



Friars Carse

Country House Hotel

AULDGIRTH | DUMFRIES | DG2 0SA

Colliers
INTERNATIONAL

Summary

*Historic rural country house
hotel set in over 30 acres, with
salmon fishing on River Nith*

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*Part of the popular 'Robert Burns
Heritage Trail'*

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*21 letting bedrooms, excellent range
of public rooms, marquee, 3 cottages*

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*Turnover close to £1.0 million (net),
March 2018*

•
*Development opportunity of
stable courtyard & walled garden*





Location

Situated in the Nith Valley of Dumfriesshire, only a short distance north of Dumfries on the main A76 road, the Friars Carse is in a beautiful part of East Dumfries & Galloway where the surrounding farmlands and the 'soft' hills exude a relaxing calm. The property's accessibility – whether to the populations and cities of central Scotland or to the north of England – can easily be understood from a simple glance at a map.

A truly rural location where outdoor life and sporting pursuits are to the fore and indeed complemented at Friars Carse which has its own salmon fishing on the River Nith. Apart from the scenic aesthetic beauty of the countryside, and the outdoor and sporting activities available, it is the

locality's, and specifically Friars Carse's, links with Robert Burns that are of significant appeal. Friars Carse is part of the "Burns Heritage Trail", with The Hermitage part of Friars Carse and neighbouring the property is the Robert Burns Ellisland Farm Visitors Centre.

This is a rare opportunity to acquire a delightful country house hotel property in an easily accessible location, and the first time it has been on the market for 80 years. Operated entirely under management, Friars Carse is offered for sale in order that the owning company can rationalise its operations.



Business

Owned by The Post Office Fellowship of Remembrance (POFR) and operated under the 'Classic Hotels' brand, The Friars Carse Country House Hotel, is run on a commercial basis but some business still emanates from the POFR membership who use the hotel facilities at reduced rates.

It is a fully operational country house hotel, with all it has to offer, that Friars Carse is now best known. With its range of accommodation; extensive grounds, its privately owned salmon fishing on the River Nith the hotel is truly a leisure destination. This, in part, is reflected in the excellent annual Room Occupancy results of over 74%. In addition, the hotel is further augmented as a popular wedding – 46 weddings booked in 2018 – and function venue, as well as a useful meeting point for small conferences. The success of all this is confirmed by the growing sales with annual turnover edging close to £1.0 million (net).

The sale of Friars Carse Country House Hotel offers the opportunity to acquire well-established hotel business in a beautiful and easily accessible part of Southern Scotland.



The Property

The Friars Carse Country House Hotel is an extensive property which includes the main mansion house hotel, 2 cottages, stable courtyard with cottage, salmon fishing, development opportunities and all in private grounds.

The present mansion house is of a Scots-Baronial-style in dressed red sandstone constructed around an earlier house, built in 1873, and extended in the 1900s. The hotel has its accommodation arranged over four main levels, with fully serviced modern lift, as follows:

PUBLIC AREAS

From the car park, at the front, the main entrance door leads to entrance hallway and inner lobby to the impressive inner reception hall lounge which features an inglenook fireplace and sweeping staircase to the upper floors. Off the hallway is accessed the lounge bar, with corner bar servery; the Nith lounge/meeting room and the Whistle Restaurant (46). In addition, there is a separate snooker room with full size snooker table.



Letting Bedrooms

There are 21 letting bedrooms in the hotel, arranged over two floors. The letting bedrooms are arranged as follows:

BEDROOM TYPE	NUMBER
Double/Twin	17
Single	3
Suite	1
Total	21

All bedrooms, many of which have recently been refurbished/redecorated, are ensuite and benefit from central heating, flat screen television, tea and coffee making facilities etc.

SERVICE AREAS

The main service areas are located in the lower ground level of the property and comprise commercial kitchen, prep room,



wash-up, dry store, boiler room and a range of stores. At main entrance/ground floor level there is a service kitchen and still room.

MARQUEE

Located close by to the main hotel property is a fixed marquee – ideal for weddings and functions – which can cater for up to 150 persons and has external decking, is heated from LPG & diesel fired heaters and has its own service kitchen, bar area and toilet block.

SELF-CATERING COTTAGES

There are two, semi-detached, self-catering cottages located a short distance from the main hotel property.

