




SUMMER LODGE

COUNTRY HOUSE HOTEL & RESTAURANT



Key Investment Highlights

- An outstanding collection of Properties, across 4.5 acres of land set within the picturesque village of Evershot, Dorset.
- Multi-award winning, 16th Century Hotel providing 26 suites & bedrooms, and exceptional Food & Beverage experiences all cosseted amidst stunning kitchen and formal gardens.
- Charming 16th-Century Acorn Inn, is a classic British Inn with 10 bedrooms and an outstanding award-winning restaurant.
- The sale encompasses seven cottages which provide additional bedroom accommodation, staff accommodation and the village post office.
- The Property benefits from extensive Health and Wellness facilities including a Spa, indoor swimming pool, jacuzzi, sauna, studio gym and tennis court.
- Scenic rural location nestled within the Dorset Area of Outstanding Natural Beauty.
- The Hotel is being sold free of management offering investors an exceptional opportunity to integrate the Hotel into an existing platform and drive the future of this amazing property.



An exceptional opportunity to acquire a quintessential Country House Hotel and Inn located in the heart of Dorset, boasting exceptional dining experiences and extensive wellness facilities.





	BUILDING	DESCRIPTION	TENURE	DESIGNATION
1	Summer Lodge Hotel	Hotel	Freehold	
2	Land to the west of Summer Lodge Hotel	Car Park & Tennis Court	Freehold	
3	Acorn Inn	Inn with 10 bedrooms	Freehold	Grade-II Listed
4	1 Oak Cottage	Staff Accommodation	Freehold	
5	2 Oak Cottage	Staff Accommodation	Freehold	
6	21 Fore Street	Post Office & Staff Accommodation	Freehold	Grade-II Listed
7	5 Fore Street	Staff Accommodation	Leasehold	Grade-II Listed
8	7 Fore Street	Part of Hotel bedroom stock	Leasehold	Grade-II Listed
9	1 & 2 Summer Lane	Part of Hotel bedroom stock	Leasehold	Grade-II Listed

Dorset Jurassic Coast



St. Osmond's Church, Evershot



Melbury House





Prime Rural Location

Summer Lodge is located in Evershot, a picture-postcard village within the Dorset Area of Outstanding Natural Beauty. The Property benefits from excellent connectivity to many nearby attractions and demand generators including the World Heritage Jurassic Coastline which features some of best beaches, coves and bays in the UK.

The Hotel is adjacent to Melbury Park, a 600-hectare deer park dating back to the early 16th Century featuring Melbury House, a Grade-I listed courtyard house built in the 1530's. The Park itself is Grade-II* listed boasting beautiful landscaped gardens dating back to the late 17th Century in addition to several lakes, valleys and glades.



Summer Lodge Country House & Hotel

Summer Lodge Country House & Hotel is an intimate Georgian House featuring a fine dining restaurant with exquisite levels of service. The property dates back to 1798 where it was built as a dower house by the 2nd Earl of Ilchester. Throughout its history, the property has been extended and gradually improved with the spa being added in 2004. The main section of the Hotel is divided into three houses, the Main House, the Courtyard House and the Coach House.





Restaurant & Bar

Summer Lodge is renowned for its culinary expertise featuring a three AA Rosette fine dining restaurant and whisky bar. The Restaurant is the Hotel's heart, serving delicious produce sourced from local farmers and suppliers. The head chef, Steven Titman, operates a "farm to table" concept with the best and most seasonal produce. The Restaurant can seat 30 diners for breakfast, lunch and dinner and occupies 135 sqm.

The Bar is a warm and cosy room with wooden flooring and a roaring fire place with seating for approximately 10-15 guests. The Bar serves a vast array of cocktails and is known for its whisky selection featuring the finest whiskies from Scotland, Ireland, Canada, USA, South Africa and more. Whisky Masterclass Experiences are offered to the guests and are led by the resident expert.





Accommodation

Summer Lodge Country House & Hotel has 26 bedrooms and suites of up to 83 sqm, divided amongst the various buildings including: the main Hotel building, 7 Fore Street and 1 & 2 Summer Lane. The Acorn Inn features 10 individually designed bedrooms providing a total bedroom count of 36.



ACORN INN

The Acorn Inn is an award-winning traditional Coaching Inn built in the 16th Century serving hearty and homely meals. Situated just a stone's throw from Summer Lodge, the building is arranged over basement, ground and two upper floors. The Inn is mentioned in Thomas Hardy's novel 'Tess of the d'Urbervilles' where he describes its old beams, low ceilings, oak panelling, flagstone floors and roaring open fires.

The Inn features ten individually designed bedrooms adorned with period antiques. The restaurant serves local dishes inspired by the finest produce from local and sustainable sources. The restaurant and bar feature terracotta tiles, soft lighting, open fireplaces and an elegant stone fireplace carved with oak leaves and acorns. There is a large car park and beer garden with outdoor seating located to the rear of the property.





SPA & WELLNESS FACILITIES

The Hotel's wellness facilities are all located in one building which extends to a total of 213 sqm. The pool is covered by a stunning glass conservatory with views of the surrounding garden. As well as the indoor pool, the Spa provides a jacuzzi, sauna, two treatment rooms, a gym and associated changing room facilities.

PROCESS

For further information, please contact one of the selling agents to request a detailed Investment Memorandum and access to the project data room upon receipt of a signed confidentiality agreement.



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