



Offers in the Region of  
**£1,300,000**  
(Freehold)

**The Philipburn Hotel**  
Linglie Road, Selkirk, TD7 5LS



Prestigious and exceptionally finished turnkey Scottish country house hotel in a delightful setting

Stunning 20-bedroom Hotel in superb location

One of the largest function suites' in the Borders

Best Western Hotel of the Year finalist for 2023



Set within 4 acres of delightful private gardens and woodlands

Separate staff / owner accommodation

Secluded rural setting ideal for wedding functions

Separate inhouse taxi business available with electric minibus operation









## DESCRIPTION

The Philipburn Hotel is a delightful luxury hotel located just outside the town of Selkirk in the heart of beautiful Scottish Borders countryside. Originally built in 1751, this grand manor house is made up of 12 attractively appointed letting rooms and a further 8 garden rooms, a fine dining restaurant, large function suite, boardroom, lounge and public bar. The property benefits from beautiful, manicured lawns and fantastic outside space. This stylish 4-star hotel balances the traditional with a modern stylish décor, each bedroom possessing its own unique style.

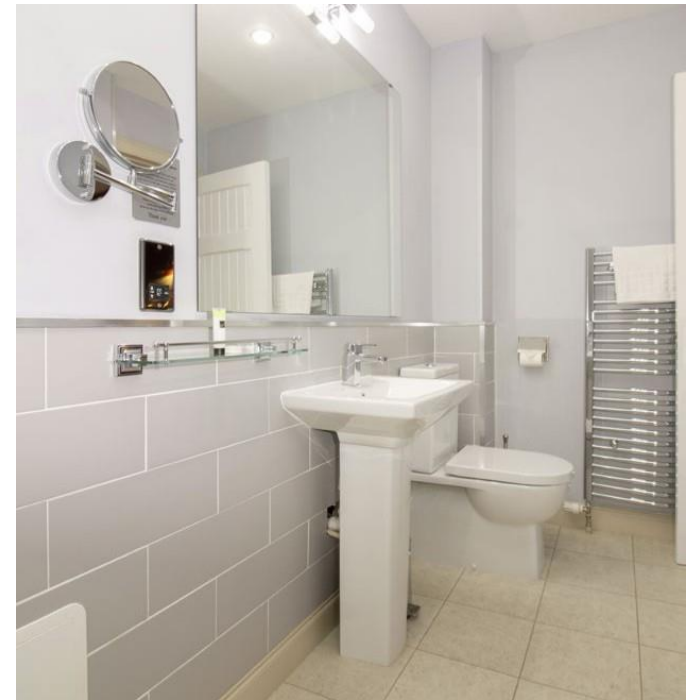
The Philipburn Hotel is part of the well-known Best Western Group Signature Collection Brand and was recognised by Best Western as Hotel of the Year finalist for 2023 and received the Brand Ambassador Award for 2022.

Set-in well-maintained gardens, this property must be seen to be fully appreciated. Complemented by attractive gardens, seating terrace and an open-air pavilion that is ideal for wedding ceremonies. The service areas include a modern, professional and well-equipped kitchen with additional food preparation, storage and laundry facilities. This attractive property and business, coupled with a spacious two-bedroomed owners and 2 two-bedroomed staff accommodation, make this a superior proposition for a discerning buyer.









## TRADE

The business is based on commercial trade, maintaining a strong level of turnover with the opportunity to develop turnover and profitability further. Income is primarily generated through the 20-quality en-suite letting bedrooms and the high number of wedding bookings where future bookings extend to 2026. The function room is one of the largest of its kind in the Scottish Borders and caters for up to 200 guests. Outdoor weddings are catered for in two locations; at the end of lawn within a pergola adorned with climbing plants, or an open sided pavilion to the side of the lawn, which is both substantial and extremely attractive and can be easily decorated to personalise the occasion.

Run alongside this successful 4 star rated hotel is a bespoke registered taxi service available to for personalised tours using electric minibuses (not included as part of the sale but available by separate treaty). There are numerous visitor attractions in the surrounding areas, visiting a wood fired distillery or having your own real Scottish tartan made.

