



STON EASTON PARK

Ston Easton, Bath BA3 4DF



Guide price: £4,500,000 plus VAT • 3440625

 **CHRISTIE & CO**



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Joint sole agents Christie & Co and Savills have been instructed to secure a purchaser for Ston Easton Park Estate.

Offers on a guide price of £4,500,000 for the freehold interest are invited on an asset sale basis.

Ston Easton Park Estate offers a wonderful opportunity to purchase a Grade I listed former country house hotel, set within 28 acres of architect designed grounds. The property is ideally located for Wells, Bath & Bristol with good transport links to the South East. The hotel is currently closed, offering an opportunity to rejuvenate the hotel to its former glory, or for residential, educational or care use, subject to planning permission.



Key Investment Highlights



Grade I listed Palladian Mansion house



8 formal reception rooms, 20 bedroom suites



Gardener's Cottage & Coach House



28 acres of grounds



12 miles from Bristol, 14 miles from Bath

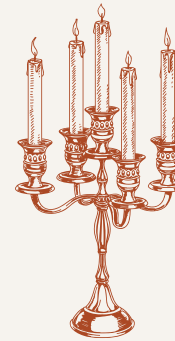


Over 22,000 sq ft of interior space in the main house



Both C1 (hotel) and C3 (residential) planning permission (now lapsed)

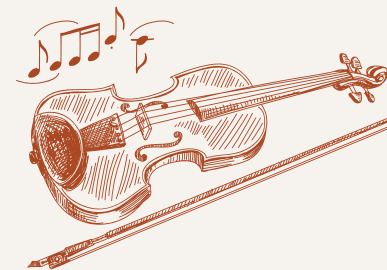
Potential uses (subject to planning permission)



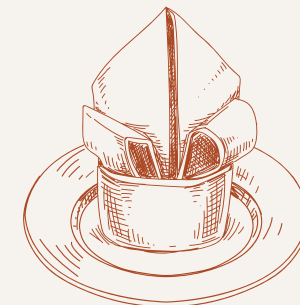
Residential Country House



Hotel & Leisure facility



Educational use



Events space

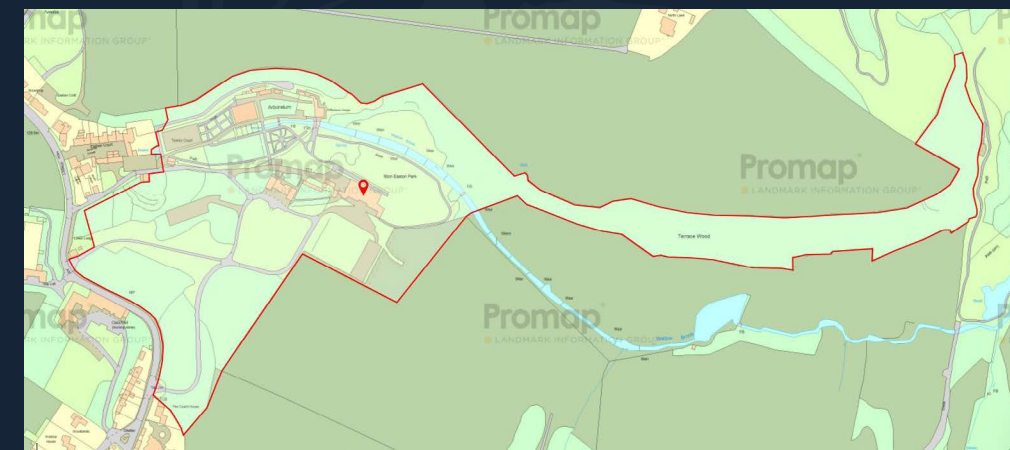


Location

Ston Easton Park lies nestled in the County of Somerset, situated in the South West of England. Its strategic location places it within easy reach of vibrant cities like Bath, Bristol, and Wells.

Positioned conveniently off the A37 and in close proximity to the breathtaking Mendip Hills, renowned for their natural beauty, the property offers potential guests a serene escape amidst the rural charm of Somerset while ensuring accessibility to a plethora of nearby attractions.

With excellent transportation networks, including road and rail services, guests can travel to and from London Paddington via direct trains from Castle Cary Station (15 miles), Bristol (14 miles), and Bath (13 miles). The nearby A303, accessible via the A37, provides swift connections to London and the West Country, while Bristol Airport sits just approximately 15 miles away, offering convenient air travel options.