Dun Beag Cottage – 1 bedroom; lounge/kitchen/dining area; shower room
Dun Mohr Cottage – 2 en suite bedrooms; sitting room/kitchen/diner

STAFF ACCOMMODATION

Main hotel – 2 double bedrooms and separate shower room
Beech Cottage - forming part of the stable courtyard, with 2 bedrooms, living room, kitchen, bathroom - ideal for owners/managers



Historical note

The name Friars Carse derives from the 'Carse of Friars' after the monastic settlement that was established nearby in the 13th Century by the Cistercian Monks of Melrose.

It is, however, the 18th Century connections that provide greater 'colour'. The then tower and house on the site was owned by a Robert Riddell, who became a friend of Robert Burns when he lived and farmed on the neighbouring Ellisland Farm (now a 'Burns Visitor Centre'). It is in this period (1778-1791) that Burns is believed to have penned one of his most famous poems – Tam O' Shanter – whilst enjoying the surroundings of the River Nith. The Hermitage, part of the Friars Carse property, built as a summer house in the adjoining woods, is believed to have been frequently visited by Robert Burns and where

he wrote a short poem in memory of his friend Robert Riddell.

After Robert Riddell's death, the house and estate in the 19th Century came under the custodianship and eventual ownership of the Crichton Royal Institute. In circa 1873 the house was re-modelled to create the now prevalent Scots Baronial style and it was further extended in the early 20th Century.

In the 1930s, Friars Carse was acquired and opened by the Post Office Fellowship of Remembrance (POFR) in 1938, initially as a convalescent and holiday guest house and as a memorial to the men and women of the Post Office who died in the two World Wars. Still in the ownership of POFR it now operates on a fully commercial hotel basis.



Outside

The Friars Carse Country House Hotel is located in over 30 acres of its own private grounds which include the sweeping driveway, from the main road, to the hotel property, lawn garden grounds surrounding the hotel leading down to the River Nith and woodland areas, formal walled garden and single bank fishing on the River Nith. Apart from the self-catering cottages included with the hotel is a courtyard building. Part of this building is the Beech Cottage (staff house) and there is development potential of the remainder (see Planning & Development).

An interesting feature included with Friars Carse is The Hermitage, located in a nearby Crow Wood with rights of access to it. The Hermitage is part of the Robert Burns Heritage Trail.

SALMON FISHING

Included with Friars Carse Country House Hotel is a stretch of privately owned salmon fishing – 1.25 miles of single bank fishing – on the River Nith on which there are 11 named pools. Catch records will be provided upon request.

PLANNING & DEVELOPMENT

The Stable Courtyard and The Hermitage are Historic Scotland Listed Buildings, Category B.

Planning consent has been granted to convert part of the stable courtyard to three additional letting bedrooms. There remains the opportunity to carry out further development of the stable courtyard, subject to local authority consents.

In addition, it is thought part, of the former walled garden could be utilised for development associated with the hotel business, subject to local authority consents.



SERVICES

Dumfries & Galloway Council (03033 333000).

Mains electricity; mains water; private drainage; LPG gas. Fully serviced modern lift to all 4-levels of the main house. Main hotel heating and hot water from a recently installed biomass boiler system, fuelled by wood pellets. The cottages are all electric heating/hot water.

(In addition to the benefits of cheaper heating etc., the hotel benefits from RHI grant income for the biomass boilers of c.£25,000 per annum, with approximately 14 years remaining for receipt of this grant.)

LICENCE

Premises Licence

TRADE

Trading accounts for the year ended 31 March 2018 indicate a turnover close to £1,000,000 (net of VAT), including income from the cottages and RHI. Further financial information will be made available to genuinely interested purchasers, preferably after viewing, and after an NDA has been signed.

PRICE

Offers over £1,850,000 are invited the Feuhold Outright Ownership (Freehold equivalent) property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

OFFERS

All offers should be submitted to Colliers International with whom purchasers should register interest if they wish to be informed of closing dates.

FINANCE

Colliers International 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.

DIRECTIONS

Dumfries 8 miles, M74 (Beattock 20, Gretna Green 30), Carlisle 43, Glasgow 68, Edinburgh 72.

From Dumfries take the A76 road, northwards, and after 8 miles the Friars Carse Country House Hotel is signposted.

ENERGY PERFORMANCE CERTIFICATE

Available on request.

FURTHER INFORMATION

Ref: 215224

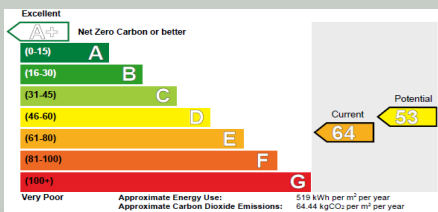
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