



Family run hotel in prominent position close to Dumfries

The Manor Country House Hotel, Torthorwald,
Dumfries DG1 3PT

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Property Details

The Manor Country House Hotel, Torthorwald
Dumfries DG1 3PT

Offers Over
£350,000

Description

Family run private hotel with 7 en suite letting bedrooms.

Opportunity to create a lifestyle business, with potential to develop the site further, subject to planning permissions.

Selling Agents

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle, CA6 5LY





KEY FEATURES

- Family run private hotel
- Opportunity to operate a lifestyle business
- Restaurant, bar/lounge, dining room, external courtyard
- Prominently positioned in Torthorwald, and close to Dumfries
- 7 en suite letting bedrooms
- Large site with potential to develop further, subject to consents
- Southerly aspect
- Open countryside views



The Manor Country House Hotel, Torthorwald, DG1 3PT

Situation

Torthorwald has its own historical heritage in the form of both the fourteenth century Torthorwald Castle ruin (seen from the property) and the fully restored 19th century Cruck Cottage.

Local bus services run between Dumfries and Lockerbie. The nearest primary schools are Heathhall and Collin and the nearest secondary schools are Dumfries High School and St Joseph's College. There are also close transport links, including Dumfries train station which provides services to Carlisle and Glasgow. The M6 and M74 networks are accessible at Moffat, Gretna and Lockerbie. Dumfries town centre offers several major supermarkets, popular high street shops, a shopping centre, schooling, a university campus, a range of bistros and medical facilities. The region is renowned for its outdoor pursuits, beaches, leisure facilities, social events, festivals and history.



Accommodation

The hotel is of traditional construction with a whitewashed external appearance, under a pitched and tiled roof, with accommodation spread over three floors. The property enjoys a southerly aspect.

There is a patio to the front and side of the property whilst there is ample parking and turning to the front and side of the hotel. There are also areas of lawn to front and rear. The grounds are generous and offer development potential to create additional accommodation, subject to planning. A pre-planning application has been submitted to Dumfries and Galloway Council in this regard, and we are awaiting a response.

Ground Floor

Public Bar - 12m x 4.9m

Kitchen Prep - 4.6m x 1.8m

Kitchen Wash Area - 3.6m x 1.8m

Main Kitchen - 4.8m x 4.6m

Lounge - 7m x 5m

Dining/Function - 11.6m x 8.6m

First Floor

Bedroom Criffel - 6.8m x 4.8m

Bedroom Mabie - 4.8m x 4.05m

Bedroom Queensberry - 4.8m x 3.75m

Bedroom Skeoch - 4.5m x 3.9m

Bedroom Burnswark - 4.5m x 3.9m

Bedroom Terregles - 4.9m x 4.5m

Bedroom Skreel - 3.5m x 3.2m

Second Floor

Private Bedroom - 4.2m x 3.6m

Private Living Room - 5.6m x 3.6m



Internal Details

Restaurant – the restaurant is located on the ground floor and can be entered directly from the patio or through the lounge bar. The restaurant offers covers for around 60 and enjoys windows on two elevations.

Lounge Area – A bright room with twin windows to the front, fitted bar and access to the cellars.

Public Bar/Dining Area – A large room with four windows to the front elevation, fitted bar and access from both the hall and kitchen.

Kitchen – Comprising a range of stainless steel workbenches, commercial appliances, two pantries, store and dishwashing area.

There is a sizeable basement and beer cellar.

Inventory

An inventory will be prepared detailing all items that are not of a personal nature and to be included within the sale.

Letting Accommodation

There are 7 en-suite bedrooms on the first floor, offering varying styles; small double, double, twin and family rooms.

