



**MORRIS  
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**CASTLE LODGE HOTEL**  
WILTON,  
ROSS-ON-WYE, HEREFORDSHIRE, HR9 6AD  
GUIDE: £850,000

ELEGANT GEORGIAN PROPERTY LOCATED IN THE  
UNSPOILT COUNTY OF HEREFORDSHIRE ON THE  
EDGE OF THE TOWN NOTED AS THE BIRTHPLACE OF  
ENGLISH TOURISM



# LOCATION & DESCRIPTION



With its elegant shuttered Georgian façade, Castle Lodge Hotel lies just one mile west of the noted riverside market town of Ross-on-Wye with its superb connections to the nation's motorway networks. Ross is one of five principal market towns in the beautifully unspoilt county of Herefordshire, and indeed the town is noted as being the birthplace of English tourism, the Rector Dr John Egerton in the late 1700s beginning to encourage his well-heeled friends to take a trip down the River Wye on the 'Wye Tour'.

**Elegant Ten Bedroom Georgian Property Current Trading as an Hotel**

**We Consider that the Location of the Freehold Lends itself to a Wide Range of Potential Commercial Uses**

**The Property Lies within the Wye Valley AONB Close to the Famous Horseshoe Bend of the River Wye**

**Sunny South Westerly Aspect Just Metres Away from Scheduled Ancient Monument Wilton Castle**

**First Class Access to M50 & National Motorway Network**

**Outstanding Ground Floor Reception Rooms with 11 En-Suite Bedrooms Above**



PROPERTY TYPE	Hotel
BEDROOMS	11
BATHROOMS	11
PARKING	Generous Parking Area



# ACCOMMODATION

The current owners have successfully operated the hotel since 2009, all the while slowly upgrading and improving the accommodation, which now comprises superb ground floor reception areas, together with eleven en-suite bedrooms on the two floors above.



There is an excellent commercial catering kitchen and generous tarmac car parking directly in front of the hotel, which in so many establishments is a problem. Here the parking provision is outstanding.

Lying to the southeast of the grounds is an attractive lawned garden and paved seating area and one is just a short walk away from the glorious River Wye.



# BAR & DINING ROOM



# FUTURE OPPORTUNITIES

Whilst an intending purchaser may well decide to continue operating the hotel in a conventional fashion, we are of the opinion that the nature and location of this beautiful building also lends itself to a wide range of potential future uses, subject of course to any relevant consents being required.





Many similar properties are utilised as venues for large family/special occasion gatherings, and with its superb accessibility in a truly beautiful part of England, we feel the property has immense potential in that area. Additionally, there are many other future possible business uses eg. Solicitors, Accountants, Dental or Medical practice etc. To those potentially interested, we strongly recommend a thorough internal inspection.





