

Izaak Walton Hotel

Dovedale, Ashbourne, DE6 2AY



For Sale



- Renowned 17th Century country house hotel
- Picturesque Peak District location
- 38 en-suite letting bedrooms, five function rooms
- Bar, lounge and restaurant trading areas
- Set in approximately 3.25 acres
- Three bedroom staff lodge
- Substantial and recently refurbished five bedroom holiday cottage available via separate negotiation
- Freehold

**Offers in the region
of £2,350,000**

Viewing is strictly by appointment
through Colliers

Josh Sullivan
Hotels Agency
+44 7742 500389
josh.sullivan@colliers.com

colliers.com/uk/hotels

Izaak Walton Hotel, Dovedale, Ashbourne, DE6 2AY



Introduction

Situated between the picturesque villages of Ilam and Thorpe and nestled within the Staffordshire and Derbyshire Peaks, the Izaak Walton Hotel is 3 Star AA rated converted 17th Century Country House Hotel offering comfort, history and views of outstanding natural beauty.

Named after the famous author of "The Complete Angler", our hotel is privately owned and located in an idyllic setting with modern facilities offering a unique combination of warm hospitality, tranquillity and tradition, whilst maintaining high standards of service.

38 well-appointed ensuite bedrooms, the majority of which have wonderful views over the hotel gardens and the Derbyshire/Staffordshire Peaks.

2 AA Rosette awarded Haddon Restaurant is the pride of The Izaak Walton Hotel and is recommended as a top fine dining restaurant in Derbyshire, with breath taking views of the Dovedale Valley.



Location & Description

The property is situated between the villages of Ilam and Thorpe, in the Peak District National Park, approximately five miles north west of the market town of Ashbourne.

The hotel is adjacent to the River Dove and is located approximately 17 miles north west of Derby, 21 miles east of Stoke-on-Trent and 18 miles south of Buxton.

The hotel is located in the Peak District National Park, which in the May-September season can attract approximately 500,000 visits a week. It is perfectly located to visit attractions such as Chatsworth House, Alton Towers and a whole variety of National Trust properties.

The Property

A very traditional AA 3 Star country house hotel which originally dates back to the 17th Century, with the more recent extensions retaining its heritage.

The property benefits from stunning views across the rolling Peak District National Park highlighted to its location in The Dovedale Valley by the imposing Thorpe Cloud and a short walk to the famous Stepping Stones across the River Dove.

Izaak Walton Hotel, Dovedale, Ashbourne, DE6 2AY



Public Areas

Ground Floor:

Reception leading to Dovedale Bar - situated in the original section is dog friendly bar with original windows, and beams and stonework. It has a warm and cosy atmosphere with open fire during the winter and is a lovely place to enjoy a pint, partake in a pre-dinner drink or simply relax with a good book

Dovedale Lounge - which is often used for private functions or small meetings. When this is vacant guests are free to use this room too. It has a more formal seating area for dining, enjoying a pint, partaking in a pre-dinner drink or simply relaxing with a good book.

Combined seating for around 60 in the bar and lounge.

Haddon Restaurant (80) - the pride of The Izaak Walton Hotel and is recommended as a top fine dining restaurant in Derbyshire, having been awarded 2 AA Rosettes. With breath taking views of the Dovedale Valley and creative interpretations on traditional dishes, the Haddon Restaurant is the place to dine in style.

Function & Meeting Rooms

The hotel provides five meeting rooms, which can accommodate between 6 and 30 delegates in a boardroom style layout and up

to 130 guests for a conference or wedding:

- Haddon Room – 50 theatre style
- Rutland Room – 40 theatre style
- John Donne Lounge – 8 boardroom
- Tennyson Lounge – 8 boardroom

Letting Bedrooms

38 well-appointed and spacious en suite letting bedrooms. The rooms are currently arranged as 26 doubles, six family rooms, five suites and one single bedroom.

The bedrooms are broken down between Classic Double, Classic Double with view, Classic Twin with view, King Room with view, Superior King Double with view and Courtyard Rooms.

All rooms also have tea & coffee making facilities with luxury refillable toiletries, Digital TV and an alarm/radio.

Staff Accommodation

Three bedroom staff lodge.

Izaak Walton Hotel, Dovedale, Ashbourne, DE6 2AY



Trade

The business generates a high level of repeat custom and is therefore not as reliant on OTA bookings. Included in that list is the return of some prestigious vintage car clubs filling most of the rooms staying over several day period, there are other clubs and corporate groups that are also regular customers. Forward bookings for the next financial year are commendable.

We are informed that hotel (guests) enjoy 4 rods a day along a section of the River Dove, on the back of a formal permit provided to experienced anglers only.

Further trading information will be made available to genuinely interested parties who have viewed the business.

Fixtures and Fittings

We understand that the trade fixtures and fittings are owned outright and will be included within the sale.

The relatively new Biomass boiler is under a nil cost lease which benefits from 50% of its service and maintenance charges met up to a generous level.

Ancillary Areas

Commercial catering kitchen – with refrigerated walk-in dry stores. Staff room. Additional storage.

External

The external trading areas enjoy stunning views of the Peak District with the capacity to accommodate a large marquee. There is also additional outdoor seating with a well-maintained car park for approximately 60 vehicles.

It is also felt the site would benefit from some form of experiential outdoor accommodation such as shepherd huts or log cabins given the hotel's tranquil setting.

Holiday Cottage

There is a separate five-bedroom house with its own large garden which has recently been refurbished and is available via separate negotiation.

Staff

The Izaak Walton Hotel management team is overseen by the owner's management and enjoys a strong reputation, with a Trip Advisor rating of 4.5. The business has a complement of full and part time staff. Standard TUPE Regulations will apply.

Izaak Walton Hotel, Dovedale, Ashbourne, DE6 2AY



Services

We have been advised that the biomass boiler supplies the heating for the hot water and central heating system. Gas is supplied by LPG tanks and the hotel is connected to mains electricity. Sewerage is managed via a septic tank.

Licenses

Premises Licence and Civil Ceremonies Licence.

Price

The Freehold interest in the property and business are being offered for sale by way of the purchase of the entire shareholding in the owning company on a cash free / debt free basis. Stock at valuation.

Finance

Colliers is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

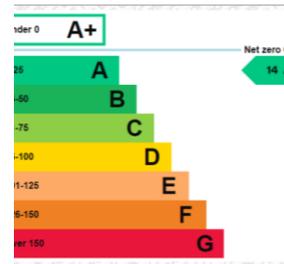
To View

All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.

Identity Checks

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

Izaak Walton Hotel, Dovedale, Ashbourne, DE6 2AY



For more information please contact:



Josh Sullivan
 T: +44 7742 500389
 E: josh.sullivan@colliers.com

Disclaimer
 Colliers gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Colliers International has any authority to make any representation or warranty whatsoever in relation to this property. (Insert date) Colliers International is the licensed trading name of Colliers Property Advisers UK LLP which is a limited liability partnership registered in England and Wales with registered number OC385143. Our registered office is at 50 George Street, London W1U 7GA.