

SPENCE WILLARD



Foresters Hall

SUN HILL | COWES | ISLE OF WIGHT





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A rare opportunity to acquire a celebrated boutique hotel and restaurant, with residential potential, occupying a prime position within this world-renowned sailing destination

WELL-FITTED COMMERCIAL KITCHEN | RESTAURANT CAPABLE OF 60 COVERS
ADDITIONAL PRIVATE DINING ROOM CAPABLE OF 20 COVERS
OUTDOOR DINING TERRACE WITH 40 COVERS | LAWNED GARDEN | HEATED SWIMMING POOL
ELEGANT BAR | SEPARATE LIBRARY | 14 EN-SUITE BEDROOMS

Foresters Hall opened in 2022 as the leading boutique hotel in Cowes and quickly gained an excellent reputation, winning numerous awards and accolades:

- Tablet Hotel 2024/2025
- Michelin Guide 2024 & 2025
- One Michelin Key 2024 & 2025
- AA 5 Star Restaurant with Rooms 2024
- 2 AA Rosettes 2024
- César award winner – Editor's Choice Good Hotel Guide 2023
- The Boutique Hotelier Power List 2023
- Conde Nast Award for Excellence 2022
- Mr & Mrs Smith hotel
- Part of The Good Hotel Guide

 **MICHELIN 2025**

TRAVEL TO FORESTERS HALL

Just over 60 Miles from London and easily accessed by car or passenger ferry:

SOUTHAMPTON TO EAST COWES

A car and passenger service Journey time approx. 55 minutes

SOUTHAMPTON TO COWES

A high-speed passenger ferry service Journey time approx. 30 minutes

LYMINGTON TO YARMOUTH

A car and passenger service Journey time approx. 40 minutes



Foresters Hall

Foresters Hall occupies a discreet and picturesque location within the Conservation Area of the Old Town Cowes, just a couple of minutes walk from the High Street, sailing facilities and high-speed ferry service to Southampton. This coastal town has a vibrant high street, a good range of restaurants and bars whilst also hosting many sailing regattas and events, and is within 2 hours of London Waterloo. Nearby Northwood Park has a number of tennis courts and offers a seasonal bar and entertainment, with various events throughout the year.

The hotel was subject to extensive refurbishment and renovation which also incorporated the ground floor of adjacent 32 Sun Hill. As part of the works, entirely new electrical, plumbing, heating, fire and security systems were installed. The fabric of the building was also overhauled with the roof of the main hotel replaced and new windows installed to the rear elevation of the main hotel building. A largely glazed extension to the rear forms the current dining room with potential for a roof garden to be created above. To the rear of the hotel is a superb walled garden providing an attractive large dining terrace with lawned garden and new heated swimming pool beyond.

The future custodian will benefit from both the extensive refurbishment with high quality fittings and the excellent design and furnishings which have created a great business with strong goodwill and excellent further potential. With 14 en-suite bedrooms ranging from around 20m² up to 40m² with either king or super king sized beds and some benefitting from woodburning stoves. All rooms have a kettle, fridge, coffee machine and TV and there is a central extraction system serving most of the bathrooms. A well-fitted commercial kitchen adjoins the dining area capable of 60 covers with an additional private dining room (additional 20 covers) and outdoor dining terrace (additional 40 covers), whilst guests can enjoy the comfort of an excellent bar and separate library.

The hotel held a wedding licence which recently expired (July 2024) with capacity for 30 in the library, 40 in the private dining room and 60 in the restaurant.

Trading figures have seen excellent growth in room rate. From 1st August to 30th September 2020 average room rates were £197.03 and from 1st June to 30th September 2021 the hotel had average room rates of £236.88. In 2022, the average room rate in the summer season was £319.60 while in 2023, it rose to £366. In 2024, the average rate rose to £382.21 and this trend continued in to 2025 with an average rate of £415.27.





The Isle of Wight

Just over 60 miles from London, the Isle of Wight can be easily accessed via the A3 and M3, with travel across The Solent in as little as 10 minutes. There are a choice of six ferry routes and good train connections to London and beyond. With over half of the Island designated as National Landscape and with UNESCO Biosphere status there is much to inspire and be enjoyed. 57 miles of glorious coastline range from sandy beaches to rugged cliffs providing something for everyone. There are many outdoor pursuits such as paddle boarding, sailing, golfing, horse riding, surfing, mountain biking and paragliding in addition to a wide range of attractions such as Osborne House and Carisbrooke Castle, as well as a vast choice of festivals and events attracting a diverse range of visitors year-round.



Accommodation

ENTRANCE HALL With flagstone floor leading to the reception area.

BAR With marble counters and superbly fitted with the associated appliances and sinks, with an adjacent comfortable seating area and period open fireplace.

PRIVATE DINING ROOM Panelled throughout with period open fireplace.

FULLY EQUIPPED COMMERCIAL KITCHEN (apply for full details).

