

# For Sale/May Let - Templehall Hotel, Bar and Restaurant

Morebattle, Kelso, Scottish Borders TD5 8QQ

Edwin  
Thompson









# Templehall Hotel, Bar & Restaurant

Morebattle, Kelso, Scottish Borders, TD5 8QQ

A unique opportunity to purchase a well established Category C Listed Coaching Inn  
Good trading history and good reputation with locals and repeat visitors  
Set in an idyllic rural location  
Five bedroom plus owner/manager accommodation  
Large tarmac surfaced carpark  
Spacious gardens to the rear  
Paved Patio and a decking area, providing scope for alfresco dining  
Net Internal Area 436.69 sq m (4,699 sq ft)

**Guide Price £295,000**

Please contact agents for rental figures

**Ref. GC22-08**

## Location

Templehall Inn is a characterful Category C Listed former coaching inn situated within the heart of the popular village of Morebattle nestled within the foothills of the Cheviots, approximately seven miles to the south of Kelso.

The name Morebattle is understood to come from the Anglian translation of 'Mere-Bottl' meaning house by a lake. The former loch between Morebattle and Linton is understood to have been drained during the 19<sup>th</sup> Century as part of a scheme of agricultural improvements.

Local amenities within the village include the Templehall Inn itself, Village Hall directly to the west, Morebattle Parish Church, a Primary School, Morebattle Community Shop, a Butchers, Cessford Motors and Keith Wilson Haulage.

Kelso nearby provides a wider range of amenities, services and recreational facilities including an excellent selection of shops with some High Street names, library, health centre, recently renewed high school, supermarkets, health and leisure facilities including a wide range of sporting clubs.

Morebattle and the surrounding area provides exceptional terrain for a range of outdoor pursuits. It is situated on the route of St Cuthberts Way a scenic walk which leads between Melrose and Lindisfarne. There are also various cycle routes and horse riding and fishing opportunities.

## Description

A Category C Listed 'L' plan gabled Coaching Inn dating back to the 18<sup>th</sup> Century with later alterations dating to the early 19<sup>th</sup> Century. A single storey bar/function room was added in the later 20<sup>th</sup> Century.

The original building is of traditional stone construction with a white rendered external finish under pitched roof clad in slate. The later cavity extension has a similar white painted rendered finish under a flat roof finished in mineral felt.

Windows predominantly comprise timber framed case units with UPVC double glazed windows and French doors off the bar to the patio and gardens beyond. The significant refurbishment works have been undertaken in recent years including reconfiguration of the snug bar to provide a guest lounge/breakfast room, upgrading of the en-suite shower rooms and the bedrooms including new furniture. Additionally, a conversion of the attic to form a multi-use space (owner/manager accommodation, an additional letting suite or office space) providing a lounge, bedroom (with bath) and separate WC.

Externally, there is a large tarmac surfaced carpark to the front together with well-tended terraced gardens to the rear which are landscaped with paved patio accessed off the bar, steps up with planted borders either side to upper level laid to lawn with raised decking area providing additional seating and exceptional views over open farmland and the foothills of the Cheviots beyond.

There is gated access off the garden grounds to the Community paddock beyond. The community has secured significant funding to develop this field to provide a substantial recreational facility which is understood to include plans for a running track and children's play park. Development in the area provides potential to benefit from increased visitor footfall.

## Current Room Rates

We are advised that the current room rates are:

Description	Price (including B&B)
Small Double	£90.00
Standard Room	£99.00
Superior Room	£125.00 to £135.00



**Accommodation**

The accommodation current comprises:

Ground Floor: Main entrance hall with accessible unisex WC off, stairs to upper levels, office, guest snug/breakfast room, hallway with well equipped kitchen and large preparation room/pantry off, storage cellar with limited head height, steps up to main bar which has a separate access off Main Street, ladies and gents WC's, modern cellar.

First Floor: Landing, five bedrooms each with refurbished en-suite shower rooms/ WC's, laundry cupboard, stairs to attic level.

Attic Level: Landing, bedroom fitted with bath, living room, WC

Externally, there is a sizeable tarmacadam carpark to the front of the Hotel.

There are French doors off the main bar to a patio to the rear with steps up to upper level laid predominantly to lawn with raised area of decking providing additional seating area and gated access to the proposed recreational grounds beyond. The stairs are flanked with mature planting. Further planting provided around the raised terrace.

**Areas**

The subjects have been measured in accordance with the RICS Code of Measuring Practice to the following approximate areas:

Description	Sq m	Sq ft
Ground Floor	294.70	4,741
First Floor	115.70	1,245
Attic	26.29	283
<b>Total</b>	<b>436.69</b>	<b>4,699</b>

*E & oe measurements taken with a laser measure.*









## What3words///

limit.midwinter.isolated

### Rateable Value

The Rateable Value is assessed to £14,900 effective from 01-April-2017.

Small Business Rates Relief Scheme (SBRR) is currently understood to provide up to 100% rates relief for units with a rateable value of £15,000 or less based on the combined total of all the occupiers business premises within Scotland (subject to application and eligibility).

