

*Exclusively Located Home & Income 13 Bedroom
Hotel with Significant Untapped Business &
Future Development Potential*



GROVEFIELD MANOR

18 PINWOOD ROAD, BRANKSOME, POOLE BH13 6JS

goadsby

LOCATION

Branksome Dene Chine Beach approx. 250 yards. Westbourne Shopping Centre within 1 mile. Parkstone Golf Course approx. 1½ miles. Branksome Mainline Railway Station approx. 1½ miles. Bournemouth approx. 2½ miles. Poole approx. 4 miles.

FEATURES

Character Victorian property. Highly rated on review websites. Exclusive sought-after residential address. Flexible accommodation. Gas boilers replaced in current ownership. Quality furnishings and fittings. Large screen televisions to many rooms. Untapped potential. On site parking. Viewing highly recommended. Ideal home and income.

SUMMARY OF ACCOMMODATION

Entrance Porch into Entrance Vestibule. Door to

RECEPTION OFFICE

ENTRANCE HALL

With feature fire surround, arches, cornice and picture rail.

LADIES CLOAKROOM

With contemporary fittings.

GENTS CLOAKROOM

With contemporary fittings.

RESIDENTS LOUNGE

Comfortably seating 10 persons with double aspect, splayed and square bay windows, feature polished stone fire surround.

THE RED KITCHEN

With sealed non slip flooring, extensive range of modern fitted units, 6 burner stainless steel Neff hob, Lincat double deep fat fryer, Smeg extractor hood, Crown Laser water boiler, stainless steel glass washer, 1½ bowl stainless steel sink with jet spray, flat panel television, 2 double built in ovens, upright Bosch refrigerator, upright Mondial Elite freezer, red Corian work surfaces/breakfast bar, suspended ceiling inset spot lighting, floor level lighting. French doors to the side of the property.

LAUNDRY ROOM

With stainless steel sink unit, 2 washing machines, 2 condensing tumble dryers.

OFFICE

With fitted shelving, storage, suspended ceiling, inset spot lighting. Service Area with work surfaces, fitted shelving, storage. Into

RESTAURANT

Arranged for up to 40 covers with matching modern furnishings, service area.

THE STINGRAY SUITE

KING SIZE DOUBLE with picture window and casement door onto **private patio**. **Luxury en-suite shower room**.

NAUTILUS BEDROOM 1

DOUBLE with en-suite bathroom.

NAUTILUS BEDROOM 2

DOUBLE with en-suite shower room.

DOLPHIN BEDROOM

DOUBLE with inner hall and en-suite shower room.

NB Dolphin and Natulus bedrooms have previously been arranged as a 2 bedroom apartment.

Owner's Apartment (Approached independently)

Entrance Hall. Master Bedroom SPACIOUS DOUBLE with wall lighting, sliding door into **Conservatory** with tiled flooring, casement doors onto paved patio. **Bedroom** DOUBLE (currently used as an Office). **Living Room** with wall lighting. **Open Plan Kitchen** with fitted units, granite work surfaces over, gas hob, built in oven, modern filter hood, refrigerator, microwave, washing machine, tiled flooring, inset spot lighting, inset sink unit, dishwasher. **Shower Room** with low flush suite. **Private patio**.

Original staircase to **Half Landing** with feature stained glass window.

First Floor

Spacious Landing

With feature arches and cornice. **Walk In Utility Store**.

BEDROOM 5

SUPER KING/ZIP & LINK with en-suite bathroom.

BEDROOM 6

KING SIZE DOUBLE with en-suite shower room.

BEDROOM 7

SINGLE with en-suite shower room.

BEDROOM 8

SUPER KING SIZE with en-suite bathroom.

NB If larger owners accommodation is required a combination of Bedrooms 5-9 and the utility store can be utilised to create up to a 3 bedroom apartment.

BEDROOM 9

KING SIZE DOUBLE with en-suite bathroom.

BEDROOM 10

FOUR POSTER with double aspect. Arch to **Lounge Area** door to en-suite shower room.

