



Gonalston Boutique Guest House

*Southwell Road Lowdham
Nottingham
NG14 7DR*

Freehold: £1,000,000

Ref: 5740694

KEY HIGHLIGHTS

- Contemporary farmhouse family home
 - Detached annex for four guest rooms
 - Stunning condition, significant renovation
 - Enclosed courtyard, generous driveway
 - Potential for additional rooms (STPP)
 - Attractive and convenient village location.
- Energy Rating E

LOCATION

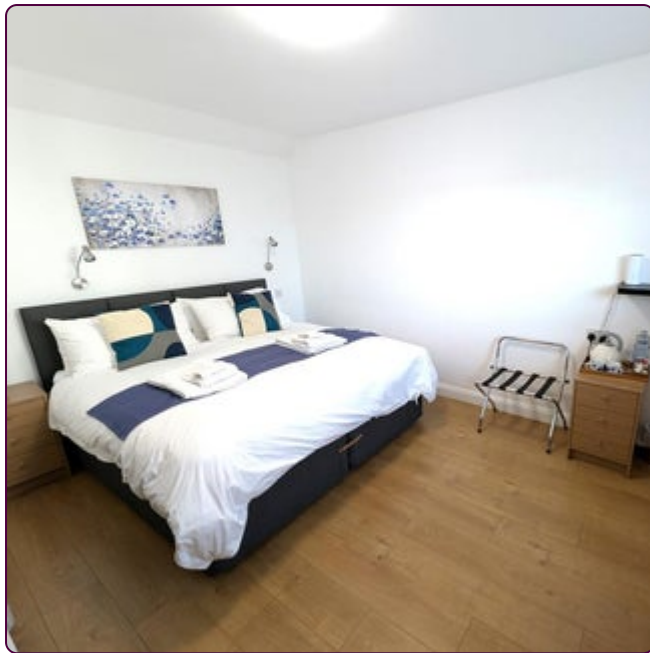
This busy guest house and stunning family home is well positioned north-east of Nottingham city centre (10 miles) and Southwell (six miles) with a number of affluent and picturesque villages close by, along with a number of wedding and events venues, golf courses, Nottingham and Belvoir castle, Wollaton Hall and Southwell Minster. Other local attractions include Southwell and Nottingham Racecourse, the Greyhound Racecourse, Nottingham County Test Match Cricket Ground, Nottingham Forest and County football grounds and the National Water Sports centre or for the more artistic, Patching Farm Art School. Access to the property is easy with roads such as A1, A46, A614 and A52 close by and local and National rail links are a short distance away. Lowdham offers a perfect blend of a more rural setting with the convenience of modern day to day requirements close by.



LETTING ACCOMMODATION

The opportunity includes four ensuite guest rooms positioned towards the rear of the site within an 'L' shaped detached annex. Each room is generously sized and well furnished with king sized beds, storage cupboards, tea and coffee making facilities and decorated to a high standard. The ensuite bathrooms include shower, wash hand basins, WC's and heated towel radiators. There is the opportunity to increase the number of lettings rooms (subject to the required permissions) by using some of the reception rooms and/or bedrooms in the main building. Breakfast is served in the main part of the property on the other side of the courtyard.





THE FARMHOUSE

This family home is something that we would highly recommend an internal inspection of due to the space and quality of accommodation available. The farmhouse has been sympathetically extended over time to make this family home with modern high specification fixtures and fittings, practical and luxurious spaces.

The accommodation to the ground floor includes a reception hall, two front aspect rooms which could be used as a living and/or dining room or additional lettings rooms subject to the required permissions, a downstairs cloakroom, a large dining room (currently used for guests breakfasts), a wonderful open plan kitchen and living room space, a utility room, office and boiler room.

To the first floor there are four excellent sized bedrooms including a master suite with open plan ensuite incorporating a modern freestanding bath, a further family bathroom and dressing room. Some of the first floor could be used as additional guest accommodation subject to the required permissions – the two front aspect rooms have generous ensuites.



EXTERNAL DETAILS

The site has been professionally landscaped for ease of maintenance and includes a separate entrance privacy and convenience for staying guests. To the front aspect there is a generous driveway providing off road parking for both the owners and guests. The enclosed courtyard garden is an ideal space to enjoy the sun and also provides a subtle division for both the homeowners and guests.

THE OPPORTUNITY

Our selling client operates the guest accommodation on an all-year basis due to the demand however this is a business that can be tailored to operator to suit the owners.

TRADING INFORMATION

Our selling client operates the guest accommodation on an all-year basis due to the demand however this is a business that can be tailored to operator to suit the owners. We understand that the turnover to be £83,756 for the period up to 31st July 2024 and the net profit to be £40,986 for the same period.

BUSINESS RATES

Confirmation of rates payable should be obtained from the local authority.



DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

RCC Business Mortgages plc, trading as Christie Finance, is authorised and regulated by the Financial Conduct Authority. Our Firm Reference number is 709982. Not all types of business we undertake is authorised and regulated by the Financial Conduct Authority. Christie Finance operate as an intermediary and are not a principal lender.



INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

Christie Insurance is a trading name of RCC Insurance Brokers plc. Registered in England No. 0083266. Registered Address: Whitefriars House, 6 Carmelite Street, London, EC4Y 0BS. Authorised and regulated by the Financial Conduct Authority. FCA No. 980433.



CONTACT

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



MATT HILL

Senior Business Agent – Hotels

T: +44 7855 489 281

E: matt.hill@christie.com

CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

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.