For identification purposes only.

History

Ston Easton, a Grade-I listed English manor house near Bath, boasts a rich history dating back over 1000 years, with its origins documented in the medieval Domesday survey. Though the current building traces its roots to 1769, the estate's narrative spans centuries.

For more than four centuries, it remained in the hands of the Hippisley family, who took great pains to upkeep its character. One of the most significant endeavours was the restoration of its landscape, meticulously designed by the esteemed English landscaper Humphrey Repton in the late 1700s. However, by the mid-20th century, neglect had left the property slated for demolition, until Lord William Rees-Mogg, intervened. Under his ownership, efforts to restore the estate began, yet it wasn't until hotelier Peter Smedley acquired the property in the 1970s that comprehensive restoration took place.







Opportunity

Ston Easton Park presents a remarkable opportunity to acquire an exquisite manor house with significant upside potential. This splendid Georgian former country house hotel boasts delightful Grade II Listed gardens that offer captivating views of the surrounding parkland. Ideally situated within Somerset, it provides convenient access to Bath, Bristol, and Wells.

While currently not in operation, Ston Easton Park offers a prospective buyer the chance to reposition the establishment as a luxurious hotel and wedding venue, leveraging its unique historical charm to potentially become one of the premier country house hotels in the area. Nestled just 13 miles from Bath, this stunning property boasts enchanting grounds. There are opportunities for value enhancement to include redeveloping the Grade II* listed Coach House into a Spa or function suite to generate additional revenue. Moreover, the charming Grade II Listed three-bedroom Gardener's Cottage could serve as extra guest accommodations or a self-contained unit. With its diverse appeal, the hotel is sure to attract various buyer profiles, including existing hoteliers seeking portfolio expansion and both domestic and overseas investors eager to capitalize on the robust demand for private leisure businesses in the South West of England.

Planning permissions have been granted through Mendip Council for a range of uses, including residential usage and extending the functions space. These are under references 2020/0760/FUL, 2016/2824/FUL, 2016/2672/LBC – please note, these have now lapsed. Permissions may also be granted for educational usage, or for a retirement home. The extensive land and spacious manor house, as well as the cottage and coach house, lend itself to a wide array of potential uses subject to planning permission.





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The Property

John Hippisley-Coxe undertook the construction of the Grade I Listed Mansion House in 1769, alongside extensive renovations that expanded the original Tudor house situated on the estate, preceding the creation of the Palladian Mansion.

The renowned landscape architect Humphry Repton was later commissioned to enhance the gardens and parkland, a project further refined in the early nineteenth century. Throughout the 1960s, the Hippisley-Coxe family managed the estate, eventually converting the property into their private family residence. However, by the mid-twentieth century, the estate changed hands, transitioning into different ownership. Subsequently, in the 1970s, the property was redeveloped in to a luxurious boutique hotel. The business has now ceased trading and is offered with vacant possession.





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Gardens & Grounds

The expansive gardens and grounds envelop the Mansion House, spanning approximately 28 acres. Crafted and curated by the renowned Humphry Repton, the gardens feature lawns that line the banks of the river Norr.

To the west, a bridge leads to the Gardener's Cottage, bordered by a Grade II listed stone wall adjacent to the walled garden. A charming rose garden adorns the area next to the house, while the Arboretum and traditional greenhouses stand by the Gardener's Cottage, accompanied by an orchard and a tennis court nearby.

The Estate blends into the surrounding woodland, extending along the drive and towards the woodland path. Ample parking is provided at the front of the Mansion House and The Coach House, with additional parking areas partitioned to the south of the house and to the west of the Coach House, all accessible from the main drive.







