

# Orestone Manor Hotel

Maidencombe, Torquay, Devon, TQ1 4SX







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Rock House Lane, Maidencombe, Torquay, Devon, TQ1 4SX

## **Beautiful Coastal Boutique Hotel with Spectacular Sea Views**

**12 Unique and Individually Appointed En-Suite Guest Rooms with 2 Superior Coach House Units**

**Extensive Dining, Resident and Bar Areas with Owners/Managers 2 Bed Apartment**

**Extensive Grounds with Guest and Private Gardens, Separate Seating Areas, Car Parking and Large Sea Facing Terrace**

**Very Well Established Business with Impressive Figures and Scope to Grow Further**

### **LOCATION**

The Orestone Manor is located in Maidencombe, a peaceful and picturesque village just a few miles from the heart of Torquay, on the English Riviera. The hotel's unique position affords spectacular views over Lyme Bay and the surrounding coastline, making it a desirable destination for guests seeking both tranquillity and natural beauty. The location is an ideal base for exploring the stunning landscapes of South Devon. Maidencombe is known for its scenic beauty, with nearby walks offering opportunities for hiking along the South West Coast Path, through beautiful countryside, and along cliff-top paths with panoramic views. Guests can also explore the nearby beaches, including the secluded Maidencombe Beach and the popular beaches of Torquay, Babbacombe, and Paignton. In addition to its natural beauty, the area boasts a wealth of cultural and historical attractions, such as the historic village of Cockington, Babbacombe Model Village, and Torquay's famous harbour and promenade. The hotel's location provides easy access to nearby towns and cities, including Exeter, Plymouth, and Dartmoor National Park. For those traveling by car or rail, Torquay Railway Station is a short drive away, and the M5 motorway is easily accessible, offering excellent transport links to the rest of the UK.

### **DESCRIPTION**

The Orestone Manor Hotel is a beautifully restored and highly regarded 4\* AA Gold Star rated country house hotel. Dating back to the early 19th century, the property combines the charm and grandeur of a classic English manor with contemporary luxury and impeccable service. Over the years, the hotel has developed a reputation for being one of the finest boutique hotels in the region, attracting discerning guests seeking a peaceful retreat, exceptional dining, and stunning views over Lyme Bay and the South Devon coastline. The owners have operated the hotel for over a decade, during which time the property has been meticulously refurbished, retaining its character while enhancing the amenities and services to meet the highest standards of modern hospitality. The hotel offers 14 unique and beautifully appointed guest rooms, a renowned 2 AA Rosette restaurant, a well-stocked bar, and spectacular grounds that feature landscaped gardens and panoramic views. The business has been highly successful, achieving strong trading performance and an outstanding reputation across various guest review platforms, including TripAdvisor. This is an extraordinary opportunity to acquire a premium hotel with a strong, established brand, set in a highly desirable location in the heart of beautiful South Devon yet with further growth potential.

Ref No: 5118

£1,550,000 Freehold

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The accommodation briefly comprises:-

## **ENTRANCE PORCH**

With automatic door leading to:-

## **RECEPTION, BAR & BRUNEL LOUNGE**

The hotel features a well-appointed bar that offering a selection of premium wines, spirits, and cocktails. The lounge area provides a relaxed setting for guests to enjoy drinks or afternoon tea while taking in the magnificent views. Bar servery to the right of entry leading to spacious lounge bar with selection of Chesterfield upholstered sofas/armchairs. Double French doors to shelter outside seating area.

## **RECEPTION**

Reception desk with office space behind incorporating bespoke timber tops and cupboards.

## **LOUNGE**

With original features and oak flooring, two fireplaces (one wood burner) and an array of soft furnishings and coffee tables with seating for circa 20. Through to:-

## **CONSERVATORY**

A light and airy room with floor to ceiling glazing to the sea ward side with fantastic panoramic coastal views and access to the terrace via three sets of French doors. Seating for 30 plus at wicker chairs and solid commercial tables.

## **BAY RESTAURANT**

The hotel's dining facilities are one of its key selling points. The Bay Restaurant, with its stunning sea views, has earned 2 AA Rosettes for its exceptional cuisine. The restaurant serves a menu that celebrates the finest local produce, with an emphasis on seasonal ingredients and modern cooking techniques. The restaurant has a warm, inviting atmosphere, with elegant décor and attentive service, making it the perfect place for guests to enjoy a leisurely meal. Period room with ornate ceiling,

oak floors and bay window which also doubles as a function room. Circa 70 plus covers at upholstered chairs and an assortment of square, rectangular and round tables. Holding area with swing doors to:-

## **COMMERCIAL KITCHEN**

Fully equipped and professionally arranged with central extraction and non-slip flooring. Door to outside.

