



Summer Lodge

COUNTRY HOUSE HOTEL & RESTAURANT



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INTRODUCTION

This is a fantastic opportunity to acquire the freehold interest in a classic Country House Hotel and Inn located in the Dorset countryside, complete with brilliant dining experiences and wellness facilities. The opportunity also includes leasehold assets, comprising 4 cottages; 3 used as hotel stock and 1 as staff accommodation.

Summer Lodge is a multi-award-winning, 18th Century, full-service luxury hotel providing 25 suites & bedrooms, restaurant, bar, lounge, spa facilities and beautiful formal gardens. Alongside this, the opportunity includes the charming 16th Century Acorn Inn, with 10 bedrooms and an outstanding award-winning restaurant. The wider estate includes additional cottages providing staff accommodation, the village post office and a separate purpose built staff block.



Viewing by appointment only.
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Your attention is drawn to the Important Notice on the last page of this brochure.



KEY INVESTMENT HIGHLIGHTS



- An outstanding collection of properties, across 4.5 acres of land set within the picturesque village of Evershot, Dorset



- Multi-award winning, 5-star 18th Century hotel providing 25 en suite bedrooms



- The Summer Lodge Restaurant (60 covers) holds three AA Rosettes



- Bar and Whisky Lounge that can accommodate a maximum of 15 people



- Exceptional landscaped gardens



- Iconic Drawing Room with period features that can accommodate 30 people



- Health and Wellness facilities including a Spa, indoor swimming pool, jacuzzi, sauna, studio gym and tennis court



- Charming 16th-Century Acorn Inn is a classic British Inn with 10 bedrooms and an outstanding award-winning restaurant



- 7 cottages which provide additional bedroom accommodation, staff accommodation and the village post office



- Sold free from branding and management



- Summer Lodge Country House Hotel, the Acorn Inn, Post Office including staff accommodation with 13 bedrooms, and two semi-detached cottages adjacent to the Acorn Inn used as staff accommodation held Freehold



- There are also three further cottages with 5 hotel letting bedrooms and one cottage with 3 rooms used as staff accommodation held Leasehold



LOCATION

Summer Lodge Hotel is located in a prime rural location in Evershot, a picture-postcard village situated approximately 7 miles south of Yeovil in Somerset. The Hotel also resides within the Dorset Area of Outstanding Natural Beauty, which attracts over 1.8 million overnight visitors every year.

At the heart of the village lies its historic centre, with cobblestone streets and picturesque cottages. The village is renowned for its traditional pub and tearooms, which are popular destinations, especially after exploring the beautiful hiking trails.

