure elegance realised in the most exquisite way; tastefully designed and finished, it makes a special dining experience into something altogether perfect.

Other public areas include four event rooms, providing some of the most up-to-date conference facilities in the north-east, while the hotel's 37 acres of formal and extremely attractive landscaped gardens include lily ponds, woodland, terraces and lawns.

The Serenity Spa combines tranquil and relaxing surroundings with exquisite attention to detail and includes an ozone-cleaned pool, solarium, sauna, hot tubs and fitness suite.

## The Business

The superb all-round quality and attractions of Seaham Hall make for a good mix of both corporate and leisure clientele and is the most popular destination for dignitaries visiting the north-east.

The excellent restaurant and spa facilities draw custom from throughout the region, which superbly complements and supplements the hotel's accommodation income.

Please refer to page 71 for additional information about the sale process and viewing arrangements.



## Property summary

- > Luxury hotel and spa with magnificent cliff-top setting
- > Offers 20 superb en suite bedrooms
- > Award-winning spa hotel with five Red AA Stars and three Rosettes for food quality
- > Serenity spa including 19 treatment rooms
- > Around 37 acres of formal gardens, woodland and terraces
- > A freehold property with Grade II Listed status

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# Washbourne Court

## Lower Slaughter, Gloucestershire GL54 2HS

### Opportunity overview

Washbourne Court, the only riverside hotel high in the Cotswolds, offers a uniquely refreshing twist on luxury country house hotel ethos. It is situated right in the heart of the beautiful Cotswolds where it enjoys an enviable reputation for exceptionally fine food.

A truly splendid 17<sup>th</sup> century building that was once an Eton cramming school, Washbourne Court stands in four acres of beautiful grounds alongside the River Eye in the centre of Lower Slaughter. The hotel is an inspired mix of exciting contemporary design and handsome historic features. Traditional beamed ceilings, stone mullioned windows and the most magnificent fireplace in the bar, all harmonise with a restaurant style that is both bold and contemporary whilst being wonderfully comfortable.

The house opened as a hotel in 1988, and after the floods of July 2007 shut for an extensive £2million refurbishment, reopening its doors in December 2007.

### Description and facilities

Located in the idyllic and highly-sought-after Cotswold village of Lower Slaughter, regarded by many as the most beautiful village in England, Washbourne Court sits in four acres of attractive grounds alongside the River Eye.

Its 30 designer bedroom accommodation is divided between the main hotel, which hosts 24 rooms, and two self-contained two-storey cottages comprising six bedrooms.

Four of the 30 rooms are suites. All offer sophisticated yet informal décor.

Washbourne Court's public areas include: a lounge bar accommodating 50 people; the stunning and stylish Eton Restaurant with 46 covers; and three event rooms, including a private dining room which is also licensed for Civil Ceremonies. The event rooms also provide the perfect setting for those "away-from-it-all" business meetings or conferences.

During the summer months particularly, guests can take drinks on the Riverside Terrace, a truly charming riverside setting.

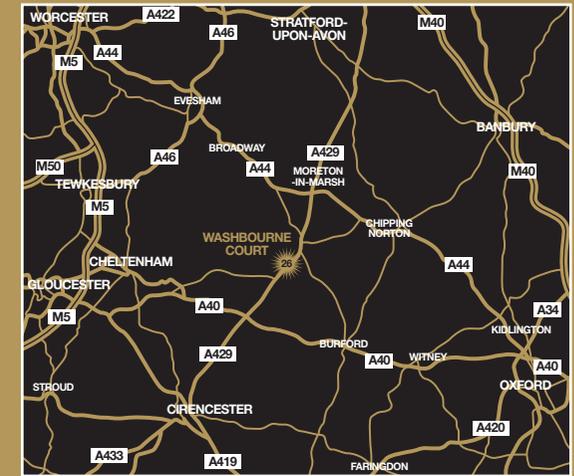
### The Business

Washbourne Court has an enviable and picturesque location, attracting a high level of tourists and visitors enjoying short leisure breaks.

With the Cotswolds on the doorstep, notwithstanding the charm of the village of Lower Slaughter itself, Washbourne Court is also a popular destination for walkers.