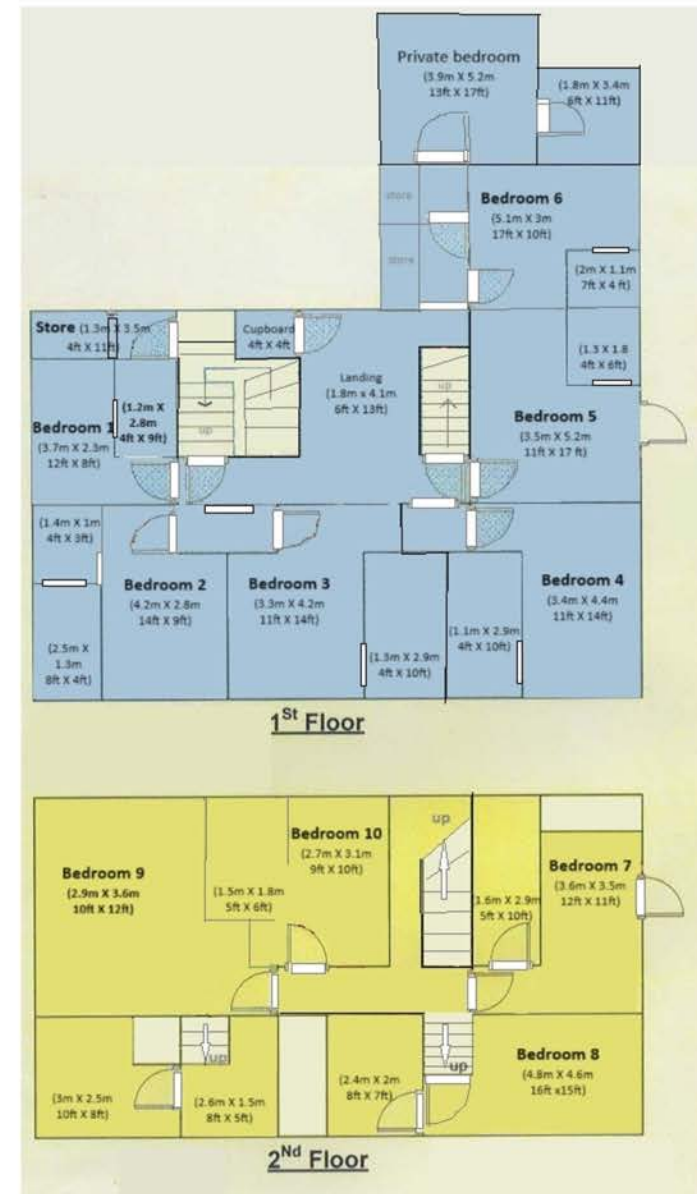
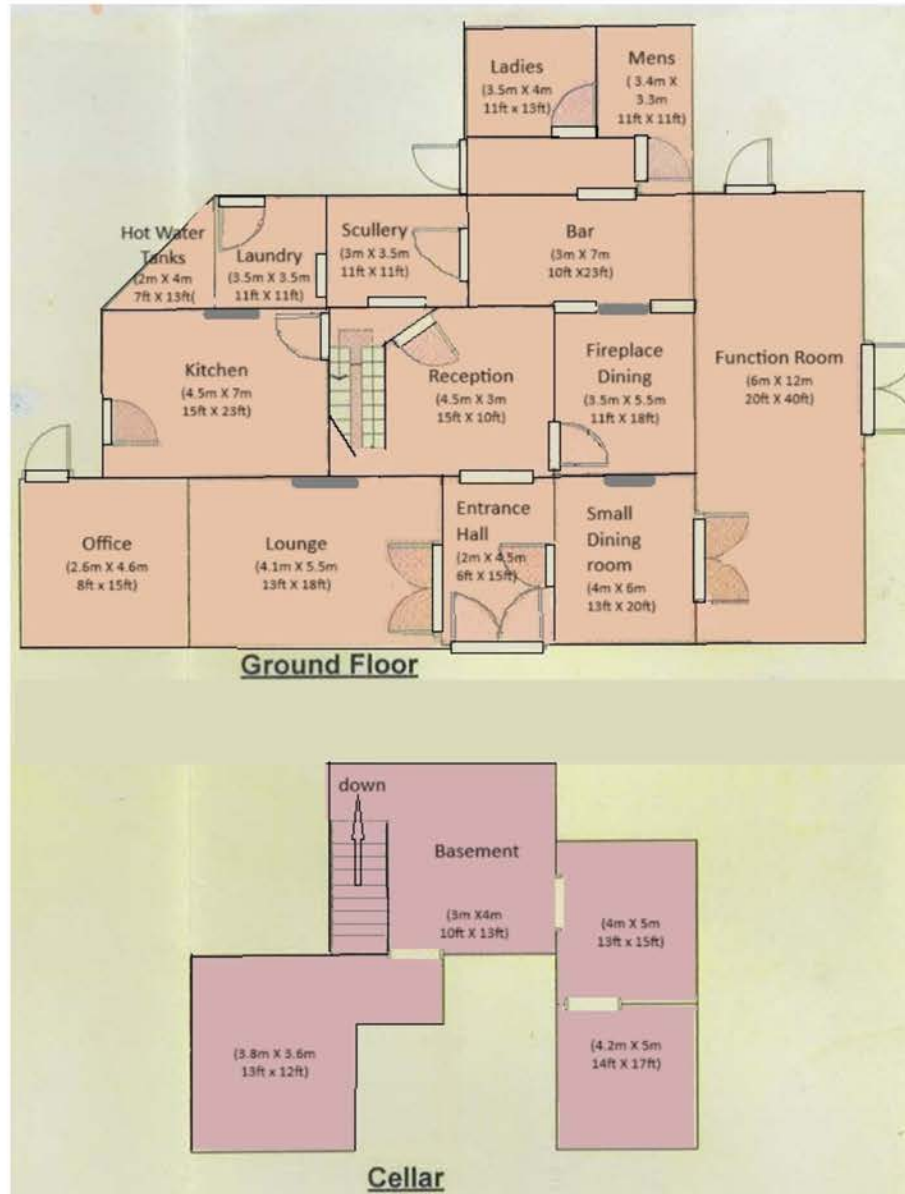
## GUEST BEDROOMS