Rateable value information has been obtained from the Valuation Office Association website. Whilst believed to be correct this information has not been independently verified.

### Services

Mains electricity, water and drainage.

### EPC - G

### Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction.

In the normal manner, the purchaser will be liable for any land and buildings transaction tax, registration dues and VAT thereon.

### Website

Www.templehallhotel.com - Domain name included in the sale

### Entry

On conclusion of legal missives

## Licence

Full licence for on and off sales. Current trading hours are understood to be:

	Bar	Restaurant
<b>Monday - Thursday</b>	2pm to 9pm	2pm to 8pm
<b>Friday - Saturday</b>	12 noon to 11pm	12 noon to 9pm
<b>Sunday</b>	12 noon to 8pm	12 noon to 6pm

During winter months the bar and restaurant are closed Monday to Thursday.

### Re-development

There may be scope to convert the premises to a Guest House, Bed and Breakfast, Housing or Holiday Cottages, subject to obtaining all necessary consents.

### Value Added Tax

Any prices are exclusive of VAT. Any intending purchasers must satisfy themselves independently as to the instances of VAT in respect of any transaction.

### Viewing

By appointment with the sole agents:

Edwin Thompson, Chartered Surveyors  
76 Overhaugh Street  
Galashiels  
TD1 1DP

Tel. 01896 751300

Fax. 01896 758883

E-mail: s.sanderson@edwin-thompson.co.uk

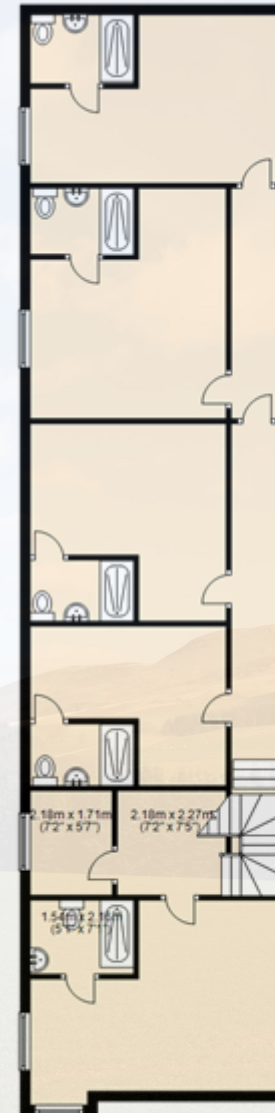


**Ground Floor**  
Approx. 317.9 sq. metres (3421.7 sq. feet)

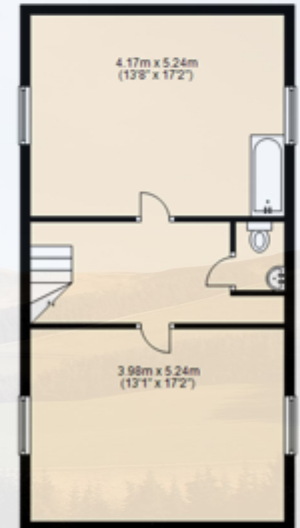


Total area: approx. 490.5 sq metres (5280.2 sq feet)