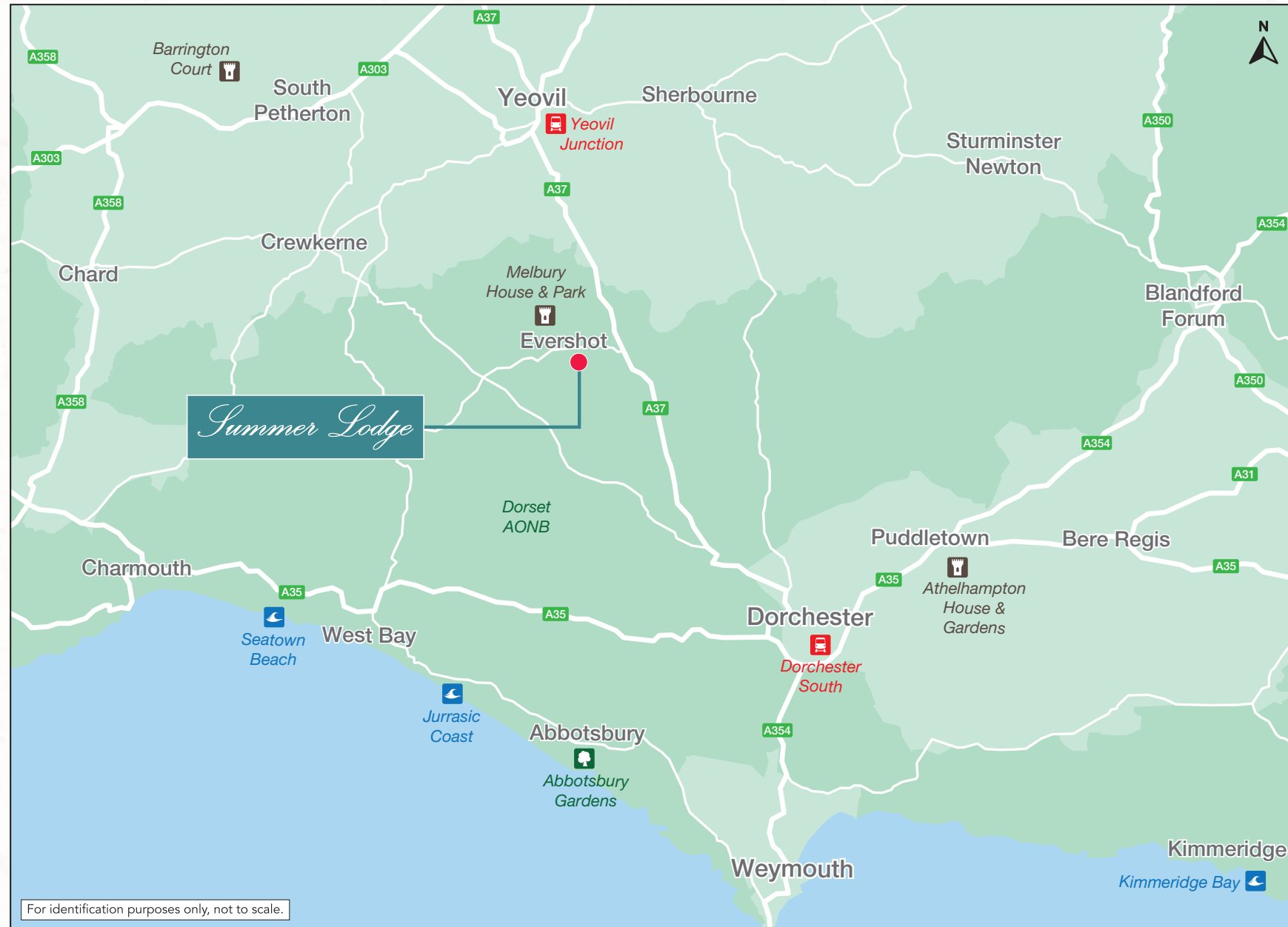
The Property is in close proximity to many nearby attractions and demand generators including the World Heritage Jurassic Coastline which features some of the best beaches, coves, and bays in the UK.



Evershot Village



Nine Springs Park, Yeovil



For identification purposes only, not to scale.



Lulworth Cove, Jurassic Coast

BUSINESS DRIVERS

AREA OF OUTSTANDING NATURAL BEAUTY (AONB)

The Hotel strategically leverages its proximity to Dorset's attractions, including historic sites, scenic landscapes, and outdoor activities such as hiking, fishing, and sightseeing, especially given that it is in an AONB, and

the Dorset Jurassic Coast is on the doorstep. By offering curated experiences and local recommendations, Summer Lodge enhances guests' enjoyment of the surrounding area.



HERITAGE & TRADITION

From courts to castles, and abbeys to manor houses, Summer Lodge is surrounded by a wide variety of historic houses and gardens, with a vast selection of towns and villages nearby. Whether you are interested in the architecture and the history, the flora and fauna, or simply just enjoy taking a stroll in a beautiful setting, there are a plethora of places to visit in the vicinity, such as Abbotsbury Gardens, Barrington Court, Athelhampton House & Gardens and many more.

LOCAL HIDDEN BEACHES & COVES

Summer Lodge is close to many stunning beaches and coastal areas providing uninterrupted landscapes of natural beauty to explore, such as Seatown and Kimmeridge Bay.



THE OPPORTUNITY

This is an exciting opportunity to acquire a multifaceted business. It is being sold free from management and branding and comprises rooms, leisure, and an incredibly strong F&B offering which has garnered a well-founded reputation and generated strong goodwill that will accompany the sale.

As well as potentially repositioning the business, further value can be created through bedroom refurbishments, converting outbuildings into additional bedroom accommodation and expanding the leisure offering, which have been outlined below.