Extremely popular with guests are the introduction of promotional packages that also include luxury rooms featuring four poster beds, separate living areas, spa baths and balconies. Afternoon tea, funerals, corporate events, Christmas packages and live music are also regular events at this illustrious hotel. There is a huge capacity to develop an events business.

The current owners do not currently offer lunches in the winter. Expanding the range of meal service times is something that could be optimised allowing an increase in turnover and profitability.

## STAFF

Staffing levels are now optimal for the business and is something the current owners have worked hard on having found the operation was previously over-staffed.

## REASON FOR SALE

It is the owners' desire to retire from hospitality at this level that brings this exciting opportunity to the market.





## LOCATION

Selkirk is a delightful bustling market town in the heart of the beautiful Borders. This picturesque market town has a population of 4,540 (2022), is situated on the banks of the Ettrick Water. Selkirk is located 8 miles from the Galashiels, the largest town in the area.

There is a good range of local amenities, with several hotels, pubs, independent coffee shops,

butchers and bakers. The town also benefits from a supermarket and monthly farmers' market. Selkirk offers excellent leisure facilities which include a nine-hole golf course, swimming pool and fitness centre. Local tourist attractions include Bowhill House and Country Park, Halliwell's House, The Haining Arts and Crafts Centre and nearby St. Mary's Loch. For the sporting enthusiast there is extensive fishing on the Rivers Ettrick, Yarrow and Tweed as well as golf, hill walking and a selection of field sports.

Schooling is easily accessible with nursery schools, three primary schools, and secondary schooling available at Selkirk High. It is also worth noting that reputable St Mary's Preparatory School is situated in the nearby town of Melrose. The town is well located with easy access to Edinburgh via the A7 and A68 and is within easy reach of rail connections at the nearby stations at Galashiels and Tweedbank. The area also has good road and bus connections to all central Borders towns.



Centre Parcs has recently announced the construction of a new holiday park between Selkirk and Hawick and it is anticipated that this will bring substantial additional business to the hotel during the construction period.

## THE PROPERTY

This stunning property which was originally a large manor house on the Philiphaugh Estate and known for the famous Battle of Philiphaugh in 1645, was built in 1751. The main house is finished is white

painted rough cast with a slate roof over. Over the years the main building has been sensitively extended and adjusted to form the current arrangement. The hotel comprises 12 letting rooms with a further 8 rooms in other parts of the site known as the garden rooms. The property is delightfully spacious with accommodation being laid out across three floors.

The property offers many original features which adds to the charm of this impressive hotel which is accessed by a drive through a delightful mature

woodland setting. Private parking is available at the side of the hotel and electric vehicle charging stations are also available.

The main entrance takes the guests into the reception area. This area is also open to a welcoming lounge area with open fire and is laid to table and chairs. The lounge is a flexible space and can be used to host morning coffee and local club social meetings. Behind the reception, toilets are presented to an excellent standard.



## **GUEST ACCOMMODATION**

### **Restaurant and Bar**

Fine dining can be experienced within The Three Cairns restaurant. This is a fantastic space which is beautifully finished to a high standard with a stunning feature oak ceiling adding character to this spacious room. Private dining/special requests can be catered for. The restaurant is considerably laid out to ensure a level of privacy throughout and benefits from French doors which lead out onto the garden.

Bar 1751 was named after the year the hotel was originally built. It provides a relaxing atmosphere for guests to enjoy traditional bar meals and is also open to the public. The bar, which is well stocked with a large variety of malt whisky and other drinks, combines a cosy comfortable vibe with modern tasteful finishes. The cellar is chilled, meaning that the bar can sell cask conditioned ale, "real ale", if required. There are excellent toilets facilities adjacent to the bar serving both the bar and restaurant.