**First Floor**  
Approx. 117.9 sq. metres (1268.8 sq. feet)



**Second Floor**  
Approx. 54.8 sq. metres (589.7 sq. feet)

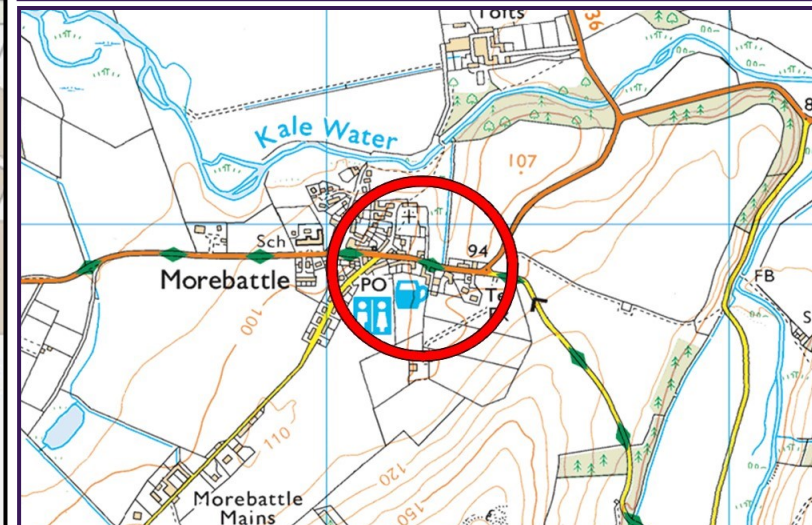
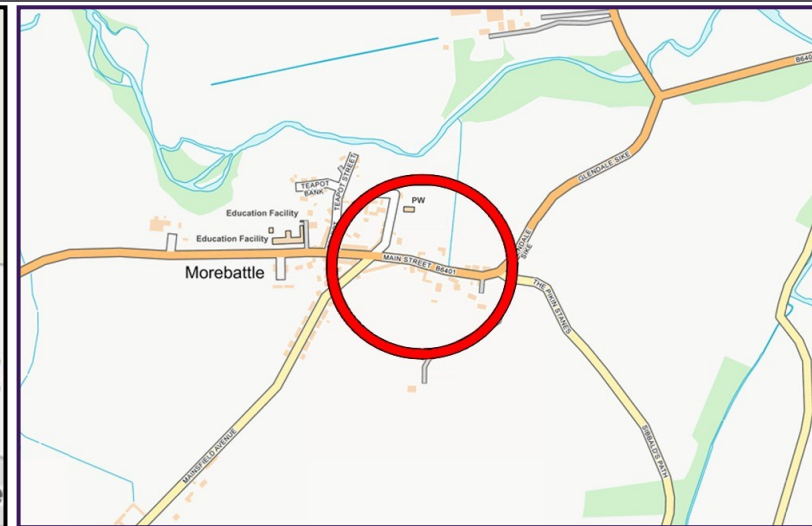
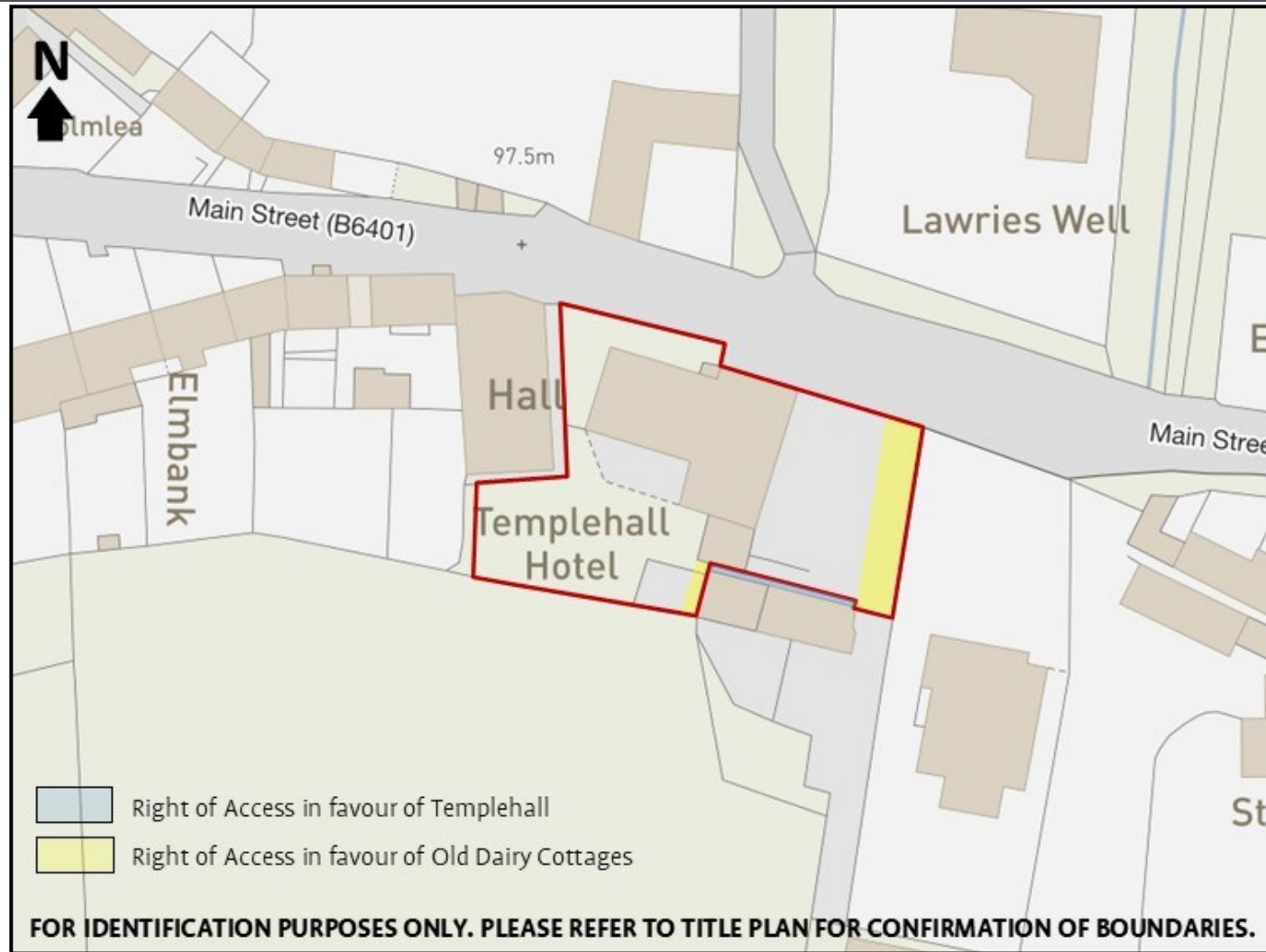




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