



**Sizeable, Well-appointed
Holiday Cottage in
Shropshire**

R07332

Key Financials

Turnover	£57,670
Net Profit	£21,294
Rent	N/A
Rates	TBC
Stock Value	£0

Key Points

- **Enormous cottage which sleeps 12**
- **Countless modern amenities**
- **Returning guests**
- **Breath-taking location**
- **Freehold opportunity**

Business Overview

"Owners of the property were lovely and made sure we were looked after i.e. Cake/milk and a bottle of rose, lovely touch. Would highly recommend this property"- Customer Review

Now available to the market is this stunning and sizeable holiday property situated in the picturesque countryside of Shropshire.

Since 2016 the property has been attracting holiday-goers from near and far, looking for a relaxing escape from bustling city life, either by unwinding with good book or through exploring the natural beauty of the surroundings.

The cottage is fully-fitted with modern amenities combined with homely features such as a wood-burning stove, cinema room, hot tub and solar panel underfloor heating. The nearby town also offers numerous attractions for visitors of the cottage to enjoy whilst away which keeps guests returning to the cottage.

Only for sale due to the current owner's other interests, a new owner would be able to benefit from acquiring this stunning freehold premises and the high income it generates on a yearly basis.

Due to its prime position in the tranquil, rural village of Colebatch and just 1 mile from Bishop's Castle, the cottage entices guests from all areas of the UK time and time again, ideal for large families and groups of friends searching for a fun country escape.

Tenure:

Freehold

Asking Price:

£899,950

Location

- ✓ **Ideally located**
- ✓ **Nearby attractions**
- ✓ **Easily accessible**
- ✓ **Tourist location**

More Info

Opening Times	N/A
Reason for Sale	Other
Year Established	2016
Lease Length	N/A
Full Financials	TBC
Energy Performance Cert.	TBC

Business Description

The cottage is comfortably furnished throughout to provide spacious yet homely accommodation in a peaceful setting. The large entrance hall is flooded with light from the windows which stretch over two floors and showcase the breath-taking views. Guests can relax completely in the open plan living space, complete with comfortable sofas in front of the woodburning stove and TV. Further on is a well-equipped kitchen and dining area, perfect for accommodating large groups. French doors can be opened out to the patio during the summer months, complete with furniture and a barbecue for laid-back alfresco dining.

The spacious accommodation includes a ground floor bedroom and shower room, offering flexibility for all guests. There are a further five bedrooms, one with en-suite facilities and a family bathroom, located on the first floor. There is also a cinema room, equipped with a 90 inch screen, perfect for a movie or games night.

Opportunity

This is an excellent opportunity to take ownership of a brilliant holiday cottage which is beautifully furnished and well-equipped with contemporary amenities whilst offering a cosy, comfortable feel.

Ideal for a current owner of a similar property looking to grow their portfolio, the cottage's income could be grown in various ways. The main way however would be through further advertising, adopting places on booking platforms such as TripAdvisor, Booking.com and others to grow its exposure.

Potentially offering discounts for returning guests would be a great way to increase guest retention rate.

The current owner would be able to provide a comprehensive, informative handover upon purchase.

Gallery



Viewing

If this business is of interest to you, we recommend arranging a viewing.

All viewings are strictly by appointment through Intelligent Business Partners. No approach whatsoever should be made to the owner of the business.

What To Do Next

If you would like to find out more detailed information about this business, such as copies of the accounts or have a specific question, please call 0800 612 7718.

To find out more about Intelligent, please visit our website www.intelligent.co.uk

Terms & Conditions: Misrepresentation Act 1967- Intelligent Business Partners for itself and the Vendor (s) or lessor (s) of this property/business whose agent it is give notice that; 1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained herein as to the property or business are to be relied upon as statement or representation of fact. 3. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Intelligent Business Partners limited nor any person in it employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. None of the buildings services or service installation (where specific responsibility of the freeholder/business owner lessor or lessee) have been tested and are not warranted to be in safe working order. Finance Act 1989- Unless otherwise stated all prices and rents quoted (where applicable) are exclusive of VAT. Property Misdescriptions Act 1991- Every reasonable effort has been made by Intelligent Business Partners limited to ensure accuracy. Interested parties are strongly recommended and advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate professional advice.