The hotel also has planning permission for a spa facility, offering the potential for an additional income stream to the accommodation.

Please refer to page 71 for additional information about the sale process and viewing arrangements.



### Property summary

- > Splendid Grade II Listed 17<sup>th</sup> century country house hotel
- > Riverside location in a much-sought-after Cotswold village
- > Award-winning business with three AA Stars and two Rosettes for food quality
- > Set in four acres of attractive grounds alongside the River Eye
- > Offers 30 bedrooms and planning permission for extensive spa facilities
- > A freehold property of Cotswold stone construction

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# LEASE INFORMATION

## Cliveden

Cliveden House and its ancillary areas and cottages (with the exception of Spring Cottage which is held on a separate lease) are held on a lease from the National Trust for a term of 100 years from 30 October 1990. We are advised the passing rent is £164,640 per annum and is subject to 5-yearly rent reviews.

In addition the landlord receives a minimum of £24,000 per annum for "House" and "Garden" fees which are payable by the tenant for each overnight resident at the hotel.

Spring Cottage is held on a separate lease expiring on 29 October 2090 at a passing rent of £16,000 per annum under the same terms and conditions as the main lease.

Notice is drawn to the specific assignment clauses in the main lease which outline the tenant's obligation to first offer an assignment of the whole premises to the landlord on the same terms and conditions of the prospective assignee.

In the event that the landlord does not agree to take the assignment on these terms within 42 days then the tenant is entitled to proceed with an assignment of the lease on no worse terms than those offered to the landlord.

## Royal Crescent Hotel

### *Leasehold Element*

We are advised that an area to the rear of the hotel used as a laundry is held on a 21 year lease from 5 November 2008 and subject to 3-yearly rent reviews, the passing rent is £20,000 per annum.

## Sharrow Bay Hotel

The principal trading area known as Sharrow Bay Hotel and 1 and 2 Crook a dyke Cottages are held on a lease of 30 years from 29 September 1985 (expiring 2015) and is subject to 5-yearly rent reviews. We are advised that the outstanding rent review has recently been settled between the parties and the new passing rent is £100,000 per annum.

## Ickworth House

The whole trading and accommodation of the hotel are held on a lease from the National Trust for a term of 99 years expiring 25 April 2100.

The base annual rent of £200,000 per annum is subject to annual RPI adjustments. In addition to the base rent there is a turnover rent payable which is calculated as a varying percentage of annual sales.

Notice is drawn to the consent to assign provisions in the lease which allows for the landlord to acquire the tenant's interest at the same terms plus no less than 1% of the proposed assignees offer.

## Lewtrenchard Manor

The hotel is held on a 30 year lease from 10 April 2003 at a passing rent of £18,000 per annum and is subject to 3-yearly rent reviews. We are advised that the 2009 rent review has yet to be settled. Notice is drawn to the fact that within the lease should the tenant wish to assign the lease there is an obligation to offer the landlord a surrender back (or assignment) of the lease provided that the landlord is also required to purchase the tenant's trade fixtures and fittings, stock in trade and goodwill.

**On completion of a non-disclosure agreement a copy of the lease summary relating to the hotel(s) of interest will be made available.**



# THE SALES PROCESS

## Viewings

Approaches should not be made to the hotels under any circumstances. To arrange a viewing, please contact the named contact listed alongside the individual property details in this brochure.

## Timetable

Offers are invited by **midday on 12th July 2011.**

## Offers

Interested parties will receive more specific guidance from Christie + Co in relation to the sales process; however offers should include the following detailed information:

- Your best offer, subject to contract for the hotel or hotels you are interested in
- A summary of any conditions attached to your offer
- Full written confirmation of the debt profile of your offer and the debt provider (if applicable)
- Clear evidence of your cash funds
- The proposed timetable for an unconditional exchange of contracts and completion
- Full details of your professional team including legal, financial and property advisors.



# SUPPLEMENTARY PROPERTY INFORMATION

## Art & antiquities

Christie + Co is advised that, in some instances, artwork, antiquities and furnishings are owned by third parties (particularly the National Trust).

The company will endeavour to provide a schedule of any assets that are not included in the sale.

