

PRICE REDUCED



Burford House, Burford, Oxon

- An utterly charming 8 bedroom Cotswold hotel
- In superb trading location fronting Burford's High Street
- Finished to high standard throughout – AA 5 star
- Easily run accommodation-led business

Offers over £795,000 Freehold

CONTACT US

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Burford House really is a very special hotel. The quality is superb, with lovely public rooms and bedrooms of a style and standard that would be the envy of many. The business is now operated on very easy lines – the restaurant offering only light meals at lunchtime and the bedroom tariff is high. As you would expect from its location in one of the Cotswolds' busiest towns the trade is made up almost entirely of tourists who flock to this part of the country throughout an unusually long season and at weekends all year round.

The business fronts Burford's delightful High Street, which slopes steeply down to the River Windrush at the bottom of the hill. Tudor houses interspersed with Georgian facades line the street, which features the Tolsley, an ancient market where tolls were collected in times gone by. Nowadays the town is a Mecca for tourists who visit the splendid church and browse in many gift and antique shops. Easily accessed from London via the M40 and A40, Burford is perfectly placed for the short break visitors who account for much of the hotel's income.

Our client acquired Burford House in early 2008, a venture for his son to run as his first foray into the hospitality industry as a lifestyle business. The family have much enjoyed their time as owners of this lovely property but my clients' son now needs to return home to help care for his mother meaning that Burford House becomes available for sale.

THE PROPERTY

Burford House occupies a corner site fronting the High Street. The building is Grade II listed and is said to date back in part to the early 17th Century. Accommodation is laid out on ground and two upper floors with basement cellar.

PUBLIC AREAS

Steps up from the pavement to front door opening into attractive hall, which has a wood floor and at one end the reception office. To one side of the hall is the front sitting room which overlooks the High Street and has a large fireplace with wood burner stove and stone surround. It is very comfortably furnished. Behind it is the Garden Room, a second lounge with the French windows opening on to the courtyard at the back of the hotel. At the other side of the hall the dining room, a lovely room with doubly aspect windows, polished wood floor and a large stone surround fireplace and is usually laid to seat around 18.



KITCHEN

Stainless steel range with eight induction hob plates, turbo oven, small combi oven, electric plate cabinet, heat serving gantry, stainless steel preparation top fridge and tall two door larder fridge.

LETTING BEDROOMS

8 letting bedrooms to sleep 16-18 (7 double/twin, including 3 four posters, and 1 suite consisting of double bedroom, twin bedroom and en suite bathroom). All the other bedrooms are also en suite, all with bath and 6 with separate shower stall. The rooms are all equipped with direct dial telephone, television with full SKY package, DVD player, hairdryer and central heating. There is WiFi throughout.

OWNERS' ACCOMMODATION

Our client chooses to occupy the smallest letting bedroom. Previous owners have chosen to occupy the suite, something that could be done again if an owner needed more space or a house could, of course, be rented in the town.

OUTSIDE

At the back of the hotel there is a very pretty courtyard garden which is laid out with good wooden furniture and is useful overspill from the restaurant in good weather.

SERVICES

Cotswold District Council (01285) 623000.

Mains electricity, water and drainage. Cooking by Electricity and Heating by Oil.



LISTINGS

AA 5 star Guest Accommodation

WEBSITE

www.burford-house.co.uk

TRADE

Accounts to the end of March 2014 show net of VAT sales of £238,389 – a slight increase on the previous year. Further details on request.

PRICE

Offers over £795,000 for the freehold complete with goodwill and trade contents (according to inventory) but excluding personal items. Stock at valuation.

FINANCE

Colliers International is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

TO VIEW

All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.

DIRECTIONS

Leave the A40 at the roundabout to the South of Burford and go down the steep High Street. You will see Burford House about half way down on the right hand side.

Stow-on-the-Wold 10 miles, Bibury 10, Cirencester 16, Oxford 20, Cheltenham 22, London 76.





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