

Property Location Bournemouth

Minton Lodge, St Johns Road, Bournemouth

Approximate Gross Internal Area = 406 sq m / 4370 sq ft
Outbuildings = 31.8 sq m / 342 sq ft
Total = 437.8 sq m / 4712 sq ft



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

St. Johns Road, Bournemouth

Asking Price Of £1,200,000



13 Bedroom Hotel

13 Bathrooms

3 Reception Rooms

Separate Owners Accommodation

Detached Garage

CCTV Room

Electric Car Charger Point

High Specification Fittings

Spacious Accommodation

Parking For Up To 11 Cars



Why you'll like it

This exceptional 13-bedroom, 13-bathroom hotel offers a rare opportunity to acquire a beautifully presented, fully refurbished property in a prime coastal location, just a short distance from award-winning sandy beaches.

Arranged over three expansive floors, the property combines elegant period features with stylish contemporary interiors. High ceilings, large bay windows, and an abundance of natural light create a bright and welcoming atmosphere throughout, while the high-specification refurbishment ensures a turnkey business ready for immediate operation.

The hotel features 13 well-appointed guest bedrooms, each finished to an excellent standard and complemented by modern en-suite facilities. The rooms are tastefully decorated with a cohesive, calming design, offering comfort and quality expected by today's guests.

On the ground floor, three versatile and beautifully styled reception rooms provide generous space for guest relaxation, dining, and socialising. A standout open-plan dining kitchen area showcases sleek cabinetry, quality fittings, and ample seating-ideal for both guest service and entertaining.

A private owner's suite offers a practical and desirable addition, with direct access to the rear garden-perfect for maintaining privacy while living on-site. The landscaped outdoor space provides a tranquil and secluded setting, further enhanced by mature greenery.

To the rear, a substantial detached garage incorporates a useful utility area, supporting the day-to-day running of the business. A dedicated CCTV control room adds an extra layer of security and operational convenience.

Externally, the property continues to impress with ample forecourt parking for multiple vehicles-an invaluable asset in such a sought-after seaside location.

This outstanding property seamlessly blends character, space, and modern convenience, presenting an ideal opportunity for investors or owner-operators seeking a high-quality hospitality business in a thriving coastal destination.

Agent's Notes:
Tenure: Freehold
Council Tax: Band A
All mains are connected
Income/Expenses: Ask Agent

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.
2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

