



# CREEBRIDGE HOUSE HOTEL

MINNIGAFF, NEWTON STEWART, DUMFRIES AND GALLOWAY, DG8 6NP

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BUSINESS ASSOCIATES

# CREEBRIDGE

- Reputable and well-presented hotel, same ownership since 2006
- 18 e/s rooms, restaurant, brasserie, bar and drawing room
- Newly built outside covered bar, pizza oven/grill and seating
- Next to River Cree, with large kids play area, gardens and parking
- Spacious 3 bed owners' accommodation (private)
- Operates under a full complement of staff
- EPC rating G

Freehold

Offers in the region of  
£850,000



## SITUATION

Creebridge House Hotel is an extremely pleasing family owned country house hotel, set within 3 acres of mature gardens in the village of Minnigaff on the east bank of the popular River Cree nestling in the heart of Galloway in Scotland's South West.

Across on the west bank is the neighbouring bustling market town of Newton Stewart and is accessed via the bridge at the foot of the hotels driveway, from which the hotel gained its name.

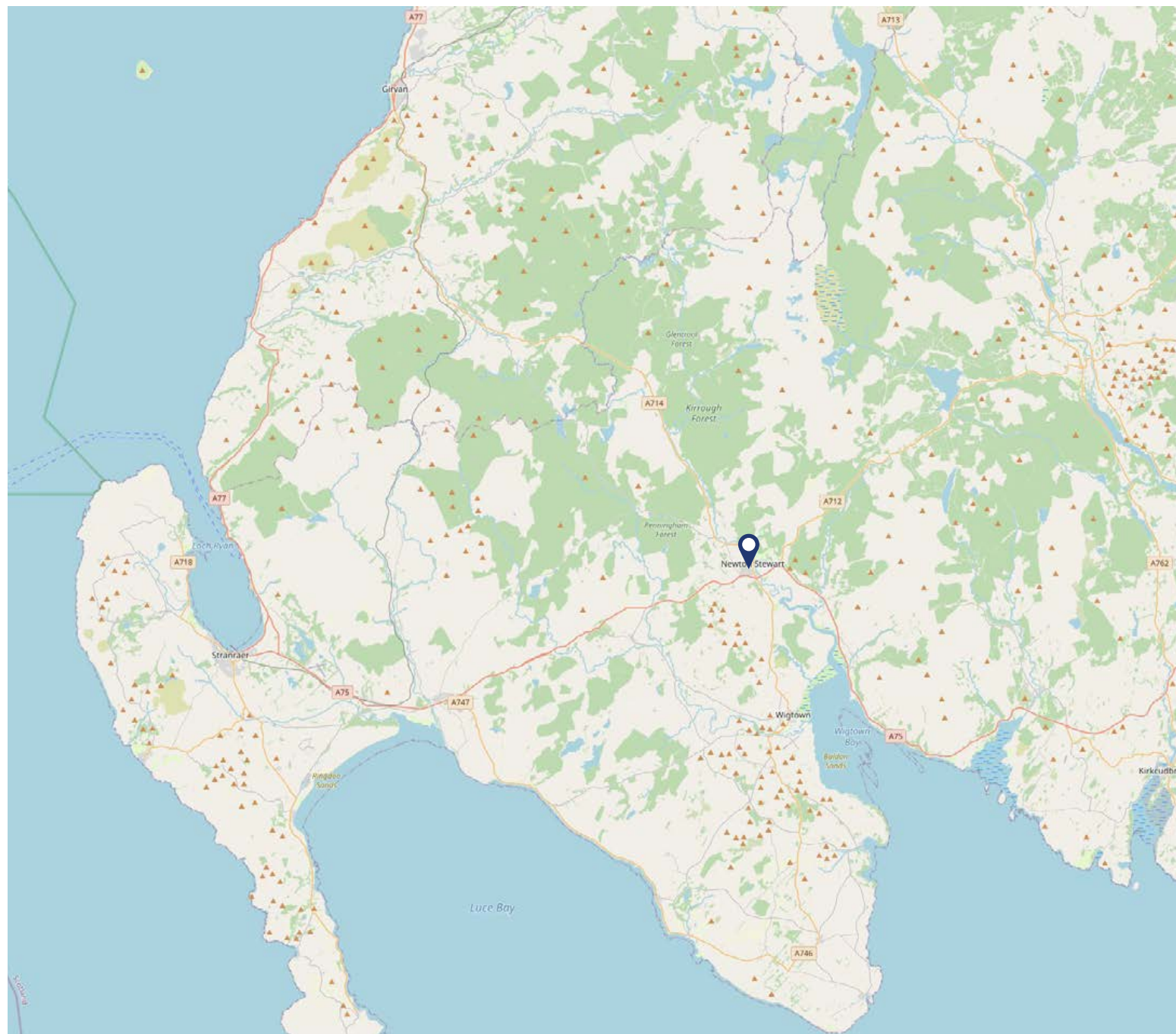
Newton Stewart is at the centre of the Galloway Forest and Galloway Hills and has become a popular base for the abundance of tourists and outdoor sporting enthusiasts that visit the area throughout the year. The surrounding area offers a vast array of outdoor activities including fishing (River Cree and Bladnoch), shooting and golf (local golf course only 400yds from hotel). The open countryside also plays host to some of the finest mountain bike trails in the UK with the world famous 7 Stanes trails located close by and for the walkers the Southern Upland Way all making Galloway an outdoors paradise with activities to suit all tastes.