DEVELOPMENT

There is the potential to convert a group of outbuildings adjacent to the Tennis Courts into 6 'Garden Suites' as additional hotel letting accommodation that would provide views over the landscaped gardens. This would be subject to planning permission.

RATIONALISATION

Subject to the ongoing need to provide staff accommodation, there is scope to consider rationalising some of the existing staff accommodation, particularly in 21 Fore Street, to provide further guest accommodation. In driving key count, based on an existing cost base within the business, the effect on bottom line performance would be significant.

SPA

The Spa is well utilised by guests and there is opportunity to reconfigure the space internally to provide additional treatment rooms, thereby monetising additional space within the Spa building.

TENNIS COURT

The Tennis Court is not a key demand driver and neither does it see significant guest use. There is therefore scope to explore whether, subject to planning permission, there may be scope to develop this space to either further extend spa facilities, relocate staff accommodation or to add further guest bedrooms, such as wellness rooms which would then be in close proximity to the Spa.

THE ACORN INN

There is a large skittle alley which at present is not utilised on a regular basis. Subject to planning permission, there may be scope to reconfigure this space to add further bedrooms or function space. In addition, there may be scope to explore development in the car park.

OAK COTTAGES

Currently 1 & 2 Oak Cottages are currently occupied by staff. Subject to whether there is an ongoing need to provide staff accommodation, these attractive properties could be used to create additional letting bedrooms or self catering units.

HOTEL AWARDS & ACCOLADES

The Hotel was awarded **Best Small Hotel of the Year in the Dorset Tourism Awards 2024** and has many other accolades to its name:

- AA** • Recognised as one of AA's recommended spas for 2023
- USN** • Voted one of the Best Hotels in England and Europe - U.S. News 2022
- C** • Voted No.5 in The Best 30 Hotels in the UK - Condé Nast Traveller Readers' Choice Awards 2021
- C** • Condé Nast Johansens Awards for Excellence, 2021
- C** • Voted No.5 in the Top 5 Hotels in UK - Condé Nast Traveller Readers' Choice Awards 2021
- T** • Eric Zwiebel awarded Wine and Spirit Ambassador - The Cateys 2021
- T** • Named 'one of England's finest country-house hotels' - The Times 2021
- C** • Finalist of 'Best for Families' - Condé Nast Johansens Awards for Excellence 2020
- T** • 'Commended' Awards of Excellence - Afternoon Tea Awards 2019
- T** • Listed as one of the 'Best Country House Hotels in Britain' - The Daily Telegraph 2019
- T** • Hotel Restaurant of the Year - Dorset Food & Drinks Awards 2017
- AA** • The Restaurant awarded 3 AA Rosettes
- AA** • AA Five-star hotel



Bea's Cottage Conservatory Bar



BUSINESS OVERVIEW

Summer Lodge Hotel and the Acorn Inn operate as separate businesses. Summer Lodge Hotel is a business that is consistently

turning over in excess of £3,000,000 and the Acorn Inn consistently turns over in excess of £940,000 (excluding the pandemic years 2020 & 2021).



The Restaurant Conservatory

THE PROPERTIES

SUMMER LODGE HOTEL

Summer Lodge Country House & Hotel is an intimate Georgian House featuring a fine dining restaurant with exquisite levels of service. The property dates back to 1798 where it was built as a dower house by the 2nd Earl of Ilchester. Throughout its history, the property has been extended and gradually improved with the spa being added in 2004. The main section of the Hotel is divided into three houses, the Main House, the Courtyard House, and the Coach House.

The Hotel has additional bedrooms at Summer Lane Cottages adjacent to the main Hotel grounds.

There is also extensive parking for up to 50 cars.



