



# 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 which is a 4 star rated hotel from trip advisor, conveniently located in the highly desirable area of Largs. The hotel is currently trading as a fully serviced, nine bedroom hotel which sits within it's own landscaped gardens and car park. It is presented to the new owner as a turnkey operation with scope for huge growth.

This is a unique opportunity to purchase a substantial property and lifestyle changing business, which has been successfully trading with the current owners for over ten years during which they have totally refurbished the premises.







# WOODHOUSE HOTEL

The family run business within Largs, 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 current owners have had a good standing within the Largs community, however it is time for pastures new and a happy retirement.

The new owner(s) will have an opportunity to put their own mark on a business which offers great scope and potential growth.

\*\*The Hotel also has a 3 Bedroom Cottage located on site which can be purchased at a later date.\*\*

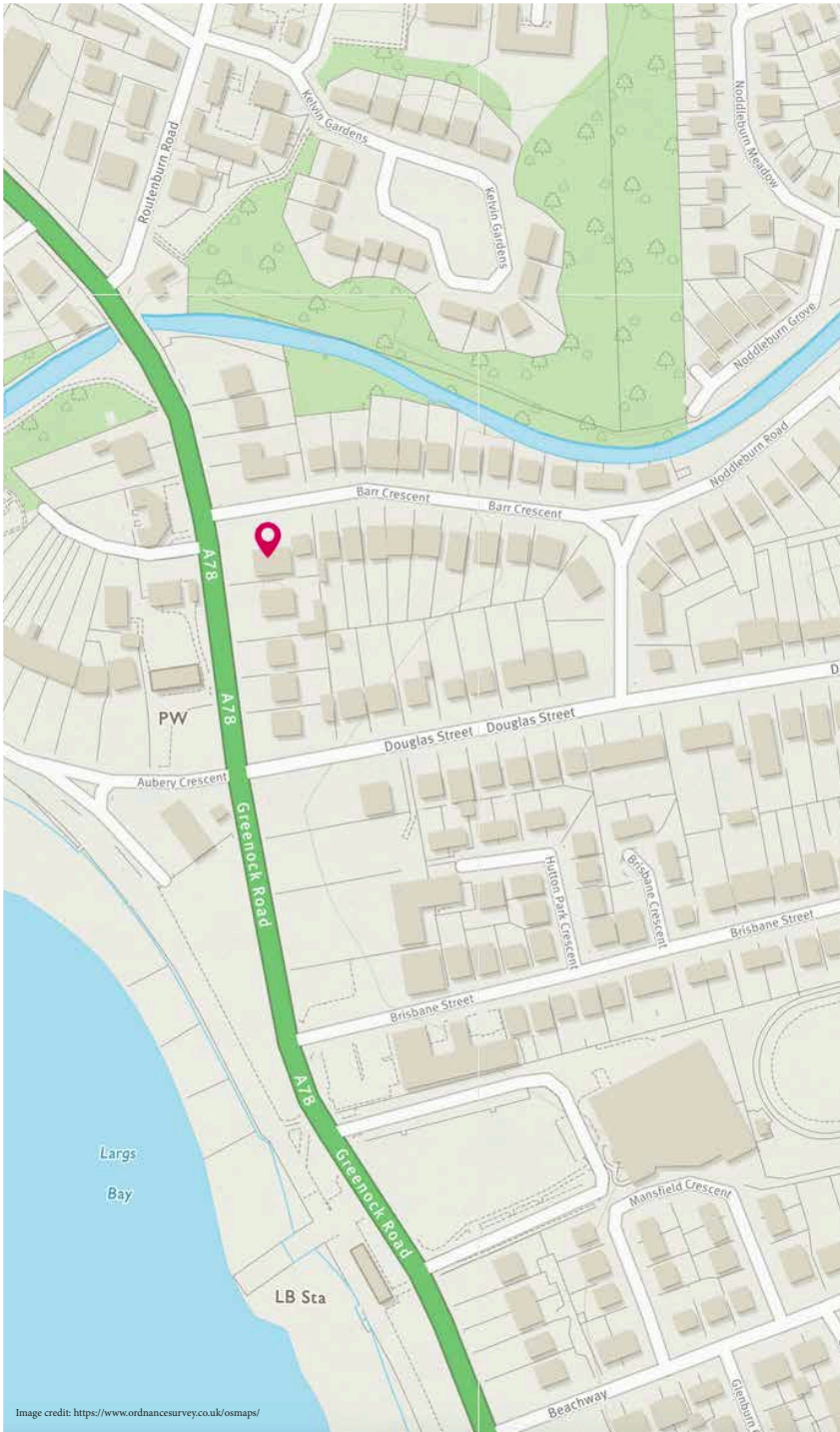
(Terms and Cconditions apply)











# WOODHOUSE HOTEL & COTTAGE

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

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



# McEwan Fraser Legal

## Solicitors & Estate Agents

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