SNUG With some built-in seating providing a cosy dining area which then opens into:

RESTAURANT With windows across the southern and western elevations and French doors opening to the terrace, this superbly light dining area overlooks the gardens and includes some built-in seating and is capable of up to 60 covers.

LIBRARY A seating area with woodburning stove and the original double entrance doors into this former theatre.

TOILETS Well-appointed ladies and gents toilets with three cubicles in each.

OFFICE IT and security system.

WINE STORE

LINEN ROOM

BEER CELLAR Air conditioning unit.

STORES AND STAFF WC

COURTYARD STORE A large covered space with extensive built-in storage.

BEDROOMS In the main house, the first floor is approached via an elegant period staircase leading to a landing with a seating area from which five bedroom suites are accessed, all of which are unique with period characteristics and with their own bath or shower rooms.

In the rear wing, accessed from the courtyard garden, there are a further nine bedrooms with en-suite bathrooms, six of which benefit from great views over Cowes Harbour and Solent towards the Hampshire Coast.

PLANT ROOM Housing 3 x 300 litre direct hot water cylinders, three Worcester gas-fired boilers, and pool filtration and treatment system.



Outside

The dining terrace is set within an attractive walled garden paved in brick and capable of providing a further 40 covers, with outside lighting. Beyond is a lawned garden and a heated swimming pool with an adjacent sun deck. To the rear of the property is a recycling station along with a rear pedestrian access to Terminus Road, providing a shortcut to the Red Jet ferry and marinas.

The recently built flat roof extension forming the dining room was reinforced with a view to being able to provide a roof garden (subject to the necessary consents).

