



THE OPPORTUNITY

The current owners have now decided to retire and leave a new owner to take Cringletie forward.

Their professional management and experience in the sector has seen the ADR increase by 85% from £135 in 2018 to £250 in 2025. Trading is underpinned by established high-rate contract business producing over 600 room nights annually with an excellent reputation in the equestrian and shooting segments.

A new owner can continue this upward trajectory with further investment, as well as looking at the development potential of the Walled Garden, existing staff cottages, owners bungalow and additional land.



CRINGLETIE HOUSE HOTEL



28-acre residential estate dating back to the 1660's



Stunning luxury 4* country house hotel



Established in the luxury hotel set of Scotland



14 ensuite bedrooms, 2 AA Rosette restaurant within landscaped gardens



4 bed owners house, and separate cottages.



Energy Rating G



Development potential with large Walled Garden and other outbuildings

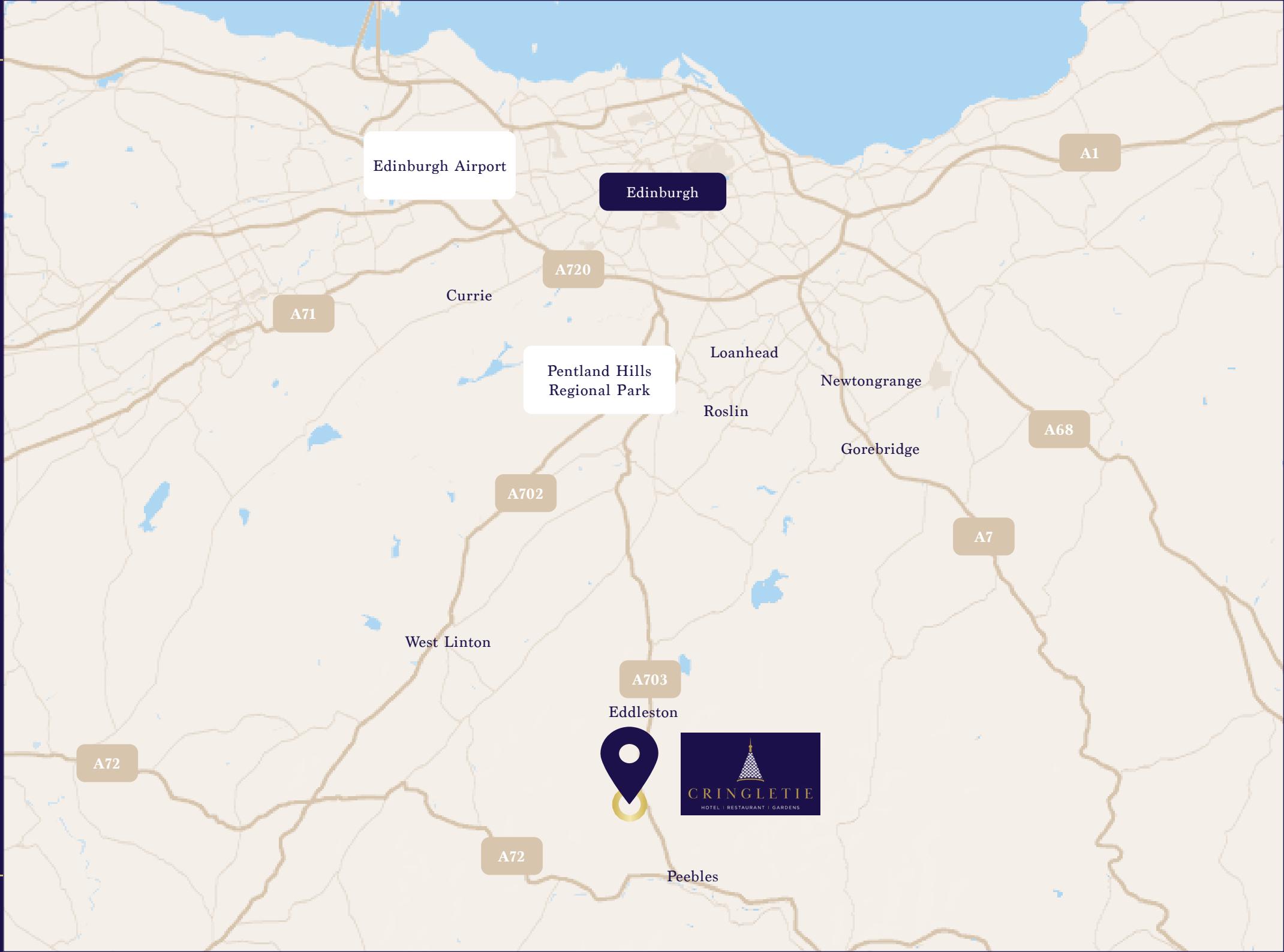


LOCATION

Peebles, Scotland, EH45 8PL

The hotel is easily accessible from Edinburgh via the A720 and the A703 Peebles Road, and is located 3 miles north of Peebles. It sits within a large area of land, surrounded by landscape gardens and natural woodland, 20 miles south of Edinburgh city centre.

