



WOODHOUSE HOTEL

2 Barr Crescent, Largs, North Ayrshire, KA30 8PX


McEwan Fraser Legal
Solicitors & Estate Agents



THE LOCATION

Largs has proven to be one of Scotland's most desirable towns to relocate to for many years. Its natural landscape, with a magnificent coastline, takes in the breathtaking sights of Arran, Bute and Cumbrae to the west and the spectacular backdrop of the countryside to the east. Popular with all ages, Largs provides excellent shopping, cafes, bars and restaurants, a world-class marina, golf courses and high performing schools. Those seeking social pursuits can find these within Vikingar, Kelburn Country Park, the ever popular Largs seashore, renowned local golf courses and Largs Yacht Haven. Largs is also home to the world-famous Nardini's restaurant, this iconic establishment reopened in late 2008 after a complete refurbishment.

Largs is in the enviable position of offering everything you could need. With its proximity to Glasgow city centre, Glasgow Airport and Prestwick Airport, Largs is also an ideal commute to Glasgow and worldwide by air.





WOODHOUSE HOTEL

McEwan Fraser Legal is delighted to present to the market the Woodhouse Hotel located in the highly desirable area of Largs. The property is currently trading as a fully serviced nine bedroom hotel and is presented to the new owner as a turnkey operation, which currently has a 4-star Trip Advisor rating.

This is a unique opportunity to purchase a substantial property and business that has been successfully trading with the current owners for over ten years during which they have totally refurbished the premises. It is an established family run business within Largs and benefits from first-class local trade as well the many visitors and tourists who visit the town on an annual basis and return time and again to stay at the hotel. The new owner(s) will have an opportunity to put their own mark on a business which offers great scope and potential growth.





WOODHOUSE HOTEL

The Woodhouse Hotel is currently run on a fully managed basis over the year and is only being presented to the current market to facilitate retirement for its existing owners. The business is also home to the popular Woody's Bar, restaurant and a detached 3 bedroom owner's cottage, on the grounds and which is also included in the price.

The hotel sits within its own large landscaped gardens and car park and features nine en-suite letting bedrooms.

The ground floor accommodation comprises of the main door access, reception hallway, breakfast room/morning room, guest dining room, meeting room, store room, WC, ladies and gents toilets, bar, kitchen and utility. Any of the rooms can be transformed to meet each individual purchaser's needs and requirements. Journeying up to the first-floor accommodation, the crisp and contemporary styling continues into the nine stylish en-suite bedrooms which have been kept warm and welcoming for a number of years. Some of the luxurious bedrooms boast fabulous views to the sea and their very own private balcony.





