

# Gonalston, Nottinghamshire – FOR SALE

**loveleisure**



A Restored Period Farmhouse operating as a Boutique B&B with 6 Letting Rooms

Cliff Mill Farm House, Gonalston, Lowdham, Nottingham NG14 7DR



- An exceptional renovated period farmhouse in the Trent Valley
- High quality contemporary accommodation fitted to an excellent standard
- Boutique Bed & Breakfast business with 6 En-suite letting rooms
- Scope to increase income or use the accommodation differently

# Gonalston, Nottinghamshire – FOR SALE

A Restored Period Farmhouse operating as a Boutique B&B with 6 Letting Rooms

Cliff Mill Farm House, Gonalston, Lowdham, Nottingham NG14 7DR



## Location

Cliff Mill Farm House is a superbly renovated period farmhouse situated in a very popular rural location in the Trent Valley, 9 miles east of Nottingham city centre.

Gonalston is a hamlet 1 mile east of the large village of Lowdham, which has three convenience stores, food outlets, post office, medical practice and primary school. There is a railway station with services to Nottingham, London, Newark and Lincoln, half-hourly bus services to Nottingham and Southwell, and excellent road access to all routes via the A612 (E/W) and A6097 (N/S)

## Description

The property is currently a private house and up-market bed and breakfast business built of rendered masonry under a pantile roof. The windows are principally double-glazed. The business enjoys strong patronage through 6 letting bedrooms. Private accommodation includes reception rooms, two bedrooms and kitchen.

The accommodation is fitted and finished in contemporary style throughout; the main house provides two reception rooms, breakfast room, large private kitchen, office and utility on the ground floor, with two letting bedrooms (one en-suite, one with private bath and shower room), master bedroom with integral bathroom, a fourth bedroom and separate dressing room.

Externally there are two single storey buildings accommodating four double en-suite bedrooms, situated off an enclosed garden and terrace.

The road access off Southwell Road leads to a paved parking area at the front of the main house.

## ACCOMMODATION

Entrance Hall

Sitting Room 4.59 x 3.34 (14'11" x 11'2") with log-burner.

Former Salon 4.59 x 3.59 (14'11" x 12') with fireplace alcove.

Breakfast Room 7.44 x 3.26 (25' x 11') + 3.46 x 2.12 (11'6" x 7'2") with patio doors to terrace.

Living Kitchen 8.71 x 4.32 (29'3" x 14'5") (overall) fully fitted with a range of modern units and cupboards in contemporary style, black granite work surfaces and including twin double ovens, induction hob, built-in fridge, freezer, dishwasher and washing machine. French doors to the breakfast patio. Further rear space incorporating office, lobby and utility room, with rear access.

## First floor accommodation includes:

Master Bedroom 6 x 4.6 (20' x 15'5") featuring an open plan bath and shower room in tiled area.

Dressing room adjacent.

Letting Room 1 - 4.59 x 3.59 (14'11" x 12') with en-suite shower room.

Letting Room 2 - 4.59 x 3.34 (14'11" x 11'2") with private bath/shower room.

Bedroom 3 – 3.9 x 2.85 (13' x 9'6")

Shower room with basin and WC.

## Letting Annexe

Four letting bedrooms all with en-suite shower rooms:

No.3 - 4.95 x 4.29 (16'6" x 14'4")

No. 4 - 4.29 x 3.07 (14'4" x 10'3") plus en-suite

No.5 – 4.29 x 3.34 (14'42 x 11'2") plus en-suite

No.6 – 5.24 x 2.87 (17'6" x 9'7")

## The Business

The owners have operated the business for 8 years following extensive refurbishment and achieved robust levels of repeat trade. Guests include businesspeople during the week and leisure visitors at weekends. The area east of Nottingham is somewhat undersupplied with hospitality accommodation. There are two significant business parks within approximately 5 miles, together with leisure and tourist destinations including Southwell Minster, Belvoir Castle, Belton House and Papplewick Pumping Station.

Recent income information shows and average weekly turnover of c. £3,200.

The business is promoted through Expedia and Booking.com with a current average room rate of £110 per night.

The current robust demand for rooms and the potential to include two further rooms for letting purposes offer significant potential for prospective owners.

The accommodation is also suitable for provision of supported living to relevant groups.

Alternatively, the property also offers suitable accommodation for a large family, or space to share accommodation with relatives.

# Gonalston, Nottinghamshire – FOR SALE



# Cliff Mill Farm House, Gonalston, Lowdham, Nottingham NG14 7DR

## Services

Mains electricity, drainage and water are connected to the buildings but we cannot warrant their status. Central heating is oil-fired.

## Planning

Enquiries should be made to Newark & Sherwood District Council on 01636 650000.

## EPC – TBA

## Rates

The VOA website shows the property to have a Rateable Value of £2,700.

The house is in band G for council tax - £3785.97

## VAT

We understand that the property is not elected for VAT. However all the figures quoted herein are net of any VAT.

## Tenure

Freehold

## Price

Offers in excess of £1,350,000 are sought for the freehold property and business.



## Gonalston, Nottinghamshire – FOR SALE

A Restored Period Farmhouse operating as a Boutique B&B with 6 Letting Rooms

**loveleisure**





## Gonalston, Nottinghamshire – FOR SALE

A Restored Period Farmhouse operating as a Boutique B&B with 6 Letting Rooms

Cliff Mill Farm House, Gonalston, Lowdham, Nottingham NG14 7DR

**loveleisure**





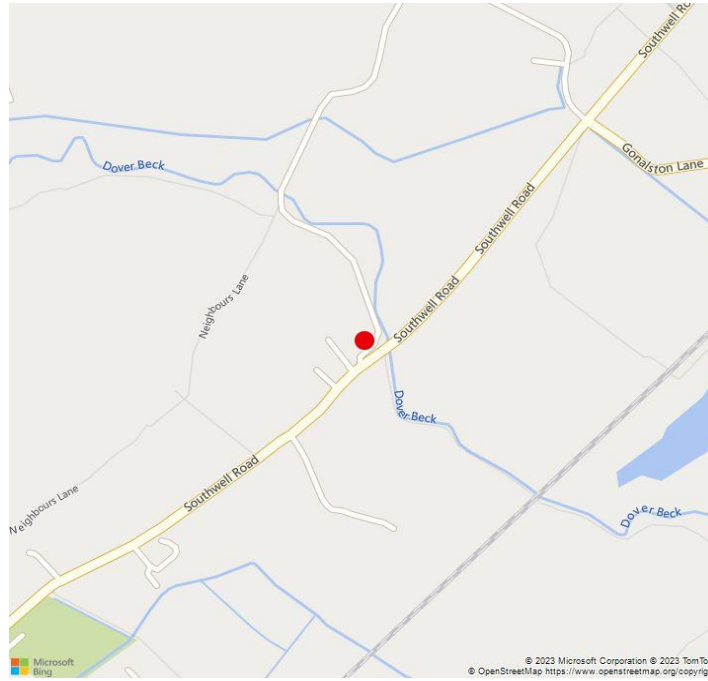
## Gonalston, Nottinghamshire – FOR SALE

A Restored Period Farmhouse operating as a Boutique B&B with 6 Letting Rooms

Cliff Mill Farm House, Gonalston, Lowdham, Nottingham NG14 7DR

**loveleisure**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**BK** Bruton Knowles

**Sam Spencer**

sam.spencer@brutonknowles.co.uk

Unit 2, Suite 4B, East Bridgford Business Park, Kneeton Road, East Bridgford Nottinghamshire NG13 8PJ

**0121 200 1100**