## **CELLAR**

With dry storage and beer cellar.

## **OUTSIDE SERVICE AREA**

With freezer store, general shed, walk-in fridge and further storage/laundry room and lean-to area.

## **OWNERS'/MANAGERS' FLAT**

The hotel includes a spacious and private owner's accommodation, providing a comfortable and separate living space for the current proprietors. This area is designed for convenience and privacy, yet it still offers access to the hotel's main facilities. Very well appointed, situated on the first floor and arranged as two en-suite bedrooms, open plan kitchen/living room with doors to outside terrace/balcony area (exterior steps down to ground floor).

## **LETTING ROOMS**

Each of the rooms is thoughtfully and individually decorated with an elegant blend of traditional and contemporary furnishings. The rooms are spacious and offer a range of features, including comfortable king-size or twin beds, luxurious en-suite bathrooms, flat-screen TVs, complimentary Wi-Fi, and tea and coffee making facilities. Several rooms also feature balconies or terraces, providing stunning views of the surrounding coastline or the hotel's beautifully landscaped gardens.

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## GROUND FLOOR GARDEN ROOM

Superior four poster superior king with sea views. En-suite with bath, walk-in double shower, wash hand basin and WC. Private terrace with hot tub and panoramic sea views.

## FIRST FLOOR

### ROOM 2

Large double with sea views and sofa seating area. En-suite with bath, handheld shower, WC and wash hand basin.

### ROOM 3

Double with sea views. En-suite with WC, bidet, wash hand basin. Separate en-suite with bath, double wash hand basin in vanity unit and walk-in shower.

### ROOM 4

Double with sea views. En-suite with double walk-in shower, wash hand basin and double vanity unit, roll top bath and WC.

### ROOM 5

Double with sea views. En-suite with bath and handheld shower, wash hand basin and WC.

### ROOM 6

Large double with seating area and private balcony with sea views. En-suite with walk-in double shower, roll top bath, double vanity unit, bidet and WC.

## OUTSIDE TO FIRST FLOOR LAUNDRY ROOM & FIRE ESCAPE

## SECOND FLOOR

Access via two staircases.

### ROOM 7

Double with sea views and separate seating area. En-suite with shower, roll top bath, wash hand basin and WC.

### ROOM 8

Double with sea views and seating area. En-suite with bath with shower over, WC and wash hand basin.

### ROOM 9

Double with sea views and seating area. En-suite with bath with shower over, wash hand basin in vanity unit and WC.

### ROOM 10

Double rear room with private terrace with sea views. En-suite with bath and shower over, double basins in vanity unit and WC.

### ROOM 11

Double rear room with private terrace. En-suite with bath and shower over, wash hand basin in vanity unit and WC.

## COACH HOUSE

Situated to the side of the entrance to the Orestone Manor and newly converted In 2016. A beautifully renovated building with a modern design and state of the art technology including under floor heating.

### 15 & 16

Both Units are exactly the same and incorporate - ground floor entrance leading to double bedroom with private balcony enjoying sea views with individual hot tub. En-suite bathroom with double vanity unit, walk-in shower and WC.

Stairs to **FIRST FLOOR**

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## LOUNGE AREA

With elevated sea views, bi-fold doors to glazed balcony. Roll top bath with tiled surround, wall mounted TV and Kitchenette area.

## OUTSIDE

The hotel is set in just under 2 acres of beautifully landscaped grounds, including manicured gardens, terraces, and lawned areas. These outdoor spaces are perfect for guests to enjoy the natural surroundings while relaxing outdoors. The property also features ample parking for guests. Main car park with 30+ spaces. Staff parking area. Separate sheltered parking for 6.

Stunning elevated terrace to front of conservatory. Tool shed under. Lower garden mainly laid to lawn, with mature shrubs and borders. Hidden lower garden previously home to private swimming pool. Two separate seating areas to either side of the main entrance.

Large private garden to the side, with summer house and two separate garden sheds. This area has potential to be developed with the possibility of introducing studio/pod accommodation, subject to planning.