### **The Lingle Suite**

The Lingle Suite is one of the largest function rooms in the Scottish Borders catering for up to 200 guests. This fantastic light and bright room is finished with light walls, high quality checked carpets and a very large parquet floored area, ideal for the larger function. This area caters for weddings, funerals, corporate events and live music gatherings. There is a dedicated bar, cloakroom and toilets within the suite. The room has direct access via two sets of glazed French doors into a lovely patio area with tables and chairs, ideal as a breakout space during events. The gardens can be accessed straight from the patio.

### **Jacobite Room**

The Jacobite Room is a board room which can be set to suit the needs of the group, ideal for 10 to 20 people round an adjustable table. The room can also be used for presentations for up to 32 people or alternatively for private dining. The room has a lovely ambiance and excellent level of finish. The room also benefits from direct access into the impressive gardens through French doors.

### **Front Lounge**

The front lounge is a delightful room which can be used for a variety of different purposes. During the winter it is used for dining but can also be adapted as a seating area, meeting room or an extension of the reception for use for demonstrating excursions and other activities.





## LETTING BEDROOMS

An attractive feature of this high-quality hotel is the beautifully presented rooms which have each been individually finished to a fantastic standard. These are luxurious yet comfortable spaces which reflect the care and attention that has been put into their design. The rooms are superbly appointed with quality fixtures and fittings and have been constantly maintained to the highest standards. Each room is an excellently presented modern en-suites which come in differing configurations. The current owners have strived to provide elevated levels of in-room service in keeping with the demands of the modern-day holiday maker. Room facilities include direct dialling telephones, data ports, satellite TV, hospitality trays, individual fridges, a coffee machine, hairdryers and toiletries. Each room has controllable central heating. The rooms are configured as follows:

### Main Building South Stair First Floor

Room 1	(Clovenford) Double bed with en-suite bathroom with shower over and seating area
Room 2	(Hikwood) Double aspect room with a 4-poster king sized bed with en-suite bathroom with separate shower and seating area
Room 3	(Philiphaugh) Double aspect room with a king-sized bed with en-suite bathroom with separate double shower, separate WC and seating area
Room 4	(Earlston) King-sized bed with en-suite bathroom with shower over and mezzanine seating area. The room has a balcony with views over the garden on both levels.

### Main Building South Stair Second Floor

Room 5	(Melrose) King sized bed with en-suite shower
Room 6	(Kielder) Double aspect room with king sized bed with en-suite bathroom with shower over and seating area
Room 7	(Langshaw) Double aspect room with king sized bed with en-suite shower room and seating area
Room 8	(Heriot) King sized bedroom with en-suite shower room and seating area







## Main Building North Stair First Floor

Room 9	(Roxburgh) A suite with separate twin bedroom above, with large seating areas and en-suite bathroom with shower over on the lower floor
Room 10	(Abbotsford) A suite with separate king-sized bed above, with large seating areas and en-suite bathroom with shower over on the lower floor. The room has a balcony with views over the garden on both levels.
Room 11	(Bowmount) Double bed with en-suite shower
Room 12	(Hobkirk) Twin bed with en-suite shower







## Garden Rooms

Room 14	(Yarrow) Double bed with en-suite bathroom with shower
Room 15	(Ettrick) Family suite with king sized bed, separate twin room and en-suite bathroom with shower over and seating area
Room 16	(Little Philipburn) King sized bed and en-suite bathroom with shower over and seating area
Room 17	(Teviot) Family suite with king sized bed, separate twin bed area and en-suite shower and seating area. The room also has a private external deck area.
Room 18	(Tweed) Double bedroom with en-suite shower room
Room 19	(Yair) Family suite with king sized bed, separate twin bedroom and en-suite shower and seating area
Room 20	(Ancrum) Double bedroom with en-suite shower room
Room 21	(Bowden) Double bedroom with en-suite shower room



## OWNER'S ACCOMMODATION

The owners' accommodation is located on the two floors adjacent to the garden rooms in a separately accessed block. This was a single two storey house but was converted to two flats by previous owners. Planning permission has now been obtained to convert it back to a two storey house. Each flat comprises a kitchen, well finished lounge, bathroom and two bedrooms. Should the new owners wish to implement the conversion this could be achieved by reinstating a staircase. The accommodation also benefits from a significantly sized private garden area with greenhouse

The owners also have access to a double garage located adjacent to the front door of their accommodation.