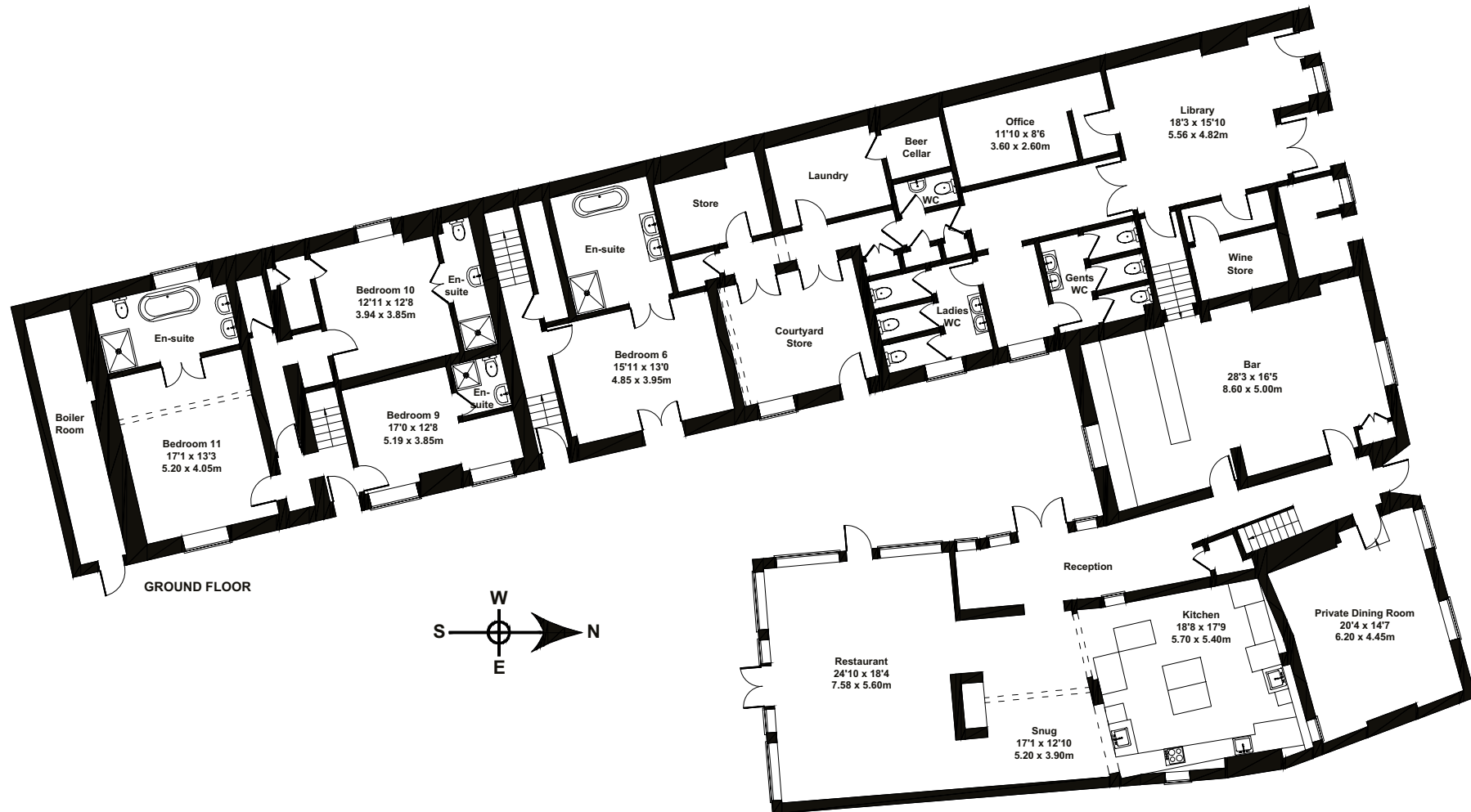


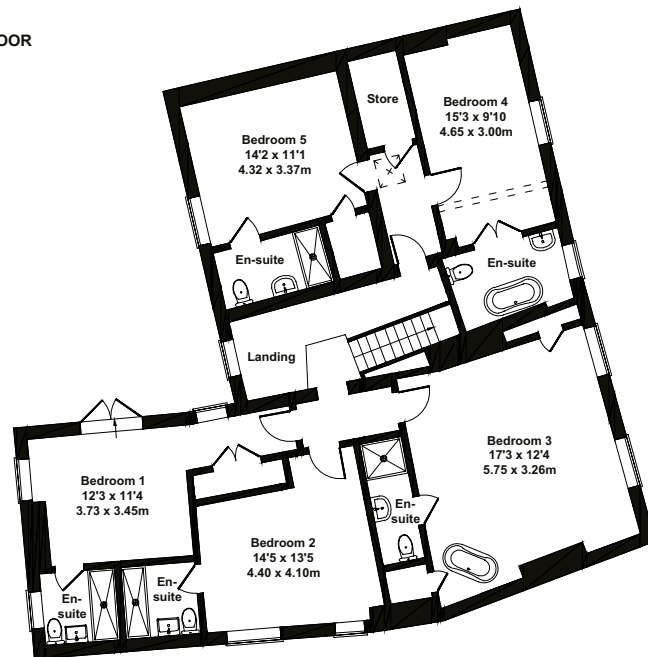
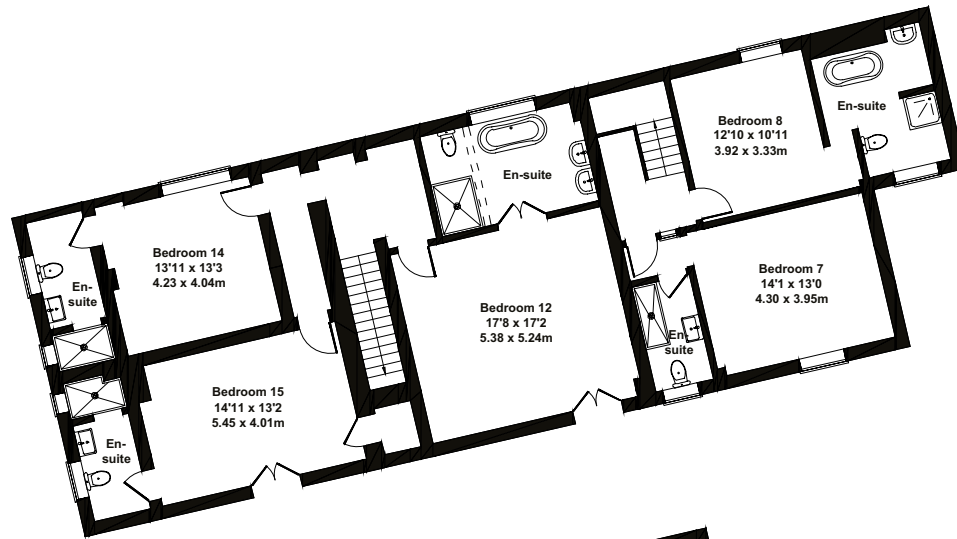


FORESTERS HALL

Approximate Gross Internal Area:
8450 sq ft / 785 sq m

For illustrative purposes only - Not to scale





General Information

PLANNING A small section of 32 Sun Hill is Listed, Grade II.

PARKING Foresters Hall is situated in the heart of Cowes Old Town, and therefore has no private parking facilities. However, a long stay pay and display car park is situated a few minutes' walk from the house, located on Park Road. Alternatively, on-road parking can be found on nearby Church Road and Ward Avenue.

TENURE Freehold

FIXTURES AND FITTINGS Trade inventory will be included in the sale. Stock at valuation on completion.

RATES Rateable value £25,200. Resulting in rates of £3,143.70 payable after applying the multiplier for the period 2024/2025.

VAT If the sale of the property be deemed to be a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

REGULATORY The premises benefit from a valid premises license between the hours of 10am - 2am Monday to Sunday and a 5-star hygiene certificate.

SERVICES Mains water, electricity, drainage and gas. Gas-fired central heating (with underfloor heating in the dining area). There is a pumped hot water system providing virtually immediate hot water throughout. Fibre Wi-Fi connection throughout the building.

POSTCODE P031 7HY

EPC Rating C

VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.

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