There are excellent transport links, both from Edinburgh international airport and Newcastle airport to the south. This area of the Borders is becoming increasingly popular for short-term vacations as well as country pursuits like shooting, fishing, and horseback riding. Glentress Forest, which is located nearby, offers excellent mountain biking opportunities. The historic market town of Peebles is also close by.



DESCRIPTION

This outstanding country house hotel is set in its own grounds overlooking Eddleston water, close to Peebles in the Scottish borders. The property was purchased by the current owner in 2019, the same year the hotel won Best Hotel Dining Experience from Hotel Awards Scotland. The refurbishment program instigated by the owner to take the hotel even further up the luxury scale was interrupted by Covid, but the hotel continues to be highly rated with guests such as HSH Prince Albert II of Monaco amongst recent visitors.



MEMBERSHIPS

- . Luxury Scotland
- . South Scotland Destination Alliance (SSDA)

AWARDS

- . 2AA Rosette awards 2019 through 2025 inclusive
- . South of Scotland Thistle Award Best Hotel Experience 2023
- . Tripadvisor Travellers' Choice Best of the Best 2024
- . Booking.com Traveller Review 9.5 Award 2024
- . Good Hotel Guide Editor's Choice Country House 2023
- . Hotel Awards Hotel Dining Experience 2019



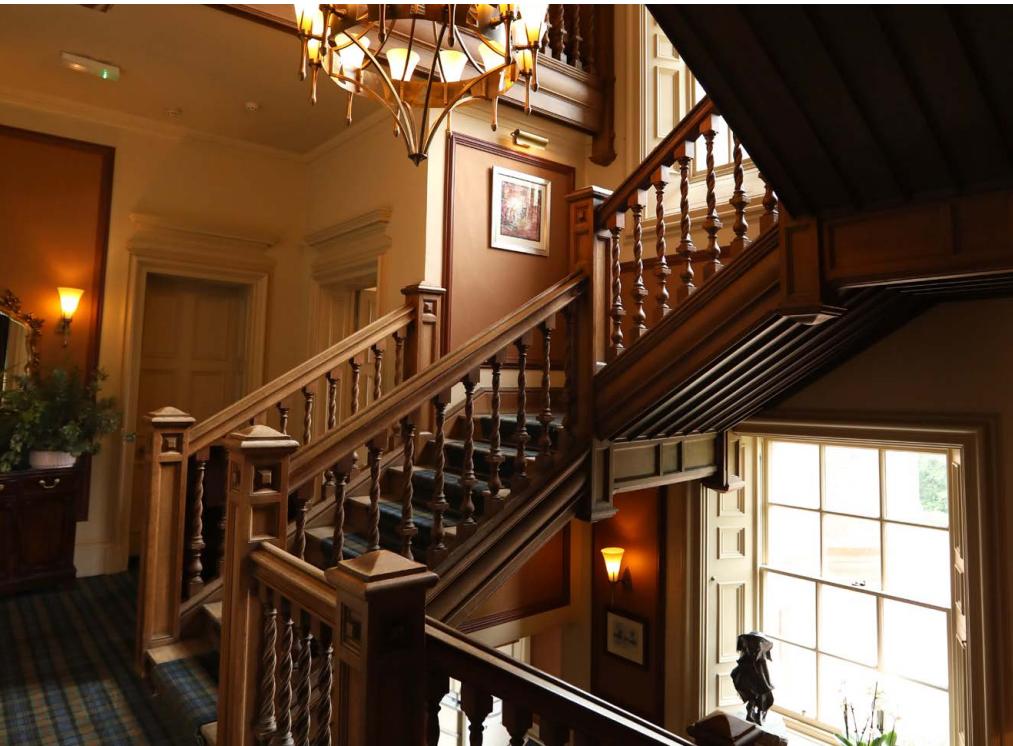
INTERNAL DETAILS

This Scottish baronial castle hotel dates back to 1861 and is of red sandstone construction under multi-pitched slate covered roofs. It is a Grade-B listed building. Today the property combines the Victorian heritage of the original building with modern furnishings throughout. There is a large arched porch leading into the reception area, with its feature staircase. The Garden Room, with its feature fireplace and a mix of armchairs and couches seats 26 people and leads into the large Conservatory function area which can seat up to 70 covers. On the first floor, there is the Sutherland Restaurant with 50 covers, the Maguire Lounge (20) and the Bar (12).