## GENERAL INFORMATION

### THE BUSINESS

Orestone Manor has been trading successfully for many years, achieving consistently strong financial performance. The hotel has an established clientele base, with many guests returning year after year, attracted by the hotel's combination of superb service, excellent facilities, and stunning location. The business continues to generate high levels of occupancy, and its dining offering, particularly the award-winning Bay Restaurant, contributes to its strong revenue stream.

The hotel benefits from a healthy balance between accommodation and food & beverage sales, making it a highly profitable operation. There is also significant

potential for future growth, with opportunities to expand the marketing efforts to attract a broader audience, including international guests and more corporate clients. The addition of more event business, including weddings and small conferences, could further increase the hotel's revenue.

## RATEABLE VALUE

2023 List: £41,000. Please note this is not Rates Payable. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

## INVENTORY

To include furnishings and equipment as per an inventory to be supplied, but excluding the owners personal effects.

## STOCK

Wet and Dry stock in trade and Bar Glassware will be taken over by the purchaser at valuation on the day of completion.

## EPC RATING C

## HISTORY OF THE PROPERTY

*The Orestone Manor has a rich history that adds to its unique character and charm. Originally built in the early 19th century, this grand manor house was constructed during the Georgian era and is believed to have been used as a private residence for wealthy families seeking a peaceful retreat on the English Riviera. Its name, "Orestone," is derived from the nearby Orestone Rock, a prominent feature on the coastline, which continues to offer breathtaking views from the property. Over the years, the Orestone Manor has evolved and changed ownership, serving various purposes, from private residence to hotel and guest house. In the 20th century, the property began operating as a hotel, opening its doors to visitors who were drawn to the stunning coastal setting and the hotel's renowned hospitality.*

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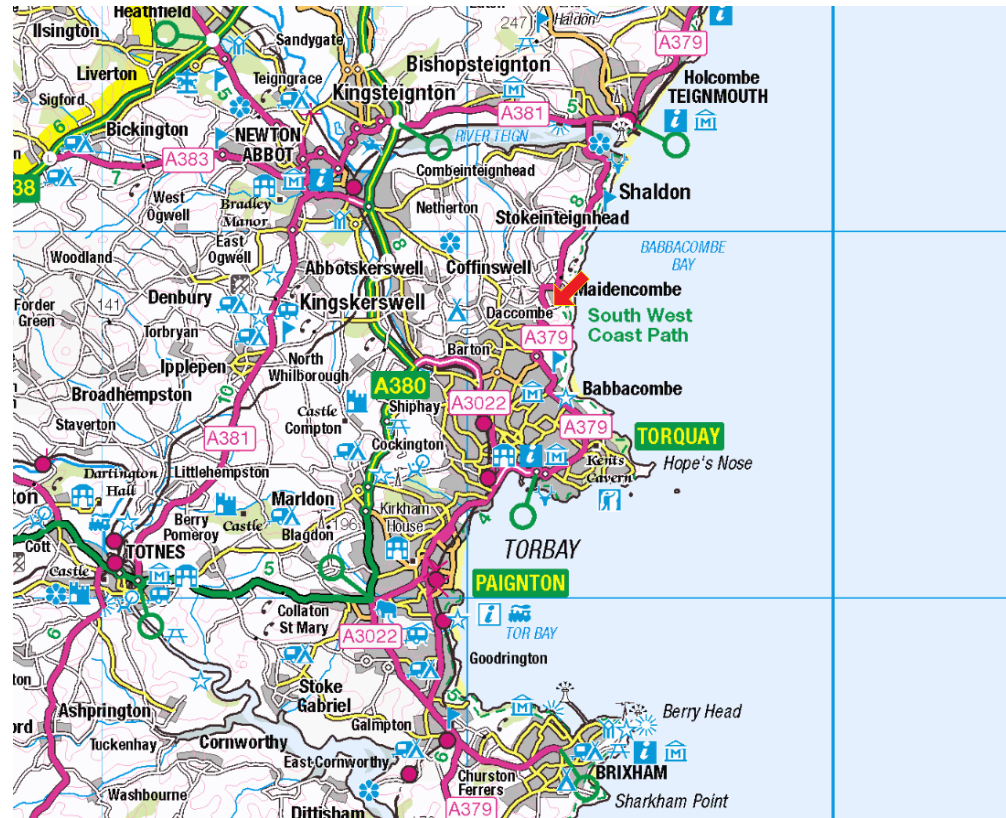






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