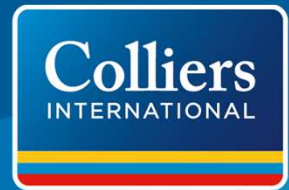




SIMONSTONE HALL, HAWES, NORTH YORKSHIRE



SUMMARY

- Beautifully situated and well presented 3 star country house hotel
- Glorious views of Upper Wensleydale in the Yorkshire Dales National Park
- Tremendously appealing public areas, 18 en suite letting bedrooms and delightful terrace and gardens all set in about 1.8 acres
- Turnover £821,494 net of VAT





INTRODUCTION

After approaching Simonstone Hall through beautiful Dales countryside, one can be forgiven for wondering what all the fuss is about on arrival. The entrance is fairly unprepossessing but reception is in fact at the rear of the property and, once inside, the hotel comes to life with its character and individuality, drawing one through to the front where there are glorious views of Upper Wensleydale. The public rooms have tremendous charm and character, there are marvellous open fires, panelling and ornate ceilings, a grand staircase and mullioned windows, and outside a wonderful terrace overlooks the valley. These lovely bar, dining, meeting, function and lounge facilities are complemented by attractive and generously proportioned letting bedrooms and the hotel is well appointed throughout.

Situated in the Yorkshire Dales National Park, Simonstone Hall benefits from truly glorious rural surroundings. To the rear are magnificent fells and the famous Buttertubs Pass whilst to the front is the beautiful valley of Upper Wensleydale with its popular market and tourist town of Hawes. Close to the hotel is Hardraw Force, reputed to be the highest above ground waterfall in England, and within easy driving distance are numerous Dales towns and tourist attractions. Simonstone Hall makes a marvellous base, therefore, for touring the Dales or exploring the outstanding countryside on the doorstep. Walkers, tourers and wedding guests have all come to know and love Simonstone Hall with its tremendously attractive facilities and outstanding location and the business has the benefit of numerous shoot parties from September through to January. Oh, and the Tour De France passes by in July 2014! What could be better for heightening awareness of the delights of the Yorkshire Dales.

The current owners acquired Simonstone Hall in 1996 since when it has been operated entirely under management. Now, following the decision to sell, buyers have a rare opportunity to acquire an attractive and popular hotel with consistently high level turnover.

THE PROPERTY

Thought to date back to the late 1700s, Simonstone Hall is a tremendously appealing country house of traditional stone construction with handsome mullioned windows under stone slate covered roofs. The beautifully presented hotel accommodation is arranged on ground and first floors.

PUBLIC AREAS

The main entrance to the hotel is from the car park and a stone flagged patio via a lobby leading into the delightful reception lounge, a spacious and well lit room with reception counter and adjacent office. Also known as the Stags Fell Suite, the reception lounge caters for functions for up to 70 dining and has glazed doors leading out to the patio. Straight ahead is a central hall with stone flagged floor and access to the cloakroom facilities. On the left is the bar, a tremendously atmospheric traditional bar lounge with marvellous open fire. Through to the lovely brasserie dining area for up to 40 with double doors leading out onto the terrace. Situated off the bar and brasserie are two further cosy dining rooms (each for 8-10) known as the Wine Cellar and the Wine Vault which are also ideal as meeting rooms prior to dinner. To the right off the central hall are four beautifully appointed rooms, all with glorious views and comprising the restaurant (24), two private dining rooms (22 & 8) and the hotel lounge.

LETTING BEDROOMS

18 Letting bedrooms to sleep 36 (14 double and 4 double/twin). A grand staircase leads to 12 first floor rooms and 6 are in a lovely clock tower section of the hotel. All bedrooms have en suite facilities, direct dial telephone, flat screen television, central heating and tea and coffee making facilities. 4 rooms have four poster bed.

STAFF ACCOMMODATION

In addition to the letting bedrooms there is plenty of staff accommodation at Simonstone Hall. This comprises three separate en suite bedrooms arranged throughout the hotel (2 double and 1 single) and a dedicated staff facility with its own external entrance with 3 double bedrooms and shared kitchen and bathroom.



MANAGEMENT FLAT

Ground floor external access to a flat for management which is currently unused. The accommodation comprises sitting room, kitchen, double bedroom and bathroom/wc.

SERVICE AREAS

Large well equipped catering kitchens with cooking, preparation and wash up areas. Covered external area giving access to walk-in refrigerator, walk-in freezer and dry goods store. Ground floor beer cellar. Basement cellars. External access to laundry facility.

OUTSIDE

To the front of the hotel are mature lawned gardens, terrace and a cobbled parking area for occasional access at weddings and functions via a private driveway belonging to the hotel. Separate access from the public highway at the rear of the hotel to a large car park for residents and non-residents. Rights of access to neighbouring property. Public footpath along part of the private driveway. About 1.8 acres in all.