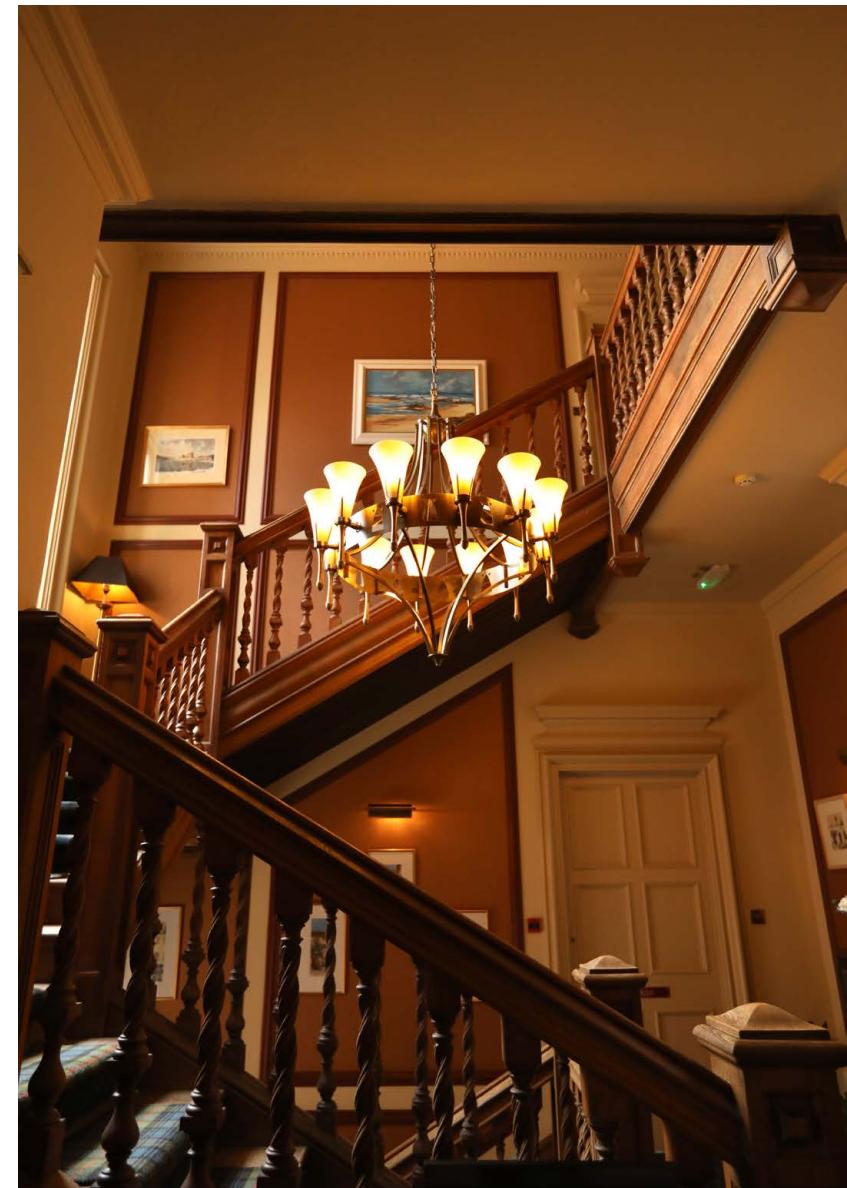
The hotel has a lift serving all but the top floor, high speed wi-fi is provided throughout and there are Freeview or Smart tv's in all rooms

