



With stunning views, a bed and breakfast hotel, backing on to Cleve Common

Cleve Hill Hotel, Cleve Hill, Cheltenham, Gloucestershire GL52 3PR

Freehold

savills

Owner's accommodation of office with kitchen area
• living room • bedroom • bathroom • hotel kitchen
• laundry and store rooms • guest cloakroom • residents'
lounge with buffet breakfast area • conservatory dining
room • 8 en suite bedrooms plus two suites with
bedroom(s) • sitting room and bathroom • terraced
garden area • private steps onto common • car park

Situation

Cleeve Hill Hotel is set on one of the highest points on the Cotswold escarpment at 330m, providing it with far reaching views to the Malvern and Welsh hills. Just 4 miles north of the Spa town of Cheltenham, the area at the top of the hill is known as Cleeve Common with the Cotswold Way passing over the hill.

The area was largely agricultural for hundreds of years, however Cheltenham's boom as a fashionable spa resort in the 19th Century meant that the open spaces of the common became attractive for recreation which continue today including walking, running, horse riding and golf at Cleeve Hill Golf Club. Cleeve Common is the largest common in the Cotswolds Area of Outstanding Natural Beauty and is a conservation area and site of special scientific interest.

Horse racing began on the hill in 1818, until it moved to its current home at Prestbury Park racecourse, which can be spotted from the property. Nearby facilities can be found at Winchcombe, Prestbury and Bishops Cleeve, with Cheltenham town centre only 4 miles away, providing superb shopping and recreational facilities. The town also offers an excellent selection of

schools including Cheltenham Ladies' College, Cheltenham College, Dean Close and St Edwards. There is also good access to the M5 and M40 with mainline railway stations in Cheltenham, Gloucester, Evesham and Kingham.

Description

Believed to originally date from the 1920's and previously known as Cleeve Hill House, this is a substantial detached property with accommodation over three floors plus a cellar. The current layout allows for owner's/manager's accommodation lying to one side on the ground floor. To the rear of the building at ground floor level is the newly refurbished kitchen and several laundry/store rooms. Also lying on the ground floor is the residents' lounge, breakfast area and dining room in the west facing conservatory. The B&B business benefits from the number of events in the area, such as Prescott, racing at Prestbury Park, the many festivals in Cheltenham and a large number of walkers, especially those following the Cotswold Way.





There is scope to develop the building and business further, but the property may also be suitable for a variety of other uses, subject to the necessary consents.

To the rear of the property is a small gravelled courtyard with steps up on to Cleeve Common. To the front and side are terraced patio areas and to the front a large car park with 10 parking spaces.

General Information

Mains electricity, gas, drainage and water are connected. Gas fired central heating.

Local Authority

Tewkesbury Borough Council

Tenure

Freehold with vacant possession upon completion.

Commercial Energy Performance

A copy of the full Commercial Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.



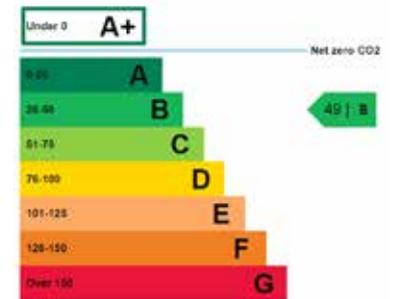
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Approximate Floor Area 521.9 sq m / 5618 sq ft



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Contact
 Savills Cheltenham
01242 548 000
 cheltenham@savills.com



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