LOCAL AUTHORITY & SERVICES

North Yorkshire County Council 01609 780780.

Mains electricity and water. Propane gas for cooking. Private drainage. Oil fired central heating.

LICENCES

Premises Licence. Civil Marriage Licence.

WEBSITE & LISTINGS

www.simonstonehall.com

AA 3 Star Hotel (77%)

TripAdvisor Certificate of Excellence 2013



TRADE

Accounts for the year ended 31 March 2013 show turnover £821,494 net of VAT following net turnover £776,890 for the previous year to March 2012.

PRICE

£1.1m for the freehold property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

MILEAGES & DIRECTIONS

Sedbergh about 16 miles, Ingleton 18, Leyburn 18, Kendal 28, Harrogate 50, Leeds 74, Manchester 95 and London 261.

From the Market Town of Hawes head north towards Sedbusk and Hardraw. Follow the road through beautiful countryside, over the river, and then turn left at the first junction. Very shortly turn right and follow the road round to Simonstone Hall on the left hand side.

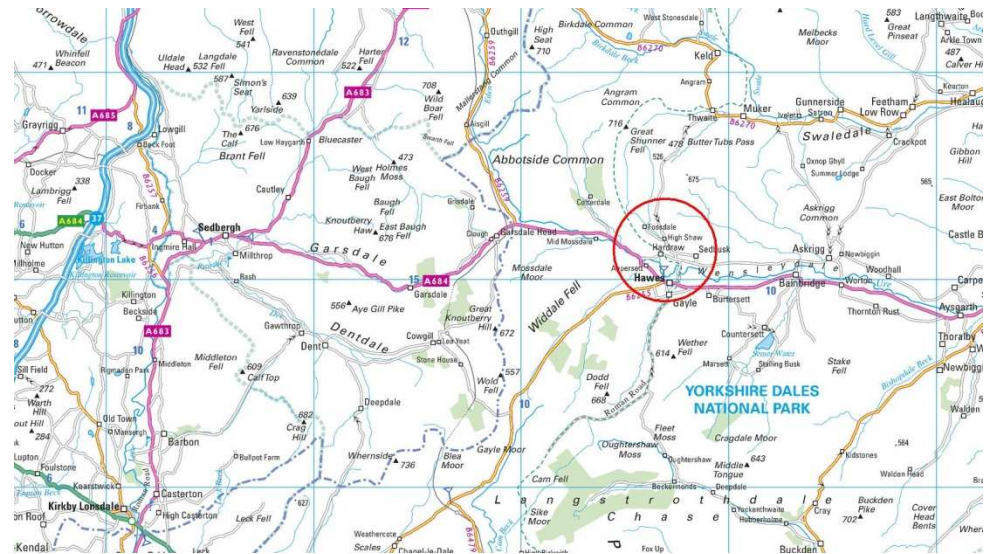
FINANCE

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.





FURTHER INFORMATION

For further information or to arrange an inspection of the property, please contact:

Peter Bean

0113 200 1890

peter.bean@colliers.com



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1 Broad Gate, The Headrow

Leeds

LS1 8EQ

SUBJECT TO CONTRACT

Ref: 206850

Disclaimer

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Energy Performance Certificate

Non-Domestic Building



Simonstone Hall
Simonstone
HAWES
DL8 3LY

Certificate Reference Number:
0130-0937-2959-9809-9006

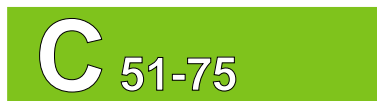
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

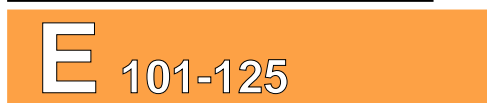
More energy efficient



Net zero CO₂ emissions



◀ 77 This is how energy efficient the building is.



Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	1781
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	179.43

Benchmarks

Buildings similar to this one could have ratings as follows:

33 If newly built

87 If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software:	Lifespan SBEM v4.1.d using calculation engine SBEM v4.1.d.0
Property Reference:	395999820000
Assessor Name:	Martin Hallatt
Assessor Number:	STER500164
Accreditation Scheme:	Sterling Accreditation
Employer/Trading Name:	Hallatt Associates
Employer/Trading Address:	1 Victoria Avenue, HARROGATE, HG1 1EQ
Issue Date:	09 Oct 2013
Valid Until:	08 Oct 2023 (unless superseded by a later certificate)
Related Party Disclosure:	Not related to the owner
Recommendations for improving the property are contained in Report Reference Number: 0090-3999-0457-2180-9090	

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on **0800 085 2005**