

CORNERSTONE
Business Agents



Torrs Warren Country House Hotel

Stoneykirk, Stranraer, DG9 9DH

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A Very Special Country House Hotel

2 BAR AREAS

DINING ROOM & CONSERVATORY

8 LETTING BEDROOMS (EN SUITE)

APPROX. 1.4 ACRE GARDENS

OWNERS ACCOMMODATION — AVAILABLE SEPARATELY

Guide Price £425,000 Freehold

The Business

An ideal business for a couple with little or no experience in running a hotel. It has been a profitable business since 1975 with the established support of locals throughout the year, and long serving members of staff. The present owners have run this lifestyle business to suit their own requirements running the hotel as an accommodation provider and restaurant with bar. The hotel has built up a good name for its food attracting many local people who come all year. The hotel offers a perfect lifestyle business with exceptional owners' accommodation which could also be used as staff accommodation or as a holiday let, with the relevant permissions.

Situation

The Torrs Warren Country House Hotel is situated in the South Rhins village of Stoneykirk, which is located on the busy A716 Stranraer to Drummole road. In this picturesque location set within 1.4 acres of private grounds, the Hotel is approximately 5 miles from both the harbour village of Portpatrick and the old port town of Stranraer.

The surrounding area is a host to a number of outdoor activities. There are four golf courses within driving distance of the hotel and also fishing, walking and shooting which bring in a large number of people to the area. The many gardens, including the famous Logan Botanic Garden 11 miles from the hotel are also a great draw for people staying at the hotel.



Torrs Warren Country House Hotel makes an ideal base from which to explore the region and for the less energetic there are beaches within 1.5 miles of the hotel. The hotel benefits greatly from the trade generated from the busy ferry ports to Ireland. Stena Line ferry terminal and the P&O terminal being about 5 miles.

Click [here](#) to access a Google map of the business and area.

The Property

Originally built as the Church Manse (The Old Church is facing the hotel at the end of the drive), this well proportioned property is built of stone with a slate roof. During the time it has been running as a hotel it has been renovated to provide a comfortable establishment which retains some of its eighteenth century features such as the cantilevered staircase and oak panelling.

Various extensions have been added, one of which is a large mahogany conservatory with dance floor which is used as a restaurant and function room.



Public Areas

The main entrance to the hotel is an enclosed porch leading to the reception hall with reception desk and access on the right to bar areas and toilets. To the left is a small hallway to the office, ladies and gents toilets and the baby changing facility as well as disabled facilities.

Further along the main reception hall on the left is the oak lined dining room with two pairs of bi-folding doors giving access into the mahogany conservatory.

Six of the eight bedrooms are situated on the first floor by way of the cantilevered staircase. The other two bedrooms are on the first floor accessed by an external staircase.

Service Areas

Catering kitchen, prep room, laundry with oil fired boiler, freezer room, large store and beer cellar.

Letting Accommodation

There are eight letting bedrooms consisting of three family rooms, one twin/double room, three double rooms and one single room which contains a double bed.

One of the bedrooms has been upgraded with a four poster bed and is used as a bedroom/honeymoon suite. All rooms are ensuite with central heating, flat screen colour TV and tea/coffee making facilities. 21 bed spaces in total and the family rooms are large enough to accommodate either a z-bed or cot for larger families. Two of the family rooms have outside access which makes them very popular with people travelling with pets. These two rooms are allocated for this purpose making it unnecessary for animals to be brought through into the hotel itself.

External Gardens & Grounds

Torrs Warren is set within its own grounds of approximately 1.4 acres comprising of landscaped gardens, paddock and car parking (50 approx.)

Owners Accommodation

For sale by separate negotiation is a stunning family home set in approximately 1 acre of its own grounds. Enclosed entrance porch opens into a large hallway from which is accessed a large lounge/dining room with double glass doors into a spacious kitchen which then leads into a utility room with door to garden. Also on the ground floor are two double bedrooms (one of which is en suite), one single bedroom and a large family bathroom. Accessed by way of a pine staircase on the first floor is an open plan sitting room, the master bedroom and en suite bathroom.



Services

Mains electricity and water. Private drainage. Oil fired central heating and LP gas.

Tenure

Freehold.

Listings

Scottish Tourist Board 3 Star.

Trip Advisor Certificate of Excellence 2012 & 2013.

Venere certified Quiet Hotel of the Year 2013.

Venere certified Clean Hotel of the Year 2013.

Energy Performance Certification

EPC current energy rating – G.

Trading Figures

Available to interested parties after viewing.

Price

The guide price for the hotel is **£425,000** whilst the owners' house is available from a guide price of **£200,000**. The Hotel includes the majority of fixtures, fittings and furnishings as well as the goodwill of the business.

Further Information

More information is available – please telephone 0131 445 7222 or email info@cornerstoneagents.co.uk

Viewing

Strictly by appointment via the sole selling agents Cornerstone Business Agents. Phone 0131 445 7222 or email info@cornerstoneagents.co.uk

