

# Corse Lawn House Hotel

Corse Lawn, Gloucestershire, GL19 4LZ



- Handsome 18 bedroom hotel in over 10 acres with lake
- Characterful public rooms with c 150 capacity in total
- Swimming pool, staff accommodation and 2 bed flat for owners
- December 2019 revenue was £1.178m

**£2,100,000 - Freehold**

Viewing is strictly by appointment through Colliers

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## DESCRIPTION & LOCATION

Corse Lawn House Hotel is the very epitome of the English country house hotel. Its elegant buildings and extensive grounds suit the role perfectly but for many years the property was a coaching inn and would suit a similar use to that again too. The setting and approach are lovely, a pretty road with wide verges is the approach and access is either side of a lovely ornamental lake that sets the buildings beautifully. On arrival there is a timeless appeal, and the hotel has lots of interesting spaces for dining, drinking or simply relaxing and 18 large letting bedrooms to stay in as well. Locationally there is an awful lot to commend this particular part of Gloucestershire too.

Situated just west of the M5 the hotel is easy to reach from all directions with Bristol, Swindon and Birmingham all within an hours drive and Cardiff only just outside that. There is easy access to the honey-coloured stone villages of the Cotswolds, the charm and drama of The Forest of Dean and Wye Valley and the hotel is just south of the Malvern Hills too. As well as all the many tourist destinations in easy reach there is business trade available too as the hotel is very well placed to attract custom from the many commercial businesses in Tewkesbury, Gloucester and Cheltenham.

One of the pioneers of country house hotels in the UK our client has owned the hotel since 1978. Inevitably there have been many changes over the last 44 years but the drive to

maintain standards has been maintained throughout leading to many accolades over the years and hordes of adoring guests who continue to return. Now heading towards being distinctly middle aged our client has taken the difficult decision that the reins must be handed over to a successor to make Corse Lawn what they want it to be and take a well-deserved retirement.

## THE PROPERTY

Corse Lawn House is understood to date from the mid 1700's so is early Georgian in origin, very much in the Queen Anne style, with later extensions. It is constructed traditionally, of brick with a pitched tile covered main roof. The house is a lovely building, with the symmetry the period celebrated much in evidence and the main elevation enhanced by its setting behind a small ornamental lake.

## PUBLIC AREAS

The majority of the public rooms are in the original Georgian house so have height and elegance. Entrance Reception Hall with an elegant Lounge adjacent, and a further lounge convenient for the Bistro Restaurant which seats around 40, close to which is a charming Bar. The Restaurant seats approximately 40 covers and has doors opening onto a patio at the rear of the hotel. Further public rooms are a Garden Room often used for function again seating around 40 and a private dining/meeting room for about 12.



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## LETTING BEDROOMS

18 letting bedrooms to sleep 36, 14 double, 3 suites (two with sofa beds) and a four-poster bedroom.

All rooms have en suite bathrooms, two with both bath and walk in shower and 16 with bath with shower over. All rooms are equipped with tea & coffee making facilities, direct dial telephone, flat screen digital TV, and hairdryers. Wi-Fi is available.

## LEISURE FACILITIES

There is an indoor swimming pool with changing rooms, a hard-court tennis court, and a croquet lawn.

## STAFF ACCOMMODATION

There are three staff bedrooms in the hotel, a staff bungalow with five bedrooms, and a mobile home accommodating two in the grounds.

## OWNERS ACCOMMODATION

On the 2nd floor of the hotel is a 2 bedroom flat with sitting room, kitchen and bathroom.

## SERVICE AREAS

Commercial kitchen with wash

up and preparation areas. Two walk in refrigerators. Beer and wine cellars. Various stores.

## OUTSIDE

Set in almost 10.5 acres of land, the site has well landscaped gardens, the pretty ornamental lake, paddocks and extensive parking.

## DEVELOPMENT OPPORTUNITIES

To the rear of the hotel, and capable of being incorporated within it, are extensive barns that are currently used only for storage. These, subject to any necessary consents, provide great scope for development particularly for a dedicated function space.

Our client advises that she was able to obtain a consent for a large detached spa building in the early 2000's.

## LOCAL AUTHORITY AND SERVICES

Tewkesbury Borough Council  
01684 295010

Mains electricity and water. Private drainage. LPG fired heating and hot water. Cooking by LPG.

## LICENCE

Premises and Civil Marriage Licence.

