

# Langdon Court Hotel

WEMBURY • PLYMOUTH • DEVON • PL9 0DY







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Plymouth 5.9 miles, Salcombe 22.9 miles, Exeter 44.1 miles (all distances are approximate)

*“A Grade II\* Listed 4-star Jacobean Manor House Hotel  
in the South Hams countryside”*

- 19 en suite bedrooms
- 2 AA Rosette restaurant with 32 covers
- Brasserie bar, lounge and reception rooms
- Function rooms to accommodating up to 100 guests
- Established wedding venue with an outdoor licensed gazebo
- Landscaped gardens, vineyard, lakes and two cottages
- Development potential, subject to planning permissions
- Car parking for circa 60 cars
- Set in around 10 acres of gardens and grounds



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## Langdon Court Hotel

The Langdon Court Hotel is located approximately 1.3 miles from the centre of the village of Wembury, an Area of Outstanding Natural Beauty in the South Hams.

The oldest part of Langdon Court dates to the Jacobean era with subsequent later additions. There are many fine period features throughout the hotel including wood panelling, flagstone floors, stained glass windows and stone mullion window frames.

The Devon Expressway, the main route through South Devon, is about 6.9 miles from the hotel. The nearest railway station is Plymouth, approximately 6.1 miles from the hotel and providing a direct service to London Paddington. Exeter International Airport is around 47.3 miles away.

## Wembury and the South Hams

The coastal village of Wembury dates back to the 7th Century with the founding of the St. Werburgh Church. The hotel is within walking distance to Wembury Bay (1.1 miles) which provides access to the South West Coast Pathway. The River Yealm Ferry to the historic village of Noss Mayo is around a 2.6 mile walk along the South West Coast Pathway from the Hotel.

Between 2014 and 2016, the South Hams had 4.8 million visitors, many attracted by nearby towns such as Dartmouth and Salcombe well known for their sailing, water sports and independent shops and restaurants.





## Accommodation

Guest accommodation is provided in 19 en suite bedrooms, tastefully decorated to provide a luxury boutique experience. Room grades are set out below:

Room Grade	Quantity
King Suite	1
Queen Suite	1
Premier Rooms	6
Superior Rooms	6
Standard Rooms	4
Single Room	1

## Public Areas

The striking entrance vestibule leads into the reception hall. Off of the hall is the 2 AA Rosette restaurant, accommodating up to 32 diners. There are also private dining rooms that can each accommodate a further 40 guests.

The Brasserie Bar with timber bar servery is on the ground floor providing 14 covers.

There are 2 meeting / banquet rooms. The hotel has an established reputation as a wedding venue, and can accommodate wedding parties of up to 100.

## **External areas**

To the south of the manor house are formal gardens including a fountain.

Additionally, the hotel has a licenced wedding gazebo, overlooking the lakes and the surrounding countryside.

Beyond the formal gardens are the hotel's lakes and vineyard. In total, the site extends to 9.5 acres.

The private driveway leads to the car park for 40 cars.

## **Development Potential**

- Two cottages within the gardens which could be converted to provide 2 further suites (subject to securing the necessary consents)
- One cottage within the main hotel building back of house areas with planning permission. Would also suit conversion to 2 further hotel bedrooms. (Subject to securing the necessary consents)
- Staff room with potential to convert to further letting bedroom
- Development potential within the cellars which offer delightful vaulted ceilings to create a bar, private dining or spa facilities

## **GENERAL INFORMATION**

### **Services**

Mains electricity and water. Private drainage. Bottled propane gas.

### **Licences**

Premises Licence and Civil Ceremonies Licence

### **Tenure:** Freehold

### **Energy Rating**

The property is EPC exempt.

### **Trade**

This sale is for retirement reasons. The business is established and profitable and is currently owner operated with strong corporate and leisure trade. A dedicated website offers booking facilities and is available at: [www.langdoncourt.com](http://www.langdoncourt.com)





## **TUPE**

The purchaser will be required to comply with the relevant legislation in respect of present employees.

## **VAT**

Should the sale of the property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

## **Fixtures and Fittings**

Trade inventory will be included in the sale. Stock at valuation on completion.

## **Local Authority**

South Hams District Council, Follaton House, Plymouth Road, Totnes, TQ9 5NE. T: 01803 861234

## **Rateable Value**

£57,500 for the hotel and premises.

## **Viewings**

Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

## **Contact**

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