

# The Woodlands Hotel, EX10

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## The Woodlands Hotel, EX10

A rare and wonderful opportunity to acquire an established, reputable and beautiful Grade II Listed boutique hotel in the heart of Sidmouth. The hotel currently has 18 lovely rooms as well as staff accommodation, plenty of parking and gorgeous grounds.

- A BEAUTIFUL GRADE II LISTED HOTEL
- FANTASTIC GROUNDS OF 0.61 ACRES
- SITUATED CLOSE TO SIDMOUTH SEA FRONT AND HIGH STREET
- PLENTY OF PARKING AND EASILY ACCESSED BY BUS
- 18 EN-SUITE ROOMS OF VARIOUS SIZES
- READY TO PICK UP AND RUN WITH IMMEDIATELY
- ADDITIONAL ROOMS FOR STAFF ACCOMMODATION
- NO ONWARD CHAIN
- SUPERB COMMUNAL SPACES INCLUDING LOUNGE WITH BAR & DINING/BREAKFAST ROOM

The Woodlands Hotel is steeped in history, once owned by Sir Walter Raleigh, the site dates back to the 13th century and many original features still remain to this day. Listed in 1951, the building was one of the first group of houses to be considered for listing and it has been considered one of the best boutique hotels in Sidmouth for some time.

The total site is 0.61 acres and includes lovely grounds to the rear, plus plenty of parking to the front. There have been occasions where a large marquee has been placed in the garden as a wedding venue.

The accommodation comprises 18 en-suite rooms, varying in size, as well as a two bedroom suite and two other rooms as staff accommodation. All rooms are beautifully decorated and filled with light. The communal areas are also light, open areas, including the reception desk under the gorgeous galleried landing. There is a seating area which links through to the lounge and bar area, which overlooks the lovely gardens. Residents also enjoy the impressive dining/breakfast room, which has a wonderful ornate feature ceiling and gothic style windows and double doors to the gardens. ►



- ▶ Behind the scenes, the kitchen, still and wash room are all fitted with everything needed. There are plenty of storage rooms and an office/staff living room, all hidden away from view.

The hotel is located on the corner of Station Road and All Saints Road, it is 0.3 miles away from the seafront and 0.2 miles away from the High Street. This makes it ideally placed to enjoy the best of Sidmouth.

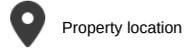
This truly is a wonderful and rare opportunity to acquire a profitable business in a wonderful and beautiful Grade II Listed building, situated in a popular and well-regarded part of the South West. More information is available to interested parties.

Tenure: Freehold  
Local Authority: East Devon





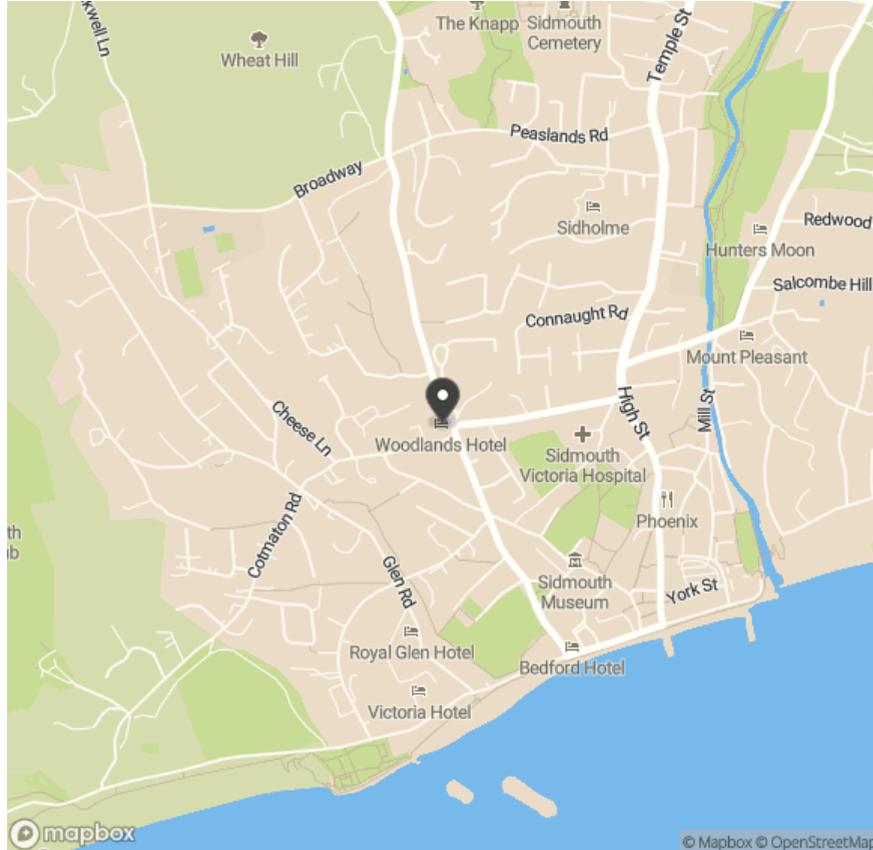
LOCATION



ENERGY PERFORMANCE CERTIFICATE (EPC)

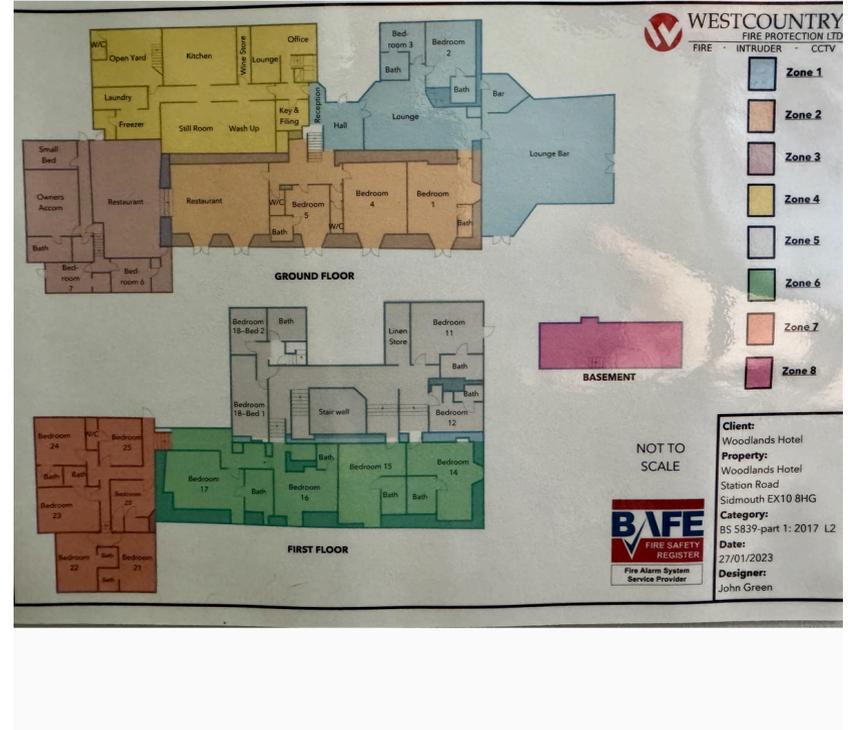
Current: **TBC**

Potential: **TBC**



FLOOR PLAN

1098 sq m (10200 sq m)



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