A host of local amenities are available in Newton Stewart including schools, supermarkets, pubs, restaurants, shops, leisure centre with swimming pool and services.

Due to its location the village is easily accessible via the A75 Stranraer (20m) to Dumfries (50) road with Ayr and Prestwick Airport being only 1.5 hours' drive via the A714 or the more scenic coastal route A77.

## THE PROPERTY

This aesthetically pleasing hotel is of a traditional stone built construction under a varying pitched and slate roof with 3 levels to the front and 2 at the rear. Throughout, the



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hotel is presented to the highest standard with the current owners having spent a lot of time and effort over the years building the hotel into one of the finest in the area whilst maintaining many of the original features. During the last year alone, extensive work has been carried out on the garden area with the addition of a new external covered seating area with bar, pizza oven, grill area and a large children's play park built at the far end of the lawn to the front. Other benefits include ample private parking, central heating and CCTV. The addition of the split level owner's accommodation to the rear makes for a well-proportioned private dwelling.

## INTERNAL DETAILS

### BRIDGES BRASSERIE

Located within the middle of the hotel and offering a comfortable home from home atmosphere with a fairly modern design. To the corner is an extension of the bar that leads into the lounge bar area via an open archway. A home-made bar meals menu is available throughout the day.

### BRIDGES BAR

Accessed from both the Brasserie and the main entrance hall, this traditional bar is popular for pre / post dinner drinks and with locals but is not regarded as a "locals bar". It is ideal for guests looking to enjoy one of the many malts, wines and ales that are on offer while relaxing in front of the log burning stove.

### GARDEN RESTAURANT

Located to the side of the hotel this bright traditional formal dining area has windows overlooking the gardens, with two sets of double doors leading out onto the lawn. This room is ideal for private functions and weddings with access to the lawn able to accommodate a marquee (120) for larger functions.



## DRAWING ROOM

An ideal room to sit and relax again fitted in a traditional style incorporating a feature fireplace with varying seating arrangements. Access is gained via the garden restaurant or the reception hallway with a window overlooking the lawn.

## RECEPTION

Welcoming check in area offering comfortable seating and reception desk, giving access to all public areas within the hotel.

## ANCILLARY AREAS

- Catering kitchen (fully refurbished c. 2 yrs ago)
- Dry Store/ Veg Store/ Cold Store
- Cellar
- Offices (manager/Chef / Owner)
- Male/Female and disabled toilets
- Laundry
- New walk-in freezer

## LETTING ACCOMMODATION

Comprising of 18 e/s letting rooms each presented to the highest standard offering a range of double (with garden views), double, twin, 4 poster and a family suite on the second floor that can sleep 5. Prices vary depending on season and are based on a bed and breakfast rate. For full room tariffs visit [www.creebridge.co.uk](http://www.creebridge.co.uk).

Each room offers private facilities, tv, tea and coffee making facilities and central heating.