Summer Lane Cottages



Click here for a virtual tour of the hotel



Click here for a virtual tour of The Acorn Inn



Acorn Inn Beer Garden



Acorn Inn Lounge



Acorn Inn Bedroom

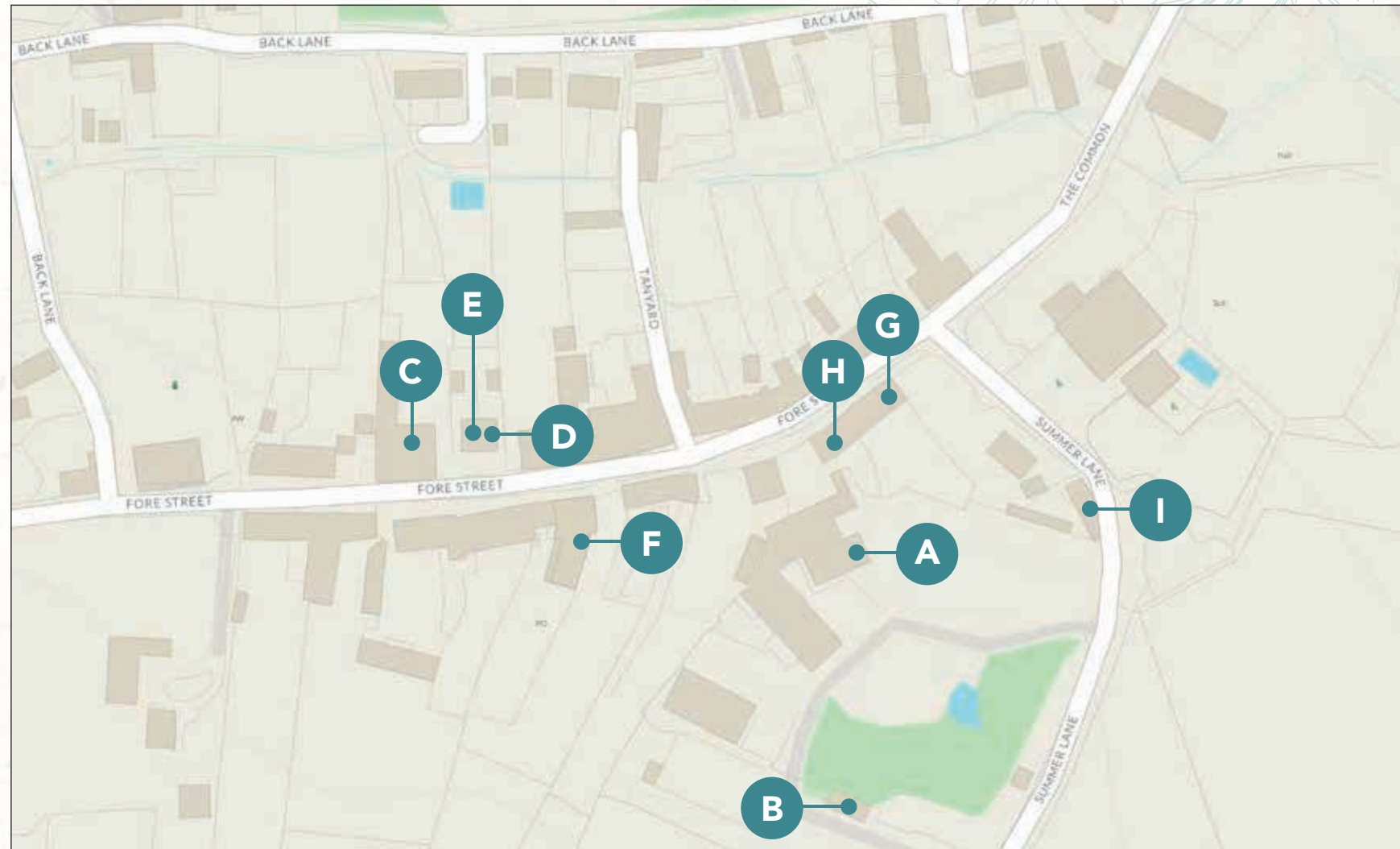


THE ACORN INN

The Acorn Inn is an award-winning traditional Coaching Inn built in the 16th Century serving hearty and homely meals. Situated just a stone's throw from Summer Lodge, the building is arranged over basement, ground and two upper floors. The Inn is mentioned in Thomas Hardy's novel 'Tess of the d'Urbervilles' where he describes its old beams, low ceilings, oak panelling, flagstone floors and roaring open fires.