SERVICES

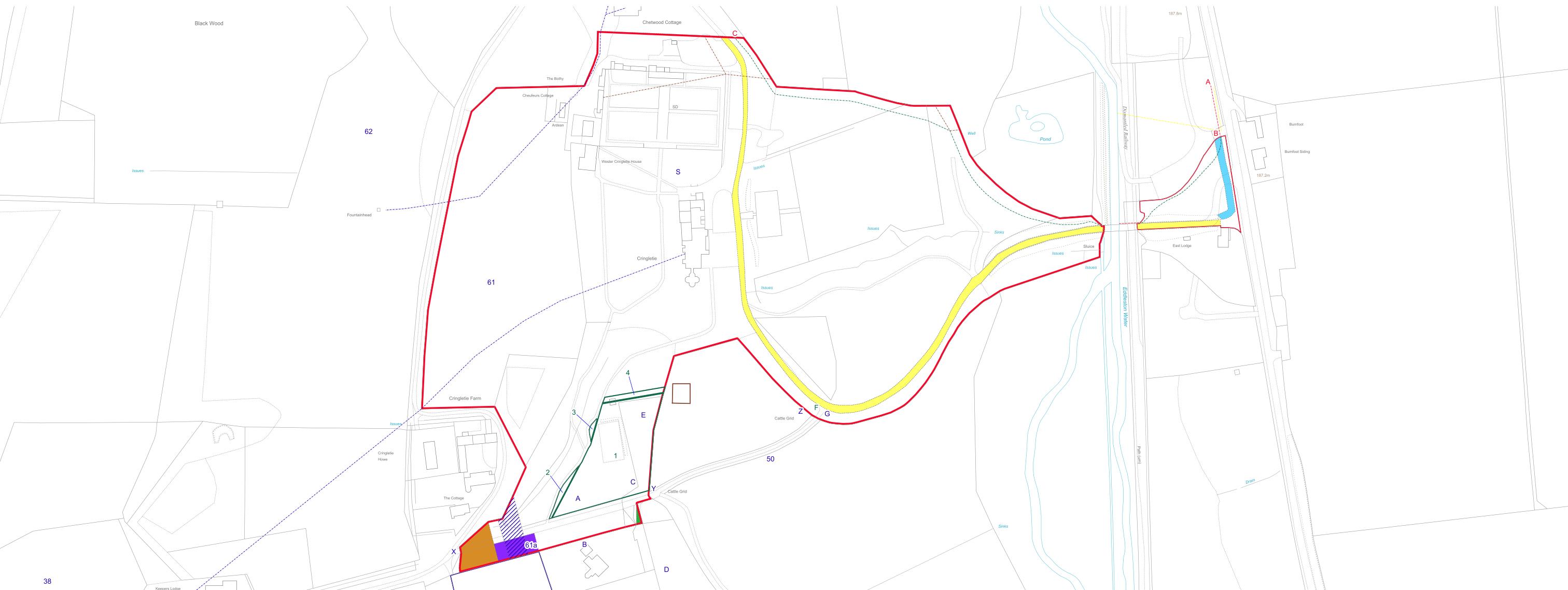
Mains electricity, mains water, septic tank for drainage and oil fired central heating with Calor gas for cooking



CRINGLETIE HOUSE HOTEL



SITE PLAN

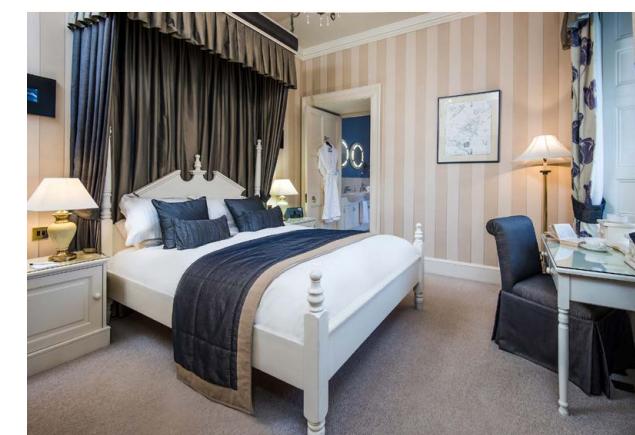


LETTING ACCOMMODATION

THERE ARE 13 BESPOKE BEDROOMS
IN THE MAIN BUILDING, COMPRISING:

- 5 classic rooms
- 3 luxury rooms
- 4 junior suites
- 1 full suite – Selkirk Suite

ARDEAN COTTAGE – set in the grounds of the hotel
2 bed 2 bath self contained guest cottage with outdoor
dining deck and hot tub



EXTERNAL DETAILS

Set in 28 acres, the property is accessed by a private driveway from the A703. The 350 year old Walled Garden is the centre piece of the landscaped grounds and features an extensive greenhouse, flower beds and a kitchen garden. There are a number of outbuildings including a 4-bedroom owners bungalow, a 2-bedroom staff cottage and a 1-bedroom staff cottage, a 3-bedroom managers flat, gardeners workshops and various storage buildings.



CRINGLETIE HOUSE HOTEL

STAFF

Existing staff would transfer under TUPE regulations in the normal way.

TRADING INFORMATION

Trading information will be made available to suitably qualified parties at the time of viewing the property.

BUSINESS RATES

The rateable value as at 14 April 2025 is £53,000

TENURE

Freehold

CONTACT

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CRINGLETIE

HOTEL | RESTAURANT | GARDENS

CONDITIONS OF THESE PARTICULARS

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26 June 2017. This now requires us to conduct due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence.