



# Lamphey Court Hotel & Spa

Ref: 3440550

Pembrokeshire, SA71 5NT

Freehold: £2,950,000

39 guest bedrooms

Leisure & Spa facilities

Function / Events space

Attractive grounds with tennis courts

Fully managed asset with consistent turnover

Excellent location near coast



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## Description

The 4\* rated Lamphey Court hotel & Spa is a Pembrokeshire best kept secret. A stunning country hotel in beautiful countryside featuring the finest Spa in West Wales and outstanding leisure facilities, built recently at a cost of £2 million.

The restored Georgian mansion has 39 guest bedrooms, an on site restaurant in both the panoramic conservatory, Georgian room, a bar & lounge, alongside function and conference facilities.

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## Location

The hotel is located in Lamphey, a pleasant rural village in Pembrokeshire, c.90 miles from the Welsh capital city of Cardiff.

Lamphey is located on the edge of Pembrokeshire national park, Britain's only coastal national park, which attracts thousands of tourists every year with golden beaches, walks, harbours, castles and other activities such as theme parks, water parks as well as sport including cycling, fishing, sailing and golf to name but a few.

In addition to the thriving tourist market, the local area has a significant economic footprint providing good commercial business centred on the Milford Haven Waterway & the Celtic sea.

The deep water port is the site of Valero's largest oil refinery in Europe, the LNG plants of Exxon/Mobil & Dragon supply over 40% of the UK gas & RWE operates a 500MW power station.

The MOD have a significant presence in the area & provide year round visitors.

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## Letting Accommodation

39 Guest Bedrooms, 27 located in the main house with the remaining 12 in the adjacent stables. 7 of the bedrooms are on the ground floor. Rooms are comprised of a mixture of double suites (3) studio suites (9) executive rooms (12) double rooms (7) twin rooms (5) and single rooms (2)

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## Spa & Leisure

There are extensive spa and leisure amenities available in a modern purpose built facility offering 14 metre indoor pool, Sauna, Steam room, Fitness suite, treatment rooms, salon, sun terrace and spa bath.

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## Owner's Accommodation

Located in the coach house a managers apartment comprising lounge, kitchenette, double bedroom and bathroom. There is also staff accommodation.

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## Internal Details

Ground floor reception hall, guest lounge (30) conservatory (50) bar (30) restaurant (60). Ruby room conferencing (100), ancillary areas to include WC, kitchen, stores, cellar, office and reception.

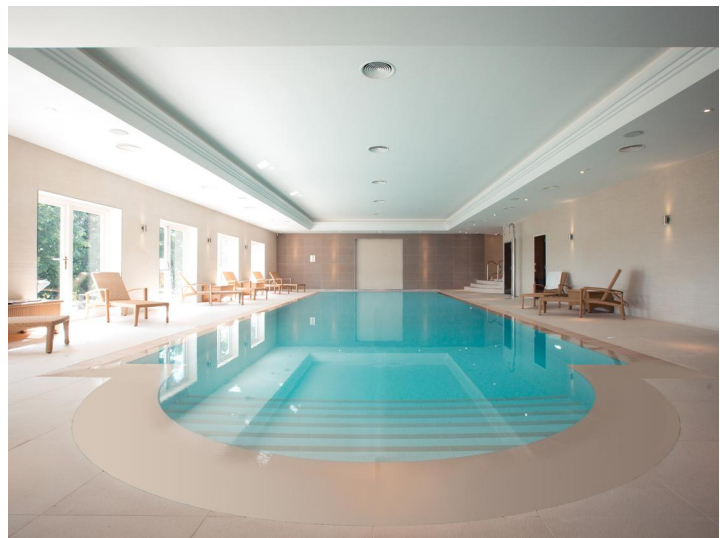
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## The Opportunity

The 4\* Star trophy spa hotel is a long established and highly regarded business enjoying solid year round trade from a good mix of leisure and commercial trade. The hotel caters for conferences, events, weddings and functions.

As well as catering for hotel guests, numerous local employees utilise the fantastic facilities on offer.

Lamphey Court Hotel & Spa is currently part of the Best Western Consortium and is managed by Bespoke Hotels on behalf of the owner.



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## Development Potential

Planning permission has previously been granted for the addition of 16 further letting rooms and a 200 capacity conferencing centre.

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## External Details

Attractive grounds with formal gardens, lawned area, 2 tennis courts, helipad, car park (50) totaling 12 acres.



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## Trading Information

Information on staffing and financial history will be made available following completion of an NDA. For more information please contact Richard Thomas at Christie & Co.





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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:

### Richard Thomas

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Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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