



Dunsley Hall Hotel

 39 Dunsley Road, Kinver,
West Midlands, DY7 6LU

Offers around: £1,575,000



Key Investment Highlights

- Attractive Country House Hotel
- Extensive grounds of circa 3 acres
- 11 en suite letting rooms
- Spacious and characterful public areas
- Wedding and events venue
- Great scope and potential. EPC Exempt

Description

Dunsley Hall is an impressive and incredibly attractive property dating back to the 13th Century. Grade II listed it has an abundance of period features throughout. Trading as an 11-bedroom boutique hotel, it offers characterful rooms with stylish and modern en suites. The hotel also caters for the wedding and events market with banqueting hall and space for marquees on the extensive grounds.

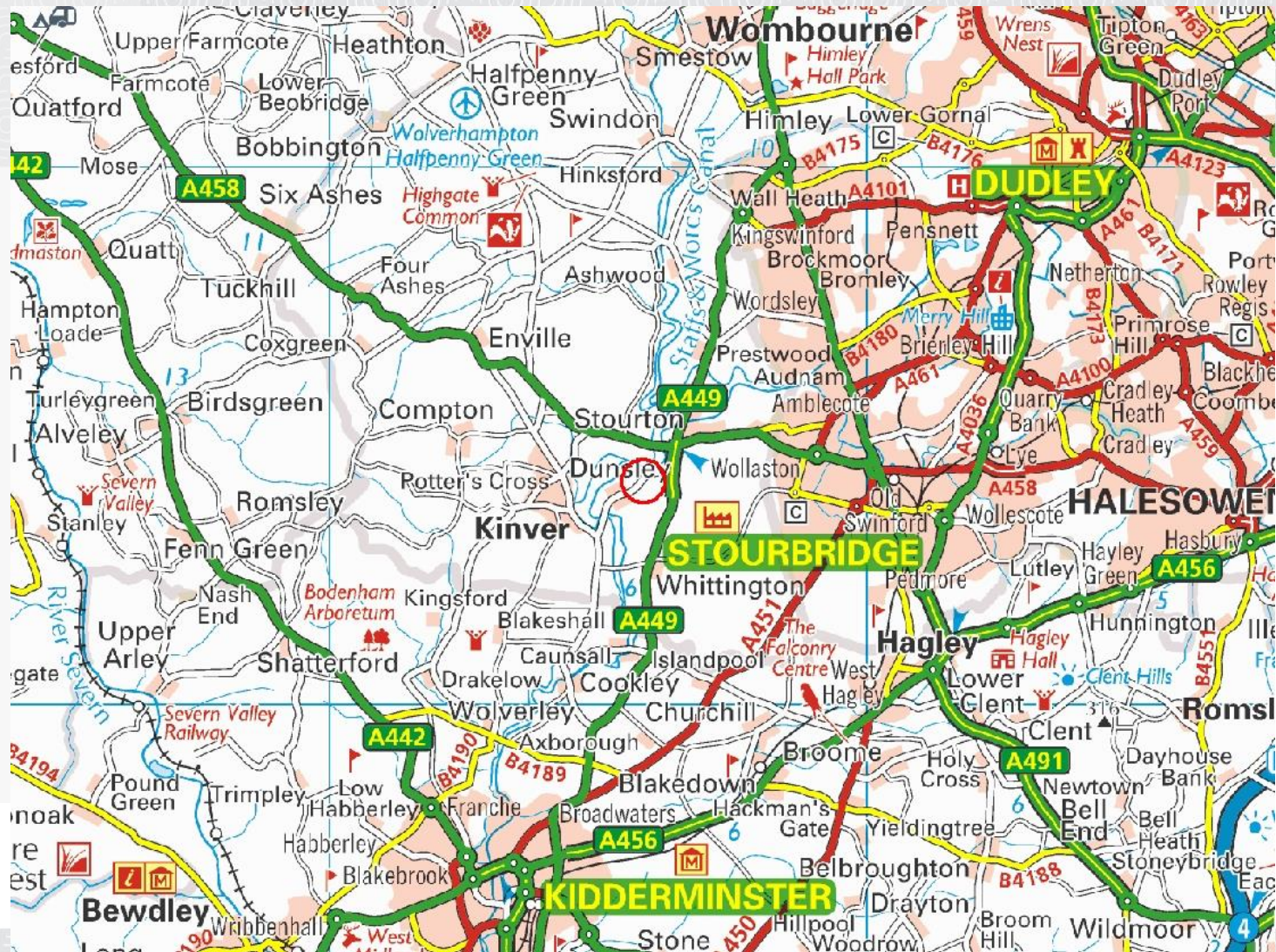
Mostly laid to lawn the grounds gently slope away to the river and canal below, a more formal garden arrangement is present along with terrace for alfresco dining and drinking. In all the Hall sits within circa 2.80 acres.