## Fire risk assessment

In accordance with the Regulatory Reform (Fire and Safety) Order 2005, Christie + Co assumes that an adequate Fire Risk Assessment has been carried out.

## Licences

Christie + Co understands that the hotels benefit from all the necessary licences for the conduct of the business.

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For an exploratory conversation about the possibilities, please contact:

**David Grant**

Director and Head of UK Business Mortgages

Christie Finance

T: +44 20 7227 0700

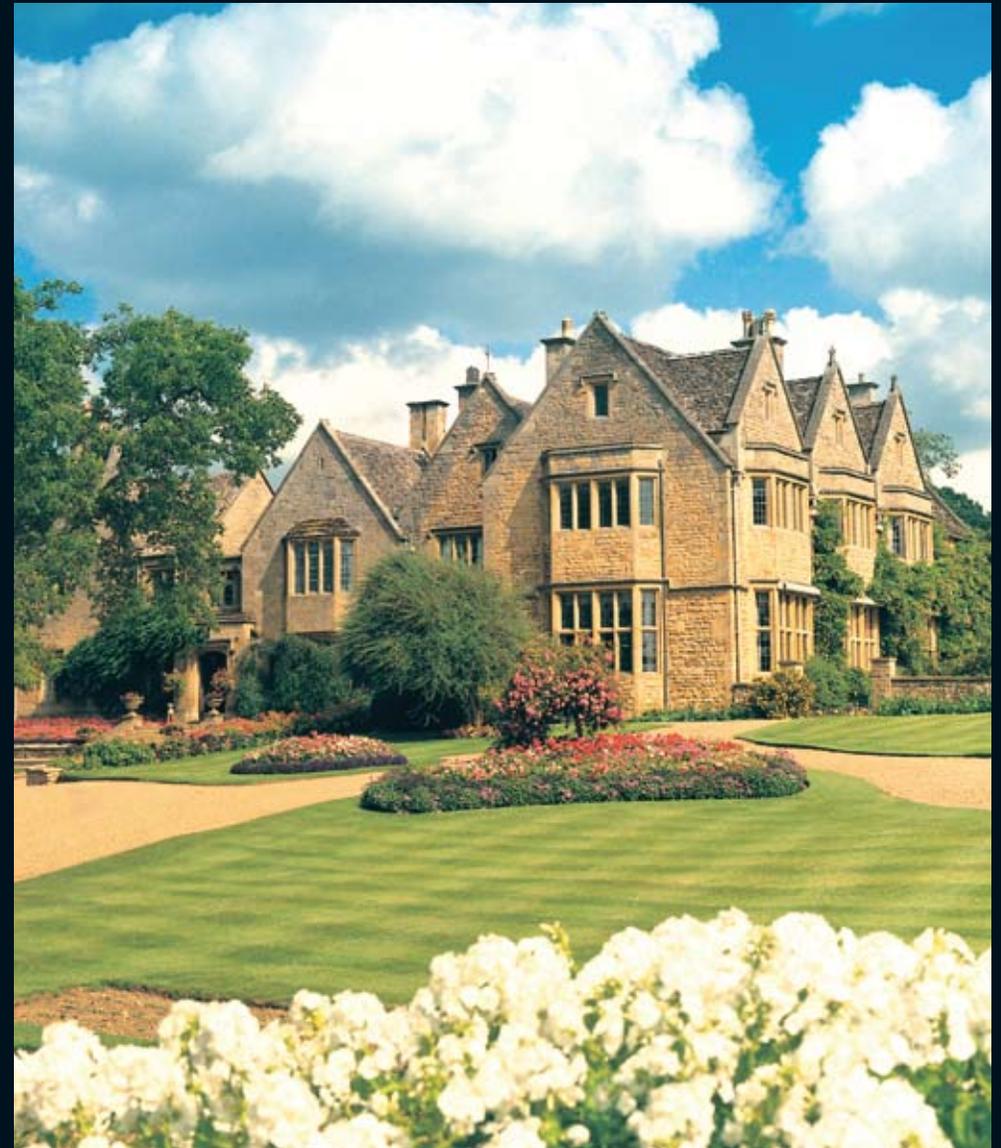
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