The Inn features ten individually designed bedrooms adorned with period antiques. The restaurant serves local dishes inspired by the finest produce from local and sustainable sources. The restaurant and bar feature terracotta tiles, soft lighting, open fireplaces, and an elegant stone fireplace carved with oak leaves and acorns. There is a large car park and beer garden with outdoor seating located to the rear of the property.

TENURE & LISTING BREAKDOWNS



Building	Description	Number of Bedrooms	Tenure	Designation	
A	Summer Lodge Hotel	- Main Hotel: 10 - Courtyard House: 4 - Coach House: 6 Total: 20	Freehold	-	
B	Land to the south of Summer Lodge Hotel	Hotel (tennis court etc) and staff accommodation block	12	Freehold	-
C	Acorn Inn	Inn	10	Freehold	Grade II Listed
D & E	1 & 2 Oak Cottage	Staff accommodation	4	Freehold	-
F	21 Fore Street	Post office & staff accommodation	13	Freehold	Grade II Listed
G	5 Fore Street	Staff accommodation	3	Leasehold	Grade II Listed
H	7 Fore Street	Part of hotel bedroom stock	1	Leasehold	Grade II Listed
I	1 & 2 Summer Lane	Part of hotel bedroom stock	4	Leasehold	Grade II Listed

SITE & TITLE PLAN

- 1 - Summer Lodge Country House Hotel
- 2 - Acorn Inn and 1 & 2 Oak Cottages
- 1a - Hotel
- 3 - 21 Fore Street (Post Office and Staff Accommodation)
- 1b - Spa
- 4 - 5 & 7 Fore Street
- 1c - Staff Accommodation Block
- 5 - 1 & 2 Summer Lane

For identification purposes only, not to scale.

THE HOTEL

PUBLIC AREAS

Summer Lodge is renowned for its culinary expertise featuring a three AA Rosette fine dining restaurant and whisky bar. The Restaurant is the Hotel's heart, serving delicious produce sourced from local farmers and suppliers. The head chef, James Mearing, operates a "farm to table" concept with the best and most seasonal produce. The Restaurant showcases an abundance of superb local ingredients, including Dorset Vinny Blue Cheese, Dorset Beef, Dorset Truffles, and produce grown in the Hotel's kitchen gardens and polytunnels. The Restaurant can seat 30 diners for breakfast, lunch and dinner and occupies 135 sq m.

The Bar is a warm and cosy room with wooden flooring and a roaring fire place with seating for approximately 10-15 guests. The Bar serves a vast array of cocktails and is known for its extensive whisky selection featuring the finest whiskies from Scotland, Ireland, Canada, USA, South Africa and more. Whisky Masterclass Experiences are offered to the guests and are led by the resident expert. Fine wine is an integral part of the Summer Lodge experience, with fine vintages from around the world; a selection of the great names from the Old World complemented by a wide range of wines from the New World, many of them offering outstanding value.



The Bar



Conservatory



The Restaurant



Drawing Room

FUNCTION & MEETING SPACE

With mahogany panels, rich furniture, and book-lined walls reminiscent of a country-house library, The Dorchester Suite, located in the Courtyard House of Summer Lodge Hotel is ideal for corporate meetings, cocktail

receptions, and exclusive private dining. At 30 sq m, it can seat 14 people in a boardroom style as well as 24 in a theatre style, providing an intimate environment in which to focus your

attention. The Summer Lodge Hotel can also be hired for exclusive use; the hotel is licensed for weddings, which have been hosted in a marquee on the lawn.

Room	Theatre	Classroom	U-Shape	Reception	Boardroom	Lunch/Dinner	Size (sq m)
Dorchester Suite	24	12	14	25	14	16	30



Dorchester Suite



Dorchester Suite



Drawing Room

ACCOMMODATION

Summer Lodge Country House & Hotel has 25 bedrooms and suites of up to 83 sq m, divided amongst the various buildings including: the main Hotel building, 7 Fore Street, and 1 & 2 Summer Lane Cottages. The Acorn Inn features 10 individually designed bedrooms providing a total bedroom count of 35.

BEDROOMS

Ranging from: Cosy Double, Classic King, Superior King, and Principal King the rooms are richly decorated with the Principal King offering views over the Gardens and the Dorset Countryside.