## STAFF ACCOMMODATION

There is staff accommodation adjacent to the owners' accommodation which comprises a sitting / dining room with kitchenette, bathroom and two bedrooms.



## GROUNDS

The hotel is accessed through an impressive tree covered drive with ample parking set to the right. Between the car park and the hotel is a delightful area of mature Acers with a large koi carp pond. The pond is surrounded by a red wooden fence, in a quasi-Japanese style. The front of the hotel is mostly laid to stone with paved areas leading to the main hotel access and the Lingle Suite. The paving along the front of the building encompasses delightful shrub borders.

There are 2 EV charging stations, one to the front of the building, and the second outside the private garage which is attached to a domestic electricity supply, giving access to subsidised charging rates, catering for the increasing demand for charging points. Around the building there are various storage / workshop outbuildings and back of house areas, which are ideally located and sized to match the operational needs of the business.

The grounds behind the hotel are secluded, mostly set to lawn and have well-tended shrub borders around the perimeter of the lawn. Within the rear garden there are two areas which are used for wedding ceremonies: an open-air area and an open side pavilion. The open-air area sits across the lawn from the main hotel building, with the covered area sitting to the right behind the Lingle Suite. Both are easily dressed to suit the occasion, adding that personalised touch. The garden benefits from the traditional wishing well located just outside the Jacobite Room.

## SERVICES

The hotel has main power, mains gas, main water and drainage. The internet connection is excellent, a Gbit leased line serving the property wide area WiFi network recently modernised to handle the increase speed

## ACCOUNTS

Full accounting information will be made available to interested parties subsequent to viewing.

## LICENCE

The business has a licence under the Licencing Scotland Act 2005, and a copy of the operating plan is available to interested parties, which details operating practices. The licence reference is SB/PREM/235.

## EPC RATING

The EPC rating for the hotel is 'G', rooms 17 and 18 have an EPC rating of 'G', room 19 has an EPC rating of 'G' and the staff accommodation (being the garden rooms and staff accommodation) has an EPC rating of 'G'.

## TITLE NUMBER

The title number for the hotel is SEL2960.

## RATES / COUNCIL TAX

The hotel has a rateable value £30,000 as at April 2023, property reference number 2022/80001. There are 3 domestic properties on site; staff accommodation which has a council tax band of 'A', reference number 2022/81705, lower owner's accommodation which has a council tax band of 'A', reference number 2022/81723 and upper owner's (used for staff) accommodation which has a council tax band of 'A', reference number 2022/81735. Application has been made to re-incorporate the staff accommodation as part of the hotel.

## WEBSITE

Philipburn House hotel has its own web page at <https://philipburnhousehotel.co.uk/>, which allows bookings to be taken via bloom by freetobook. Being part of the Best Western Hotel Group, there is also a dedicated and detailed web page on the Best Western Hotel and Resort web site. The business also utilises a range of web-marketing platforms, such as Tripadvisor with a rating of 4.5 stars and a google rating of 4.6 stars, both based on over 250 reviews and Booking.com with a rating of 8.5

## PLANS

An indicative plan is available upon request from the selling agents ASG Commercial.

## DIRECTIONS

See location map. What3words reference is ///perch.marriage.yelled

## PRICE

Offers over in the region of £1,300,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation. The client would consider options to support the sale to the right buyer.

## FINANCE & LEGAL SERVICES

ASG Commercial Ltd is in touch with several lenders who provide specialist finance to the hospitality trade. We will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have access to a large team of legal experts who can act in all legal matters arising.



## VIEWING

All appointments to view must be made through the vendors selling agents:

ASG Commercial Ltd, 17 Kenneth Street, Inverness, IV3 5NR

Tel: 01463 714757 (5 Lines)

E: [admin@asgcommercial.co.uk](mailto:admin@asgcommercial.co.uk)

Web: [www.asgcommercial.co.uk](http://www.asgcommercial.co.uk)

## OFFERS

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date, should one be set.



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