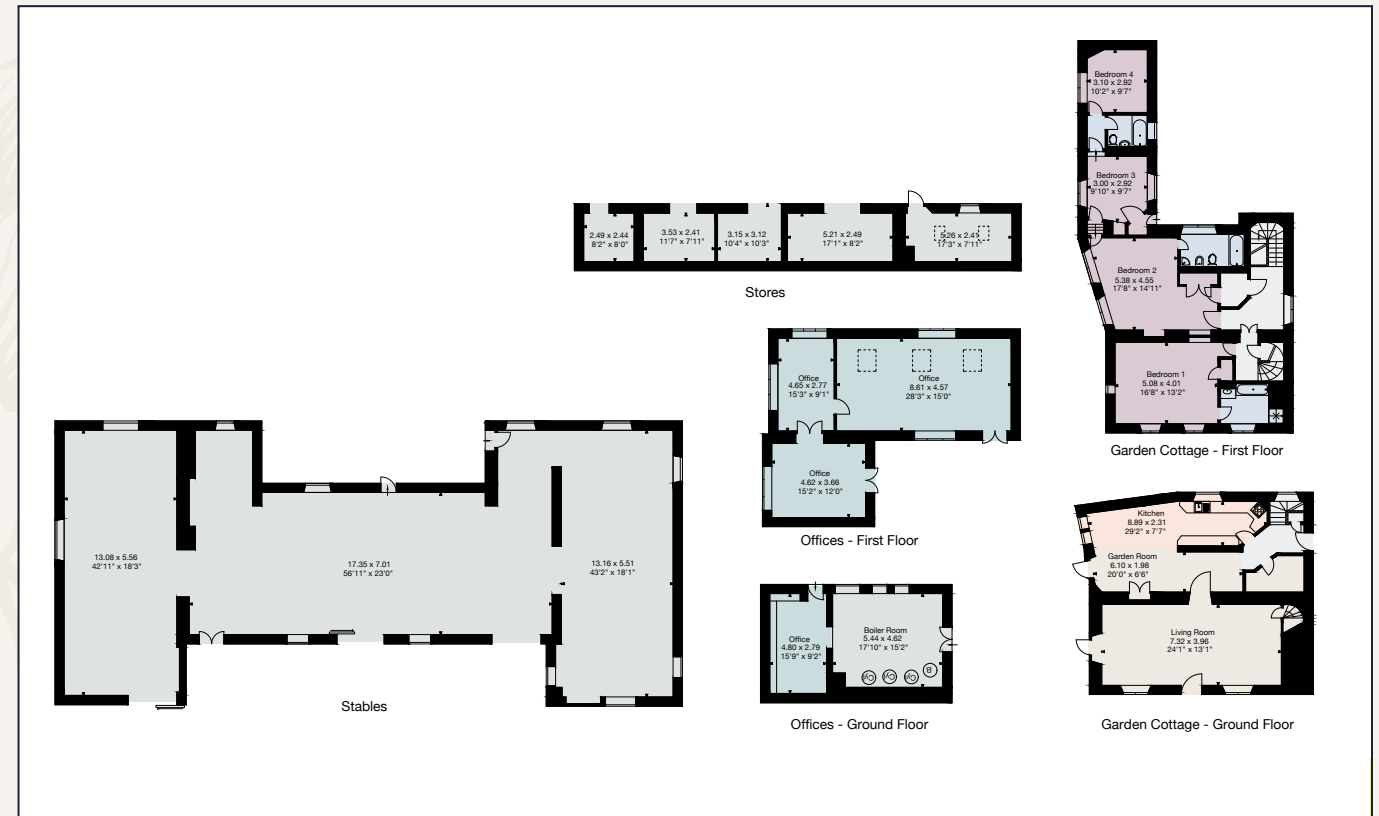
I3



Floor Plans



Manor House



Outbuildings



TENURE

Freehold.

LISTING

Grade I Listed Georgian Mansion House.
Grade II Listed 3-bedroom Gardeners Cottage.
Grade II* Listed Coach House.
Grade II Listed Humphry Repton Gardens surrounding the River Norr.

BUSINESS RATES

Rateable Value as at 1st April 2023: £74,000.

SERVICES

We have been advised that the property is connected to electricity, water and sewerage.

LICENCES

The business benefits from the necessary licences to operate as a hotel.



FIXTURES & FITTINGS

The property is offered with vacant possession, all loose furniture is excluded from the sale.

LOCAL AUTHORITY

Mendip District Council.

EPC

Not applicable due to Listed status.

DATA ROOM

Access to a Data Room is available upon request. The Data Room holds relevant business and property information to enable a prospective purchaser to establish whether they wish to submit an offer. In order to gain access to the Data Room Interested parties shall be required to agree to the terms of a Confidentiality Agreement.

VAT

An Option to Tax notification has been made with an effective date of 28 November 2012.









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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.

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