Location

what3words: ///rags.squares.defected

Stourbridge 3.5 miles | Kidderminster 5.9 miles |
Bridgnorth 12.8 miles | M5 junction 4 11.6 miles |
Birmingham 19.2 miles



Ground Floor

Approaching the property via an arched entrance porch into the lobby, the history of this property hits you straight away with an abundance of character features including wood panelling and exposed beams. Stone slabs adorn the floor with wooden staircase to the letting accommodation rising from this room, also present is an open fire providing a cosy feel.

Many public areas are present on the ground floor from cosy reading rooms with open fires to more formal drawing rooms with comfy furniture and large bay windows looking out onto the grounds. The banqueting room caters for a number of people for an array of functions, from weddings to christenings and from birthdays to other important celebrations. A bar is present in the banqueting room with triple double doors out onto the stone terrace which benefits from extensive views across the grounds and wider countryside.

Further on the ground floor is a conferencing room, laid with boardroom table, chairs and IT facilities, it provides a fabulous space to hold meetings and talks for various organisations and businesses.

Also present is a fully fitted commercial kitchen with ample storage along with breakfast room/restaurant, male and female toilets and a cellar.





Letting Accommodation

The letting accommodation comprises of eleven en suite rooms, all finished to an incredibly high standard, they have many period features and provide that historic feel with bay windows, exposed beams, wood panelling and attractive and sympathetic touches.

One of the principle rooms is split across two floors, an attractive room with pitched roof it enjoys views out across the grounds. The en suite bathroom has twin sink and a roll top bath.





External Details

Externally the property sits within 3 acres of grounds. Ample parking for a number of vehicles in front of the hotel, the grounds wrap around the side and rear of the property and gently slope down towards the river and canal. The lawned area provides space for marquees for weddings and other events with mature trees. A more formal garden is present located below the stone sun terrace, with rose garden, box hedging, rockery garden and ornamental ponds.

Fixtures & Fittings

All fixtures and fittings are to be included within the sale however, any items that are owned by a third party or personal to our clients will be exempt.



Other Property

The neighbouring property and land comprising Harley's Restaurant along with walled garden, associated grounds and large agricultural barn with extensive parking, in all circa 4.70 acres, is also owned by the seller of Dunsley Hall and although not openly on the market, is available via sperate negotiation.

There is also a further block of ground to the East of the Dunsley Hall running down to the canal and river which comprises of mainly grass pasture land with mature trees, in all circa 3.20 acres, this is also available via separate negotiation.

The chance to buy the WHOLE site comprising Dunsley Hall, Harley's Restaurant, walled garden, agricultural building and grounds, in all circa 11 acres, is an option and the seller is open to discussions on various elements of this. Please contact the selling agent to discuss.



The Opportunity

A unique and immensely characterful property, The opportunity has arisen for someone to take on this incredibly attractive and charming hall and take it to the next level. The current owners have enjoyed the property and business for the past 20 years however the time has come to pass the mantle to new custodians. An incoming buyer will be taking on a fabulous business with the opportunity to increase business and trade and build on what the current owner has created.