## TRADE

Accounts for the year ended December 2019 show revenue was £1.178m. Further trading information will be made available usually at the point of viewing.

## PRICE

£2,100,000 for the freehold interest complete with goodwill and trade contents but excluding personal items. Stock at valuation.

## TO VIEW

All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.

## FINANCE

Colliers is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.



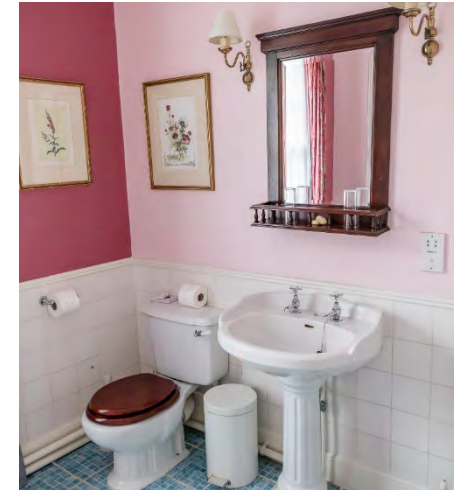


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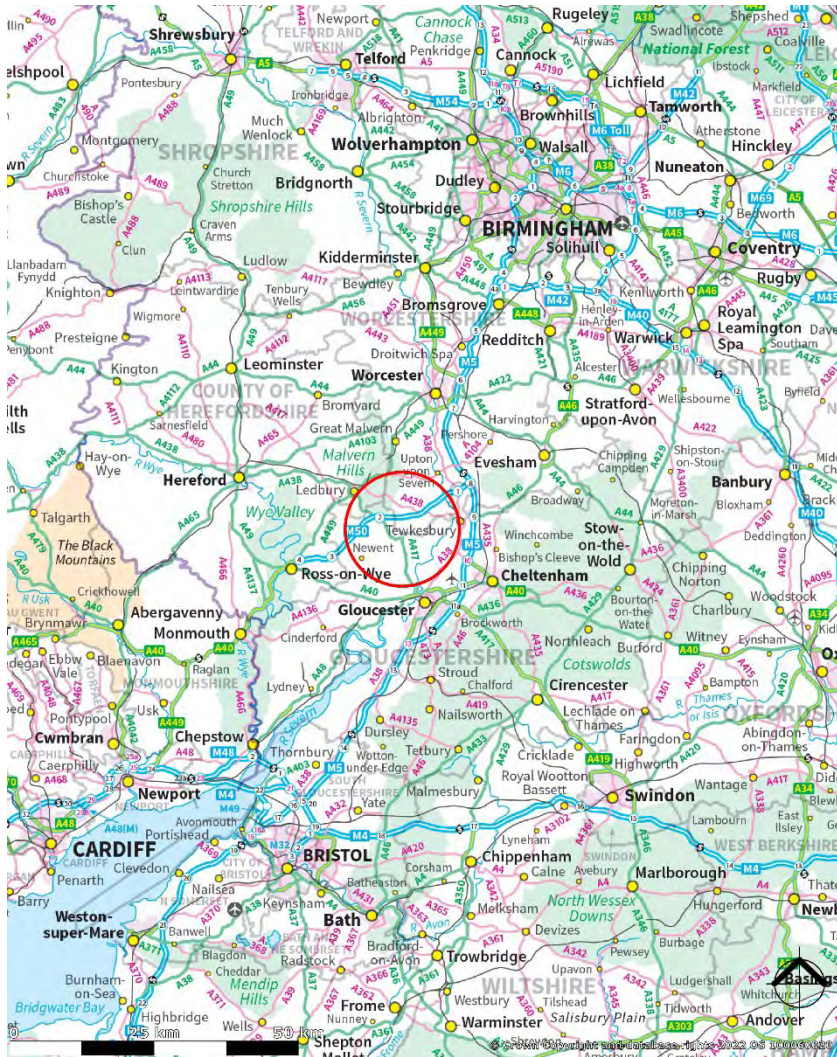


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Source: Edozo Maps

## IDENTITY CHECKS

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.



## MILEAGES & DIRECTIONS

Tewkesbury Abbey 6 miles, M50 junction 1 7, M5 junction 9 7, Gloucester 12, Cheltenham 12 and Birmingham 47.

From the M5 junction 9 for Tewkesbury drive into the town and shortly before you reach the glorious Abbey turn right and take the A38 and then west on the A438 over the River Severn after a short distance the B4211 leads south and the hotel will be seen on the right.

## For further information, please contact:



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