



Holling Grange Cottages & Restaurant

Holling Grange, Abbey Dore, Herefordshire, HR2 0JJ



Matthew Smith

Director, Bristol

+44 117 946 8518

+44 7713 061 591

matthew.smith@christie.com

At a glance

- Detached house, letting cottages & restaurant
- Superb four bedroom owners house
- Three individual & stylish letting cottages
- Successful detached restaurant and shop
- Annual adjusted net profit circa £90,000
- Set in circa three acres of landscaped gardens. Energy Rating B



The property consists of a beautiful four bedroom owners' cottage, three individual and stylish letting cottages, an indoor heating swimming pool, a homeware shop and a successful and profitable restaurant, all set in excess of three acres of attractive and landscaped gardens with far reaching views across the Golden Valley.

A superb lifestyle opportunity with growth to further develop the trading performance.

Holling Grange Cottages & Restaurant

Location

Located in a beautiful rural position in an Area of Outstanding Natural Beauty, Holling Grange Cottages & Restaurant is tucked away in the heart of south west Herefordshire overlooking the Golden Valley. The villages of Kingstone, Peterchurch and Ewyas Harold are within easy reach as is the Cathedral City of Hereford and the market town of Hay on Wye and Abergavenny. Part of the charm of this opportunity is the stunning location which attracts many repeat guests.

Fixtures & Fittings

All trade fixtures and fittings will be included in the sale with the exception of any personal items and our clients will provide a trade inventory to interested parties.

Toi et Moi Restaurant

Constructed under the ownership of the current owners in 2012, it has proved to be a thriving and successful business attracting new and repeat custom from across the region and beyond. Due to the rural location, it also proves popular with residents in the letting cottages, who take advantage of the highly recommended cuisine. Boasting panoramic views, the restaurant comprises 30 internal covers with additional external terraced seating, an open plan commercial catering kitchen, preparation and wash-up room and two WCs. Within this detached property there is an attached house and garden giftware shop known as The Shed.

Letting Accommodation

Grange Bleu Gris - A romantic cottage for two comprising open plan living area with fitted kitchen, double bedroom and bathroom.

Grange Cerise - Sleeps five and comprises a fitted kitchen, sitting room, three bedrooms (one with en-suite) and a family bathroom.

Grange Chocolat - The largest of the cottages and sleeps six, comprising a fitted kitchen and sitting area, three bedrooms (one with en-suite) and a family bathroom.

All cottages are decorated to a high standard and benefit from a private terrace.

External Details

Attractive landscaped gardens set in circa three acres comprising private owners gardens, ample guest parking and a detached property housing an indoor heated guest swimming pool.

Owner's Accommodation

Formerly a farmhouse, a Grade II listed property which dates back to the 16th Century and has been sympathetically restored and extended to provide excellent family accommodation. The rooms are well proportioned and briefly comprise: reception lounge, sitting room, large dining room lounge, large kitchen/breakfast room, utility room, study, four bedrooms (one with en-suite) and a family bathroom.

The Opportunity

Our clients purchased the property in October 2009 to benefit from a much needed work/life balance and have carried out many improvements to include the refurbishment of the three letting cottages and also constructed the Toi et Moi Restaurant, developing it into a thriving business whilst retaining the work/life balance.

Further information can be found on the following business websites www.hollinggrange.co.uk and www.toietmoi.co.uk

Staff

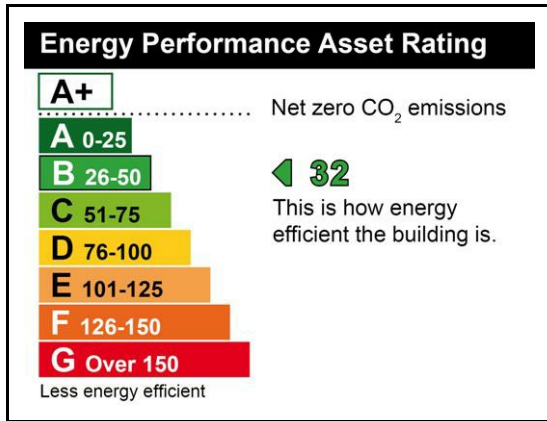
The business operates with two hands-on owners and a pool of part time staff.

Trading Information

Accounts for the Year Ended 5th April 2016 show net sales of £240,025 with an adjusted net profit of £91,828. Further information will be provided to interested parties following a formal viewing.

Holling Grange Cottages & Restaurant

Energy performance certificate



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