# FLOOR PLANS

SKETCH PLAN ONLY. ALL DIMENSIONS APPROXIMATE. DO NOT SCALE



IMPORTANT NOTICE: Morris Bricknell for themselves as Agents, and for the Vendor of this property, give notice that: i) These particulars are not an offer or Contract, nor part of one ii) They are intended to give a fair description of the property, but neither Morris Bricknell or the Vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness iii) Neither Morris Bricknell, nor any of their employees, have any authority to make or give any further representation or warranty in relation to this property iv) The Agents have not tested any apparatus, equipment, fixtures, fittings or services, so cannot verify that they are in working order or fit for the purpose. v) You are advised to check the availability of any property before travelling any distance to view.

**BT BROADBAND AVAILABILITY SPEEDS:** 73 MBPS (BT BROADBAND CHECKER)

**SERVICES:** MAINS WATER, ELECTRICITY AND DRAINAGE ARE CONNECTED. PROPANE GAS IS USED FOR COOKING & HEATING

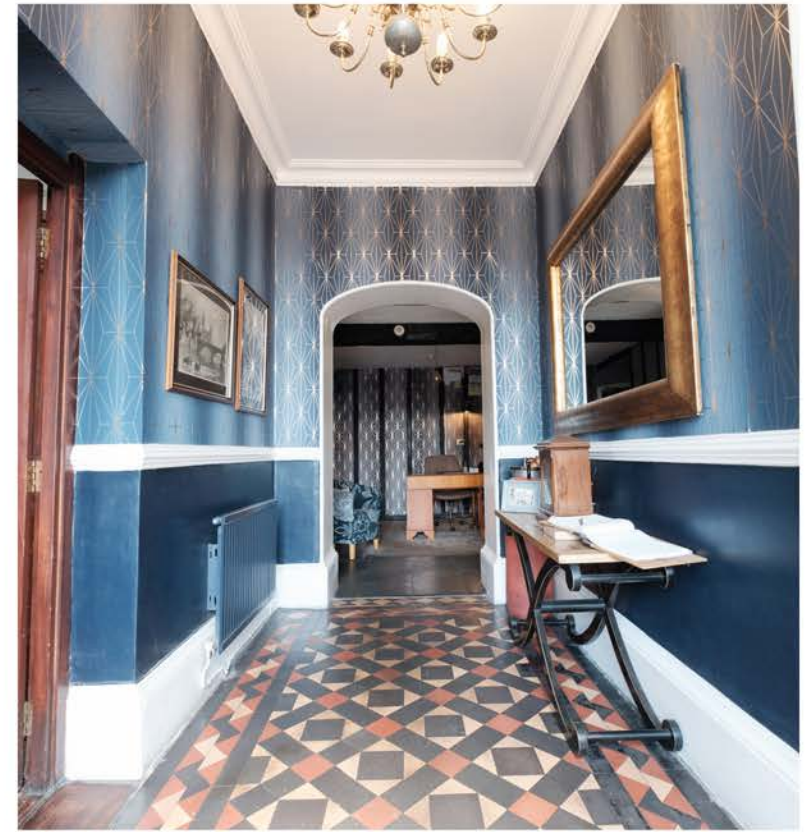
**To View:** Strictly and only please by prior telephone appointment through Morris Bricknell  
Tel: 01989 768320

**Tenure:** We are advised that the property is Freehold

**Directions:** If approaching from the A40 dual carriageway or A49 Hereford Road, carefully leave Wilton roundabout taking the road towards Ross-on-Wye town. Within just 20 yards of the roundabout, bear left on to a short lane leading to the Castle Lodge Hotel 100 yards in front of you.

**What3words:** ///apart.certainly.printer

**Money Laundering Regulations:** To comply with money laundering regulations prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your co-operation in order that there is no delay in agreeing the sale.





## THE TOWN OF ROSS-ON-WYE

The picturesque town of Ross-on-Wye stands high up on a sandstone promontory overlooking the famous horseshoe bend of the River Wye. With its central stone built Market House the town has for centuries been a crossing point of both east and west, and north and south routes, and the town still has a high number of independent traders with all of the friendliness and familiarity that that involves. Many travel to the area for canoeing, fishing or mountain biking, and wider Herefordshire, with its productive agricultural bounty offers many beautiful walks and a wide range of sports and past times. Many are surprised to learn that the total population of Herefordshire is less than 200,000. A beautiful county with wonderful wide open spaces and unspoilt beauty.





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