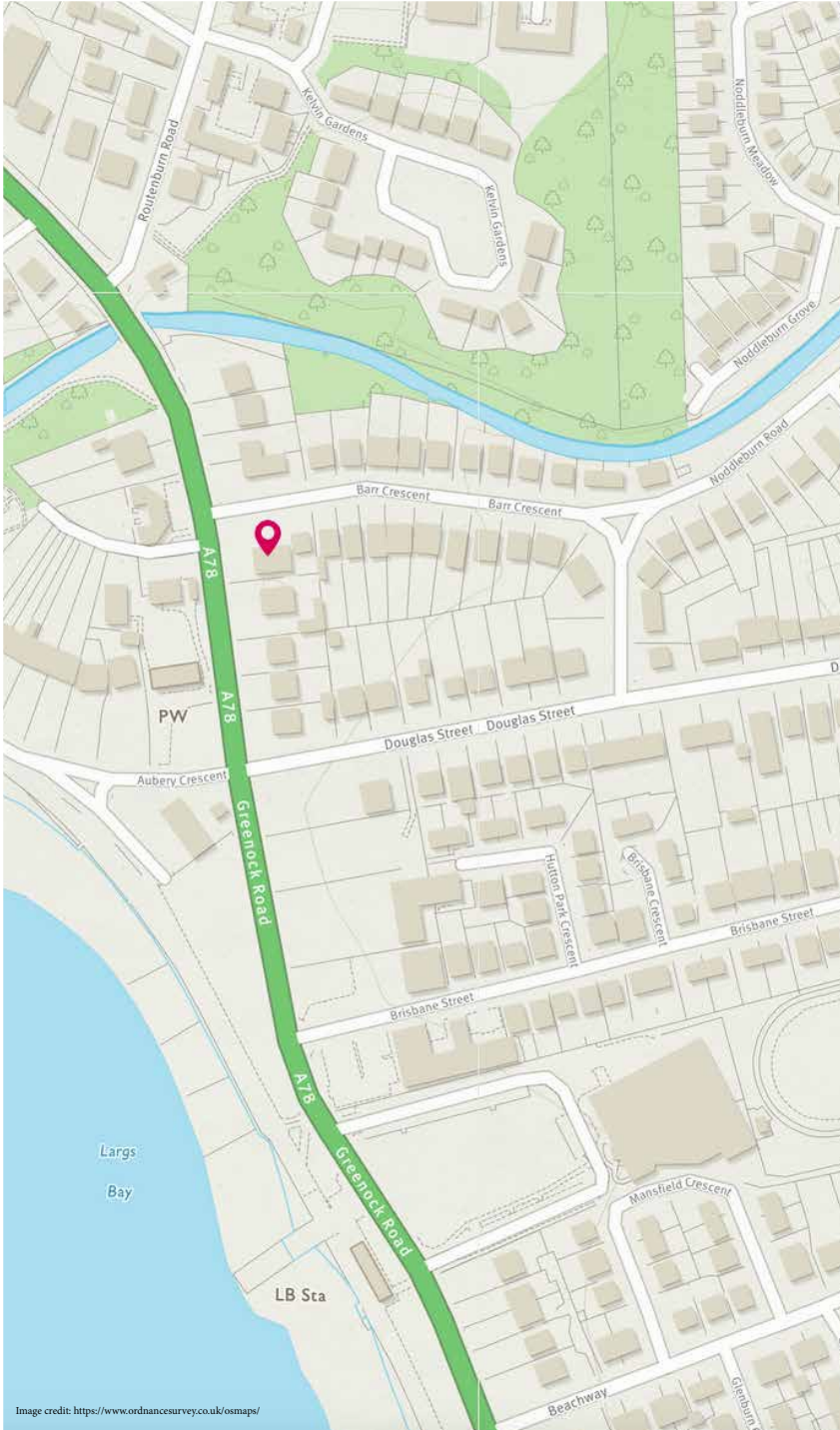


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>

Approximate Dimensions
(Taken from the widest point)

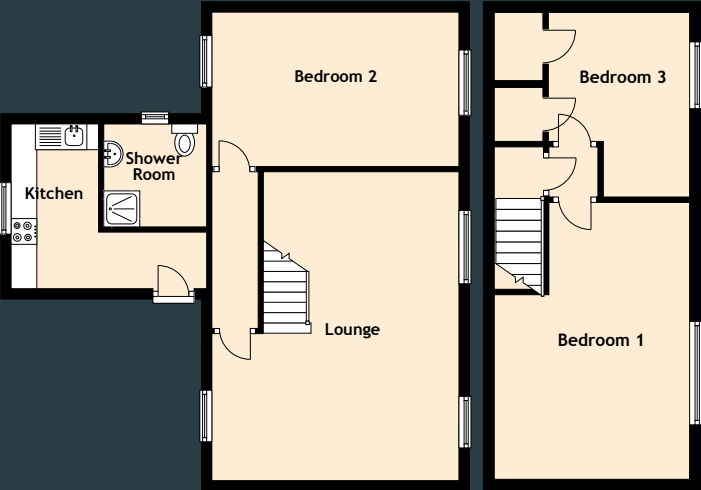
Bar	6.80m (22'4") x 6.70m (22')
Kitchen	7.10m (23'4") x 4.60m (15'1")
Dining Room	8.60m (28'3") x 4.60m (15'1")
Meeting Room	6.20m (20'4") x 4.49m (14'9")
Breakfast Room	5.50m (18'1") x 4.60m (15'1")
Utility	3.00m (9'10") x 3.00m (9'10")
Bedroom 1	4.30m (14'1") x 3.60m (11'10")
En-suite 1	2.20m (7'3") x 1.50m (4'11")
Bedroom 2	4.70m (15'5") x 2.90m (9'6")
En-suite 2	2.80m (9'2") x 1.50m (4'11")
Bedroom 3	5.40m (17'9") x 2.90m (9'6")
En-suite 3	1.90m (6'3") x 1.60m (5'3")
Bedroom 4	2.90m (9'6") x 2.00m (6'7")
En-suite 4	1.90m (6'3") x 1.60m (5'3")
Bedroom 5	4.90m (16'1") x 2.90m (9'6")
En-suite 5	1.90m (6'3") x 1.50m (4'11")
Bedroom 6	4.90m (16'1") x 2.90m (9'6")
En-suite 6	1.80m (5'11") x 1.60m (5'3")
Bedroom 7	4.30m (14'1") x 2.90m (9'6")
En-suite 7	1.90m (6'3") x 1.40m (4'7")
Bedroom 8	2.70m (8'10") x 2.50m (8'2")
En-suite 8	1.50m (4'11") x 1.50m (4'11")
Bedroom 9	4.74m (15'7") x 4.20m (13'9")
En-suite 9	1.50m (4'11") x 1.50m (4'11")
Ladies WC	3.30m (10'10") x 2.10m (6'11")
Gents WC	2.22m (7'4") x 1.50m (4'11")

EPC Rating: G

WOODHOUSE HOTEL & COTTAGE

Approximate Dimensions
(Taken from the widest point)

Lounge	6.00m (19'8") x 4.80m (15'9")
Kitchen	3.20m (10'6") x 1.70m (5'7")
Bedroom 1	5.10m (16'9") x 3.60m (11'10")
Bedroom 2	4.80m (15'9") x 3.00m (9'10")
Bedroom 3	3.40m (11'2") x 2.40m (7'10")
Shower Room	2.00m (6'7") x 2.00m (6'7")





view from the property




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