



# The Coach House

Ref: 3440601

Bristol Road, Hambrook, Bristol, BS16 1RY

Freehold: £1,250,000

Bristol Location, easy access to M4, M5, M32

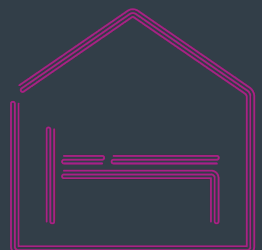
Ran Under Management

Owners/manager accommodation

Car Park (15)

C. 1.2 acres

EPC





The Coach House is a quaint hotel located in Hambrook, a desirable conservation area in the leafy suburbs of Bristol. The property has 15 guest bedrooms, each of which have en suite facilities. The building, which is Grade II listed, dates back to around 1750 and has been sympathetically updated and extended over the years to provide comfortable, modern accommodation. The property also has sizable grounds, including a car park for 15 cars, rear garden and a one acre paddock which has been used to host events with a temporary marquee (not included)

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### Location

The Coach House is in Hambrook, a conservation area and suburb of Bristol, located just 4.8 miles from Cabot Circus. The property is well connected via road with the M32, M4 and M5 motorways all easily accessible. The commercial mega hub, Filton, is under 3 miles away with major employers such as Airbus, Rolls Royce UK, OC Robotics and MOD Abbey Wood having a large presence. Other commercial demand generators include Aztec West (3.7 miles) and the various campuses of the University of the West of England.

Bristol, the UK's 8th largest city, is a major social, geographical and economic hub in the South West of England. Located conveniently on the M4, M5 & M32 motorways, the city boasts a wealth of attractions alongside world-renowned businesses, famous restaurants and elite level sport.

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### Letting Accommodation

15 en suite guest rooms. All are equipped with WiFi, Tea & Coffee making facilities, and freeview TV. Room mix comprises 7 double rooms, 6 triple rooms and 2 family rooms. The character of the building is prominent, with several features such as exposed beams on display.



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### Owner's Accommodation

The manager's accommodation is located to the rear of the main hotel building and comprises of 1 bedroom with kitchenette living space. There is also additional staff accommodation and planning for a substantial owners/staff house.



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### External Details

The property is approached via a long driveway, providing ample protection from the road side. There is parking for 15 guest cars and 4 staff cars. There is a courtyard garden and a one acre paddock to the rear of the property.

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### Internal Details

The property has 15 en suite bedrooms, 7 with ground floor access and 8 on the first floor. There is dining space for c 25 as well as a fully equipped commercial kitchen, laundry room and staff room/office.

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### Trading Information

The hotel is a profitable concern with a T/O YE 2022 £244,150 with a healthy ANP of c.£120,000. Further information is available from Christie & Co.

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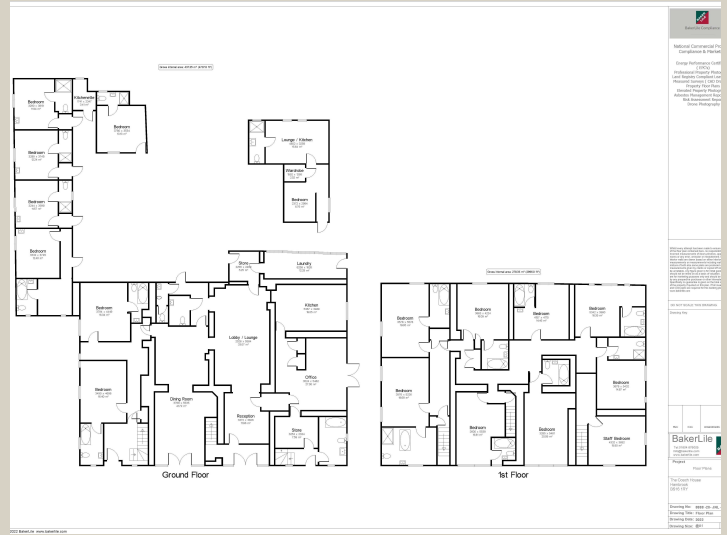
### Staff

The property is operated under management. A full staff list will be made available following a formal viewing.









### Customer Due Diligence Checks

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### Contact

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

**Richard Thomas**  
 Senior Hotels Broker  
 M:+44 7701 315 067  
 E:richard.thomas@christie.com  
 Bristol



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