Trading Information

Trading information will be made available to genuinely interested parties who have viewed the premises.

Tenure

The property is for sale on a freehold basis.

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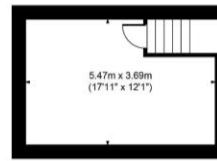
Main House Approx. Gross Internal Area:- 899.3 sq.m. 9680 sq.ft.

Cellar Approx. Gross Internal Area:- 64.48 sq.m. 694 sq.ft.

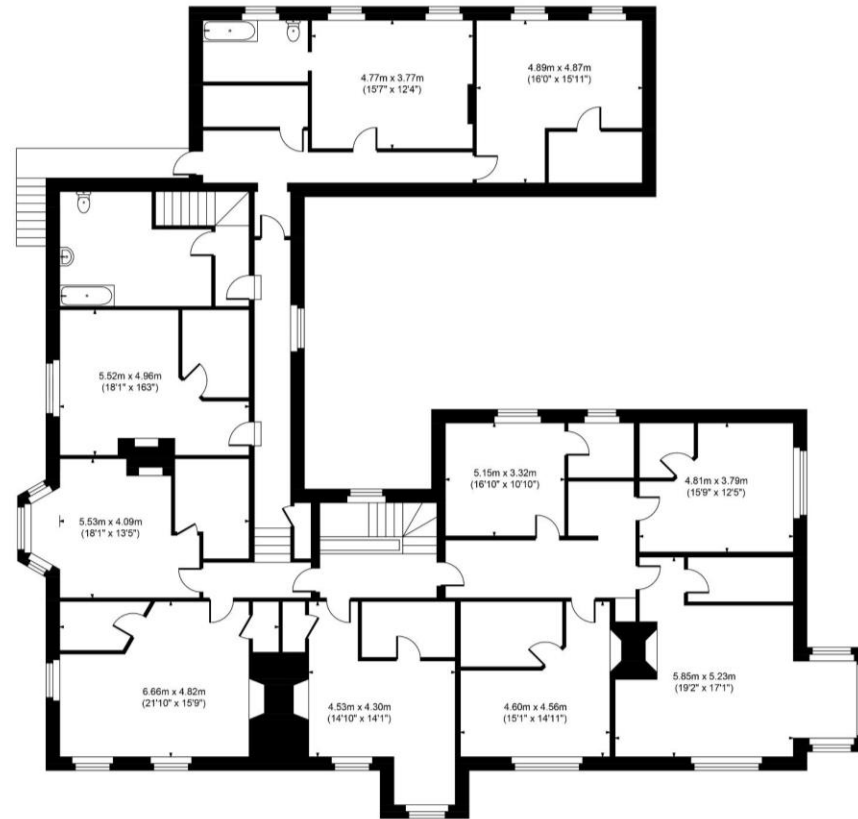
Total Approx. Gross Area:- 963.78 sq.m. 10374 sq.ft.



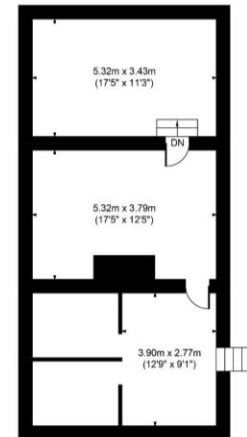
Ground Floor



First Floor



First Floor



Cellar

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

www.dmlphotography.co.uk



Dunsley Tunnel Bridge

Dunsley Hall

Area c. 3.24 acres

Track

39

ESS

DUNSLEY ROAD

Dunsley Hall Farm Cottages

Dunsley Hall Farm Barns

54 56

8G

5

6

0m 20m 40m 60m

CONTACT

No direct approaches are to be made to the hotel or its staff. All requests for viewings to be made via Christie & Co, please contact.

Sam Roberts
Broker – Hotels

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E: sam.roberts@christie.com

CONDITIONS OF THESE PARTICULARS

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26 June 2017. This now requires us to conduct due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence.