## OWNERS ACCOMMODATION

A well-presented and spacious accommodation to the rear of the hotel comprising 3 bedrooms, newly fitted kitchen (2021) and office on the ground floor with lounge and bathroom/shower on the first floor.

In addition, direct access is given to a possible 4th bedroom (currently used for letting) on the first floor which could be used for owners if required.

## EXTERNAL

The property is set within approx. 3 acres with ample private parking and during the last year extensive work has been carried out to enhance the external seating capacity ( c.100) and facilities of the hotel. New additions include a fantastic outside covered bar area with clay pizza oven/ grill and servery counter, which leads directly onto the front lawn offering additional seating during the summer months. At the right-hand side of the driveway, at the end of the front lawn, is a large children's play park, which is an excellent addition for the younger guests.

To the rear of the hotel is a large newly built storage shed with electricity and running water.

## THE BUSINESS

Having bought the hotel in 2006 the current owners have run it very much as a family business and during this time have established the hotel into one of the finest country house hotels in the area. Over the years the reputation has grown not just with the local community but with many of its guests that return to the hotel year after year as it does offer a welcoming environment and surrounding in which to relax and enjoy the best that Wigtownshire has to offer.



Creebridge House Hotel can also accommodate varying functions/ weddings and conferences with packages available to suit any requirement. With the hotels dedicated manager and full complement of staff, internally, these functions can accommodate 70 for a meal with a further 80 for the evening and on a larger scale by way of a marquee in the garden (120). Functions can also be held within the new external bar area during the summer months, utilising the extensive outside seating. This area did well for takeaways and worked extremely well during "lockdown", which is something that is looking to be continued and offers another potential income stream for any new owner, going forward.

Throughout the year the hotel gains a lot of business through local word of mouth, repeat and passing trade however the website [www.creebridge.co.uk](http://www.creebridge.co.uk) plays a big part in the day to day bookings.

Creebridge House Hotel is an ideal business for any discerning purchaser looking to get into this busy market place and run a family business which still offers scope for future growth and a viewing is strongly recommended.

## ACCOUNTING INFORMATION

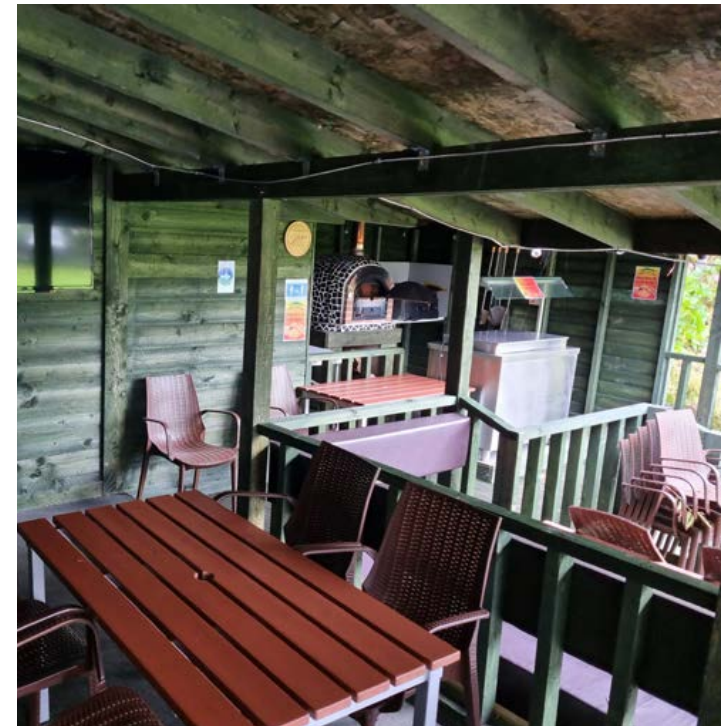
Full accounts will be made available to seriously interested parties after formally viewing the business.

## BUSINESS RATES

The subjects are entered into the current valuation role as having a rateable value of £32,500.

## EPC

A copy of the Energy Performance Certificate is available upon request. The rating is G.





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**VIEWING &  
FURTHER INFORMATION**  
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DATE OF PUBLICATION JANUARY 2022

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