



Home with income producing accommodation

Hope Orchard B&B, Gloucester Road, Staverton, Gloucestershire, GL51 0TF

Freehold



Owner's accommodation of entrance hall • sitting room • dining room • conservatory • kitchen and adjoining residents' dining room • first floor utility room • three bedrooms • family bathroom and shower room • attached annexe comprising 8 en suite bedrooms, all with independent access • detached double garage • ample parking • orchard • gardens and grounds in total 0.85 acres

Situation

Hope Orchard lies on the edge of Staverton, 3 miles west of Cheltenham and 5 miles from Gloucester. This area has great access to major road networks including the M5, the A40 and the A38, whilst also having lovely countryside all around. There are a wide range of schools in Cheltenham including Cheltenham Ladies College, Cheltenham College (co-ed), and in Gloucester including King's School (attached to Gloucester Cathedral) and a number of Grammar schools. Cheltenham is well known for the many literary and music festivals that it holds as well as the cricket and National Hunt festivals. Gloucestershire Airport is within walking distance and GCHQ only moments away.

Description

Believed to originally date from the late 1920's, Hope Orchard was extended to the rear some years ago. This rear single storey extension now houses the 8 en suite bedrooms, each with their own front door. The B&B benefits from the number of businesses in the area, and many festivals in Cheltenham, as well as the proximity to the small airport at Staverton. In the current climate, the business has particular appeal for the independent nature of

the guest accommodation, but may also be suitable for a variety of other uses, subject to the necessary consents. In the trading year 1.1.19 to 31.12.19, the owners' accounts show a trading turnover of over £100,000 for accommodation alone.

To the side and rear of the house is ample gravelled parking and a detached double garage. To the sides and rear are the good sized gardens, with a small orchard area and well screened patio area. The gardens, which are private, mainly level and laid to lawns, back on to open countryside. In total, the grounds are believed to extend to 0.85 of an acre.

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

Tenure: Freehold with vacant possession upon completion.

Local Authority: Tewkesbury Borough Council

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

Viewing: Strictly by appointment with Savills.





Hope Orchard B&B, Gloucester Road, Staverton, Gloucestershire

Approximate Area 314.7 sq m / 3387 sq ft (Excluding Void)

Garage 33.4 sq m / 359 sq ft

Total 348.1 sq m / 3746 sq ft

Including Limited Use Area (1.4 sq m / 15 sq ft)



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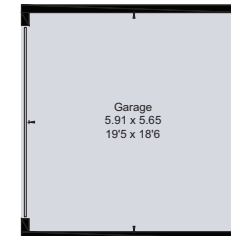
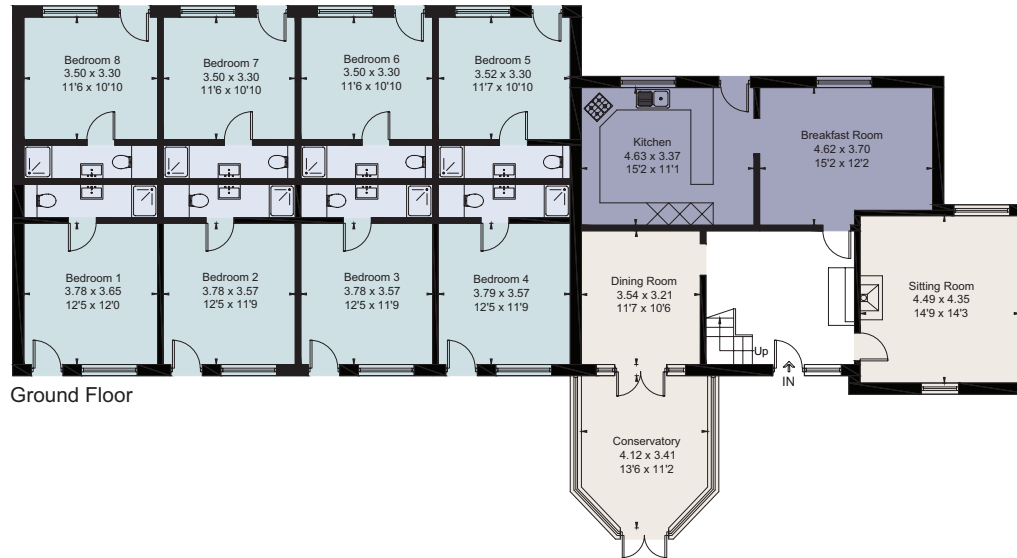
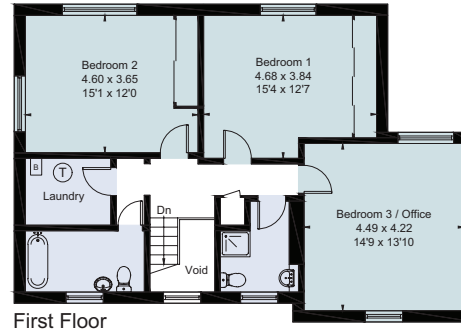
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(Not Shown In Actual Location / Orientation)



For identification only. Not to scale. © 200727CA

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