Owner's accommodation

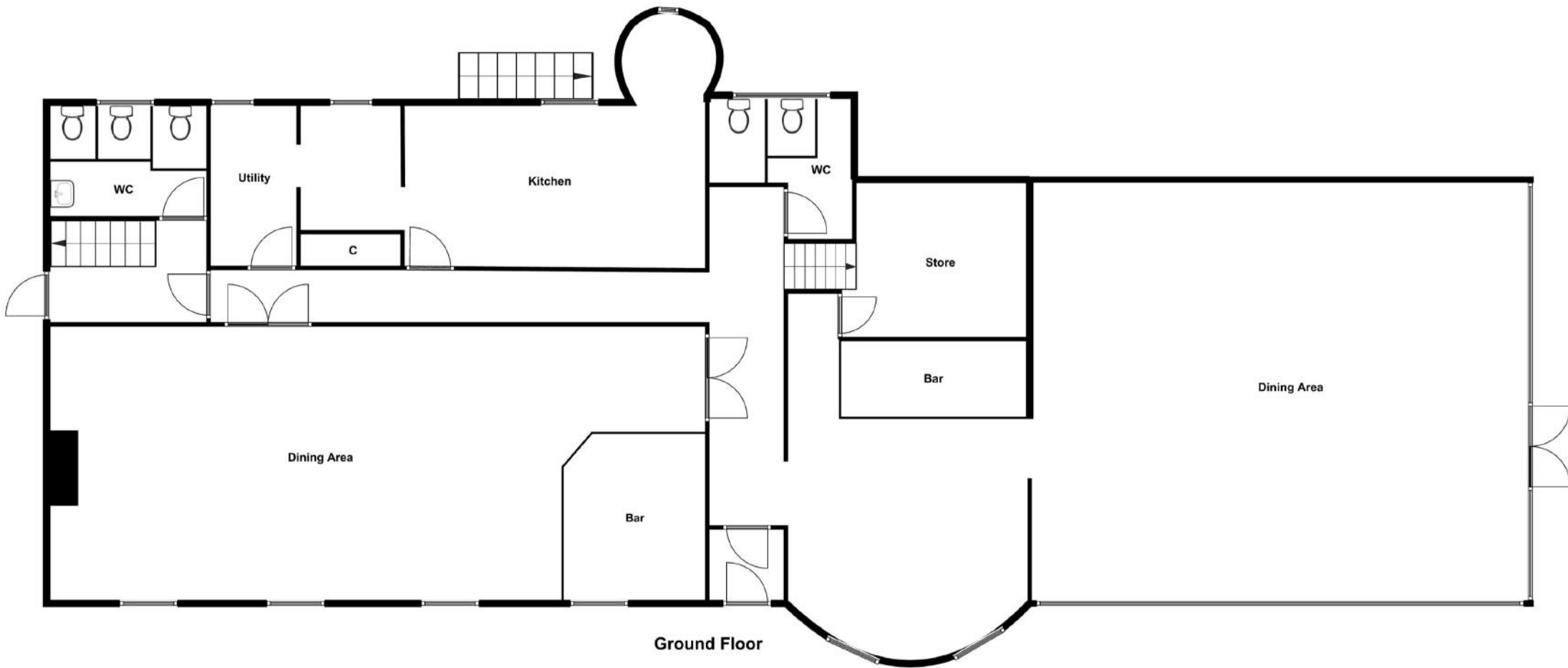
On the top floor are two spacious rooms and a shower room. There is potential to create a kitchenette here if so desired.

Trading Information

Trading information will be made available to those genuinely interested after formally viewing the property.



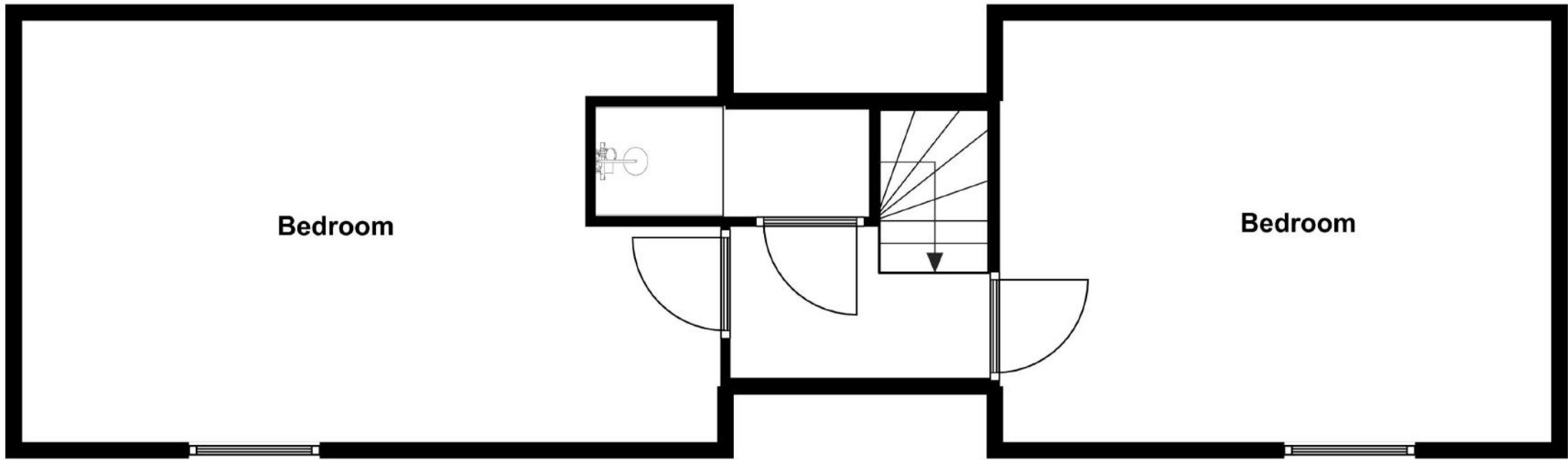






First Floor





Second Floor





Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

Matters of Title: The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale. An inventory will be prepared detailing all items to be included.

EPC Rating: G

Services: The hotel is served by mains water, mains electricity, mains drainage and LPG gas central heating.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299

Offers: Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000. Currently claiming small business rate relief.

Solicitors: Braidwood & Sons, 1 Charlotte Street, Dumfries, DG1 2AG.

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.instagram.com/cdrural).

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