BEDROOM 11

KING SIZE DOUBLE with en-suite bathroom.

BEDROOM 12

SUPER KING SIZE SLEIGH BED with double aspect, splayed bay window, en-suite bathroom.

BEDROOM 14

SUPER KING 4 POSTER BED with splayed bay window, en-suite shower room.

Second Floor

Letting Apartment (In private use)

Landing with skylight window. **Lounge** with 2 Velux windows, comfortably seating 4/5 persons, double doors to **Bedroom** DOUBLE with original fire surround. **Kitchen/Breakfast Room** fully fitted and equipped. Door to Bathroom.

Outside

To the front and side of the property there is a substantial tarmacadam car park with fencing and hedge borders for up 12/14 vehicles. A pergola walkway leads to a trade patio with feature fountain, arbour and customer seating for 24-30 covers.

TRADING & BUSINESS

Operating on a bed and continental breakfast basis, we are informed that a turnover of £200,000 exclusive of VAT is currently being recorded from the 13 letting rooms only. However, the present owners trade as a lifestyle business and with more active promotion there is potential to increase the turnover significantly.

LICENCES/PERMISSIONS

A Full on Licence has been held.

WEBSITE ADDRESS

www.grovefieldmanor.co.uk

RATEABLE VALUE

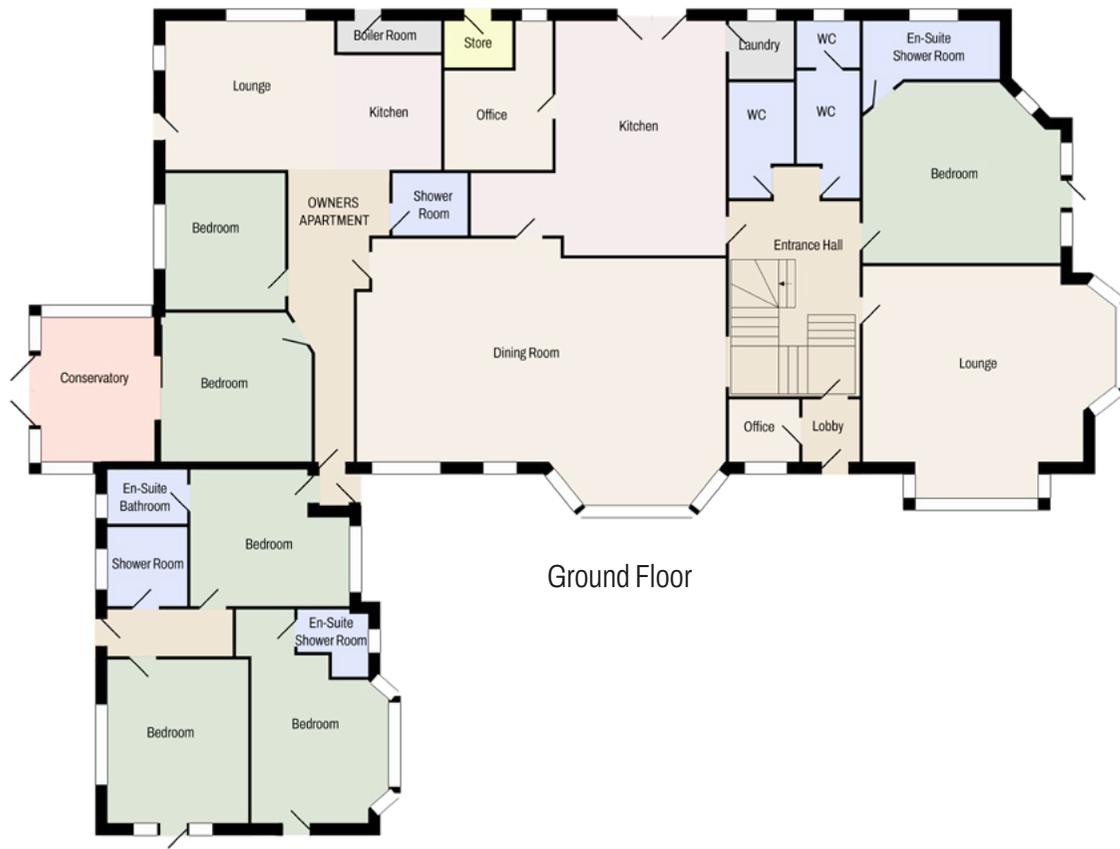
£18,000 at the Uniform Business Rate of 38.2p in the £ for 2026/27. For the year 2026/27 small businesses with a rateable value up to £12,000 will receive 100% rates relief. Council Tax Band "A". Information taken from the Valuation Office Agency website.

TENURE

FREEHOLD.

PRICE

£1,895,000 to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.



Ground Floor



Second Floor



First Floor

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

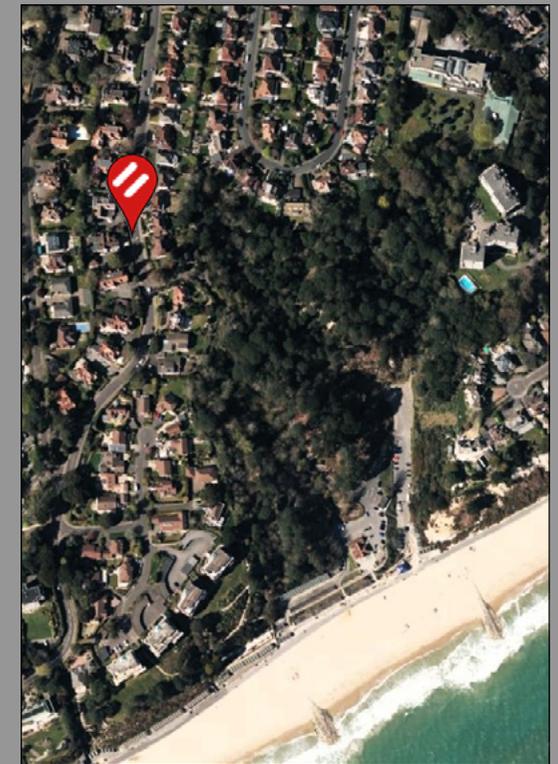
F 126-150

G Over 150

Less energy efficient

49 This is how energy efficient the building is.

Not to scale, for illustration purposes only



H353128

01202 550077

**BOURNEMOUTH
& WINCHESTER**

**99 Holdenhurst Road
Bournemouth BH8 8DY
E-mail: hotels@goadsby.com**

Contact

Ian Palmer MNAEA (Commercial)
Divisional Director

Mark Nurse
Associate Director

IDENTIFICATION: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

AGENTS NOTE: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of an offer or contract. At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, as to the structural integrity of the premises and condition/working order of services, plant or equipment. All distances and measurements are approximate and should not be relied upon. Plans are for illustrative purposes only. Goadsby do not take responsibility for such items that be subject to hire, lease, or hire purchase agreements and recommend that purchasers satisfy themselves in this regard. Photographs are reproduced for identification purposes only and it cannot be inferred that any item shown is included within the purchase. Viewing is strictly by appointment through Goadsby.





Commercial Property. Expertly Delivered.

- Building Consultancy
- Property Management
- Business Space
- Hotels & Leisure
- Business Transfer
- Retail
- Investments
- Planning
- Land/Development
- Survey & Valuation

BUSINESS SPACE
tel. 01202 550055

RETAIL
tel. 01202 550066

PROPERTY MANAGEMENT
tel. 01202 550011

HOTELS & LEISURE
tel. 01202 550077

SURVEY & VALUATION
tel. 01202 550088

BUILDING CONSULTANCY
tel. 01202 550011

PLANNING
tel. 01202 550033

BUSINESS TRANSFER
tel. 01202 550099

HAMPSHIRE
tel. 01962 869667

Offices in Dorset and Hampshire.

goadsby.com