SUITES

Each suite is individually decorated in a warm and inviting style of its own. Rich fabrics and elegant furnishings, crisp Belgian linens, luxury amenities, fresh fruit and homemade shortbread are just some of the thoughtful touches.

Courtyard Suites: An appealing blend of originality, airy grandeur, and cosy, West-Country intimacy.

Duplex Cottage Suite: Split over two floors and located in the stunning Summer Lane Cottages.

Master Bedroom: Spacious, opulent, and extravagant with a grand four-poster bed and two luxurious bathrooms.

Garden Suite: The jewel in the Garden Suite's crown is the glass conservatory with a private dining, seating, and bar area.



Courtyard Suite



Principal King Bathroom



Master Bedroom Suite



Principal King Room



Superior King Bathroom

Click here for a virtual tour of the Garden Cottage



Garden Cottage Bedroom

Click here for a virtual tour of the Ivy Cottage



Ivy Cottage Terrace

LEISURE & SPA

The Hotel's wellness facilities are all located in one building which extends to a total of 213 sq m and is situated immediately to the south of the hotel. The pool is covered by a stunning glass conservatory with views of the

surrounding garden. As well as the indoor pool, the Spa provides a jacuzzi, sauna, two treatment rooms, a gym and associated changing room facilities.

There is potential to expand the leisure offering either to the south or the north to create additional treatment rooms and Spa facilities (STP).



GARDENS

While at Summer Lodge, there is no need to leave the grounds to indulge in outdoor pursuits. The Hotel has stunning gardens where you will find a croquet lawn, and an all weather tennis court, as well as a heated indoor pool, a fully equipped gymnasium and bicycles.

The Dorset Countryside offers access to many sporting activities; nearby the Hotel you'll find opportunities for walking, cycling, horse riding, fishing and golf.



STAFF ACCOMMODATION

STAFF ACCOMMODATION BLOCK

The Staff Accommodation Block is owned freehold (within The Hotel Title Plan). There are 12 bedrooms (one of which is a single which the client chooses not to use), 6 of which have en suites, and 6 share three bathrooms.

1 & 2 OAK COTTAGES

These are two, immediately adjacent semi-detached houses next to the Acorn Inn with a total of 8 bedrooms.

21 FORE STREET

This Property consists of the post office and shop, which also has staff accommodation comprising 13 bedrooms. It is held freehold.

5 FORE STREET

This Property is on Fore Street, which is the main street though Evershot, and provides 3 bedrooms of staff accommodation. It is leased from the Melbury Park Estate.



ADDITIONAL INFORMATION

LICENCES

The business operates with the necessary licences.

LOCAL AUTHORITY

Dorset Council.

FIRE RISK ASSESSMENT

We understand that the property complies with the Regulatory Reform (Fire Safety) Order 2005.

DATA ROOM

Access to a data room is available upon request. The data room holds relevant business and property information to enable a prospective purchaser to establish whether they wish to submit an offer. In order to gain access to the data room, prospective purchasers shall be required to agree to the terms of a Confidentiality Agreement.

VAT

The Hotel is being sold as a Transfer of Going Concern (TOGC) and therefore VAT is not applicable.

SALE STRUCTURE

The properties are being sold by way of a Business and Asset sale.

GUIDE PRICE

£5,500,000

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CONTACT

Viewing is strictly by prior appointment. Please contact one of the agents to arrange:



Knight Frank LLP
55 Baker Street
London
W1U 8AN
+44 (0)20 7629 8171
www.knightfrankhotels.com

Chris Field
+44 (0)7976 730 719
chris.field@knightfrank.com



Savills
Sterling Court
17 Dix's Field
Exeter EX1 1QA
+44 (0)1392 455 700
www.savills.co.uk

James Greenslade
+44 (0)7870 555 893
jgreenslade@savills.com



Rock Commercial
1 Harbour View, The Albany
South Esplanade
St Peter Port GY1 1AQ
+44 (0)1481 728 559
www.rockcommercial.co.uk

Alex Titheridge
+44 (0)7839 189 680
alex@rockcommercial.co.uk

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ROCK COMMERCIAL
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