



# Blackaddie Country House Hotel & Cottages

Ref: 6846666

Blackaddie Road, Sanquhar, DG4 6JJ

Freehold: £995,000

Luxury 4 Star Country House Hotel & Cottages

Set on the banks of the River Nith

6 Luxurious Letting bedrooms

3 River View Cottages

Cosy Bar, Formal Restaurant & Conservatory

Beautiful gardens and exceptional owners house. EPC Rating G



The Blackaddie House Hotel dates back to the first half of the 16th Century, with the property originally built as the Rectory to St Bride's Church. The property is built of local stone planned on two floors, under a pitched and slate roof.

Over the centuries there has been many extensions creating a charming country house hotel set in approximately 2.5 acres of very well maintained and mature gardens. The hotel enjoys excellent views over the River Nith with further benefits from having ample parking to the front and rear easily accommodating up to 40 cars.

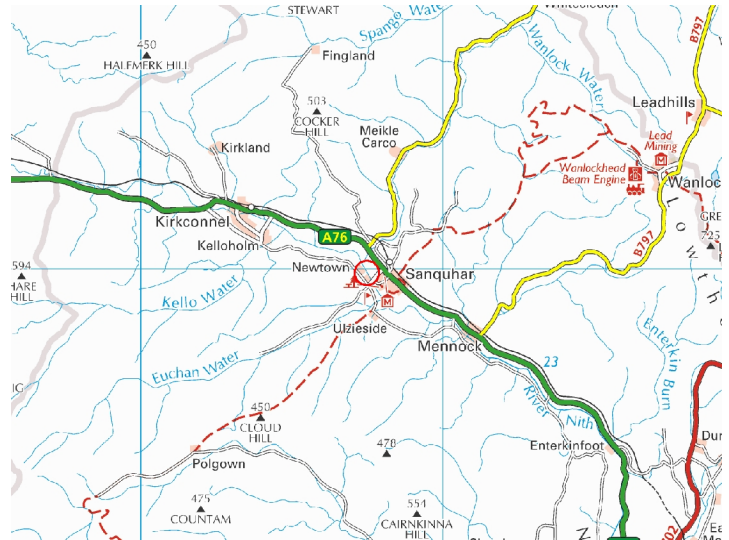
Since purchasing the property in 2021, the business has been completely refurbished and presented to a high standard both internally and externally.

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### Location

The Blackaddie Country House Hotel sits on the banks of The River Nith amidst a rural backdrop within the Dumfriesshire village of Sanquhar, an attractive market town between Dumfries and Ayr. Sanquhar is on the South West Coastal 300 Touring Route and the Southern Upland Way walking route, being 15 miles south east of the town of Cumnock and 36 miles south of the major city of Glasgow.

The town sits on the River Nith, one of Scotland's top salmon rivers. It makes a great base for exploring Upper Nithsdale and beyond. The countryside, particularly to the east of the town, is spectacular with three beautiful passes, Crawick, Mennock and Dalveen. This area is a great choice for keen road cyclists, these passes are both a challenge and a delight.



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### The Opportunity

The Blackaddie House Hotel is a luxury 4 Star hotel with self-contained cottages and a first class restaurant. The hotel and restaurant benefit from much repeat business due to its quality of accommodation, location and the quality of food on offer. Whether you stay in the hotel or in one of the private stylish cottages, there is many things to do within the immediate area or further afield. The hotel is popular as a wedding and private function destination with the hotel available on a 'exclusive' basis. There is no doubt that the hotel and restaurant would be ideal for a chef proprietor as the two previous owners have been.



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### Internal Details

As mentioned since the business was acquired in 2021, the new owner has undergone a refurbishment of the main building and the three riverside cottages, not to mention the transformation of the owners house. The letting bedrooms have all been recently renovated to offer the highest level of comfort, each room has its own individual style from traditional to modern. Most rooms have a view of the river and/or a view of the garden. The three riverside cottages have been converted from a traditional barn and stables to lovely holiday cottages.

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### Ground Floor

Located on the ground floor is the formal dining room/restaurant which offers for approximately 40 covers. The cosy bar area has it's own open fire which is a magnet for guests in those winter months. An attractive bar servery is centrally located. There is an additional seating area adjacent to the bar where food can be eaten, as well as the conservatory which can accommodate an additional 16 covers.



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### Letting Accommodation

No expense has been spared in the refurbishment of the letting bedrooms and cottages. Flexible accommodation either in one of the six luxury ensuite rooms in the main house, or in the self-contained River Suite, with French doors looking straight out over the beautiful river Nith. All recently renovated to offer you the highest level of comfort, each room has its own individual style from traditional to modern. Most rooms have a view of the river and/or a view of the garden.

Four of the nine rooms have a jacuzzi or roll top bath and a separate walk-in shower.

In-room facilities include a flat-screen TV, free WiFi and tea and coffee making facilities. Complimentary homemade shortbread, Scottish mineral water and a fruit basket is also provided.





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### Other Property

There is an additional staff flat within the building which offers lounge, kitchen, bathroom and bedroom.

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### Owner's Accommodation

The owners house is a converted barn which is attached to the hotel however, is totally private. The house has been totally renovated offering first class family accommodation which includes an open plan country kitchen with dining and lounge area with direct access to the private garden. There are two letting bedrooms and family bathroom.

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### Fixtures & Fittings

The majority of trade fixtures and fittings are included within the sale however a full trade inventory will be available as part of a due diligence process.

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### External Details

The hotel is contained exclusively and privately within approximately 2.5 acres of mature gardens and lawned areas, together with having it's own designated vegetable patch where the hotel grows a broad mix of vegetables and fruit. A driveway leads you to the front door and parking whilst there is an additional road that directs you to the rear, where there is additional parking.

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### Staff

The hotel is principally operated by the chef/owner together with an additional two full and three part-time members of staff.

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### Trading Information

Full certified accounts will be made available after formal viewing.

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### Business Rates

The Rateable Value as at 1 June 2019 is £13,500.



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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

### Brian Sheldon

Regional Director

M:+44 7764 241 315

E:brian.sheldon@christie.com

Glasgow



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