

FOR SALE

Stunning Luxury 4-Star Country House Hotel



Cringletie House Hotel

Edinburgh Road, Peebles, Scottish Borders, EH45 8PL

Offers Invited - Freehold

Find out more at www.g-s.co.uk

- **Scottish baronial mansion dating from 1861 (Grade B listed) on an estate with origins in the 1660s**
- **13 bespoke en-suite letting bedrooms plus Ardean Cottage, a 2 bedroom self-contained guest cottage with outdoor dining deck and hot tub**
- **2 AA Rosette Sutherland Restaurant; member of Luxury Scotland with an outstanding awards record**
- **ADR grown by 85% from £135 (2018) to £250 (2025), with circa £250,000 invested in an initial repositioning towards a "grand luxe" offering**
- **Extensive additional accommodation including a 4 bedroom owners' bungalow, two staff cottages and a 3 bedroom managers' flat**
- **350 year old Walled Garden and outbuildings offering significant development potential, subject to consents**
- **Alternative use potential as an exclusive-use wedding venue, destination hotel or conversion back to residential use, subject to planning**



INTRODUCTION

Cringletie House Hotel presents a rare opportunity to acquire one of the Scottish Borders' most distinguished country house hotels, together with a substantial estate offering genuine scope for further growth. The hotel sits in its own grounds overlooking Eddleston Water, approximately 3 miles north of the historic market town of Peebles and just 20 miles south of Edinburgh city centre, with easy access via the A720 and A703. Edinburgh International Airport is within comfortable reach, with Newcastle Airport serving the south. The Borders is enjoying strong growth in short breaks and country pursuits, with shooting, fishing and equestrian activity on the doorstep and world-class mountain biking at nearby Glentress Forest.

The property is a magnificent Scottish baronial mansion dating from 1861, of red sandstone construction beneath multi-pitched slate roofs and Grade B listed. Set within 28 acres of landscaped gardens and natural woodland accessed by a private driveway from the A703, the estate dates back to the 1660s and its 350 year old Walled Garden — complete with extensive greenhouse, flower beds and kitchen garden — forms the centrepiece of the grounds. Internally, the hotel combines its Victorian heritage with modern furnishings, from the large arched porch and feature staircase to the Garden Room, Conservatory, Sutherland Restaurant, Maguire Lounge and Bar

The business trades as an established luxury 4-star country house hotel with an enviable reputation. A member of Luxury Scotland, the hotel holds 2 AA Rosettes for the Sutherland Restaurant (awarded every year from 2019 to 2025 inclusive) alongside an impressive collection of accolades including the South of Scotland Thistle Award for Best Hotel Experience 2023, TripAdvisor Travellers' Choice Best of the Best 2024 and the Booking.com Traveller Review 9.5 Award 2024. Trading is underpinned by established high-rate contract business producing over 400 room nights annually, and a particularly strong reputation within the equestrian market.

Cringletie is in transition to a more upmarket "grand luxe" style of offering, and herein lies the opportunity. The current owner has invested circa £250,000 to date in improving the property, driving the ADR up by 85% from £135 in 2018 to £250 in 2025. There remains realistic further investment required before the room product and amenities fully match the vision — and the rate potential that comes with it — giving an incoming purchaser a clearly defined route to add significant value by completing the works.

The estate also lends itself to a range of alternative strategies. The scale and setting of the house and grounds would suit operation as an exclusive-use wedding venue or destination hotel, while the property could equally be considered for conversion back to residential use, subject to obtaining the necessary consents. The Walled Garden, staff cottages, owners' bungalow and additional land offer further development potential.

Having successfully repositioned the business and overseen significant investment, our client now wishes to retire and pass Cringletie to a new owner to complete the journey. This is a genuine retirement sale of a much-loved business, presented to the market in excellent order.

ACCOMMODATION SUMMARY

Public Areas

- **Large arched entrance porch** - leading to reception with feature staircase
- **Garden Room** - with feature fireplace (seating for 10 -12)
- **Conservatory function area** — can seat around (36) for a meal — up to (60) 'theatre style' for wedding ceremonies.
- **Sutherland Restaurant** — (2 AA Rosettes) day to day service (seating for 36, functions up to 70)
- **Maguire Lounge** - Informal lounge seating for 12, formal private dining up to 16

Letting Bedrooms

- **13 bespoke en-suite bedrooms** in the main house — 5 classic rooms, 3 luxury rooms, 4 junior suites and the Selkirk Suite
- **Ardean Cottage** — 2 bed, 2 bath self-contained guest cottage in the grounds with outdoor dining deck and hot tub
- Lift serving all but the top floor; high speed Wi-Fi throughout with Freeview or Smart TVs in all rooms

Owners' & Staff Accommodation

- 4 bedroom owners' bungalow
- 2 bedroom staff cottage and 1 bedroom staff cottage
- 3 bedroom managers' flat





Outside

- 28 acre estate with landscaped gardens and natural woodland, accessed by a private driveway from the A703
- 350 year old Walled Garden with extensive greenhouse, flower beds and kitchen garden
- Gardeners' workshops and various storage buildings

STAFF

TUPE regulations will apply to all members of staff.

LICENCE

Details of all licences will be made available to seriously interested parties.

SERVICES

Mains electricity and mains water, with drainage to a septic tank. Oil fired central heating, with Calor gas for cooking. High speed Wi-Fi is provided throughout and there is a lift serving all but the top floor

ENERGY PERFORMANCE CERTIFICATE

Energy Rating G. The Energy Performance Certificate will be available upon request.

RATEABLE VALUE/COUNCIL TAX

The Rateable Value - £88,700 (01-APR-2026)

Non-Residential Apportionment - £83,000

Residential Apportionment - £5,700

TRADE

Accounts for the business will be made available to seriously interested parties.



EXCLUSIONS

Personal effects of the vendor.

FINANCE/BUSINESS MORTGAGES

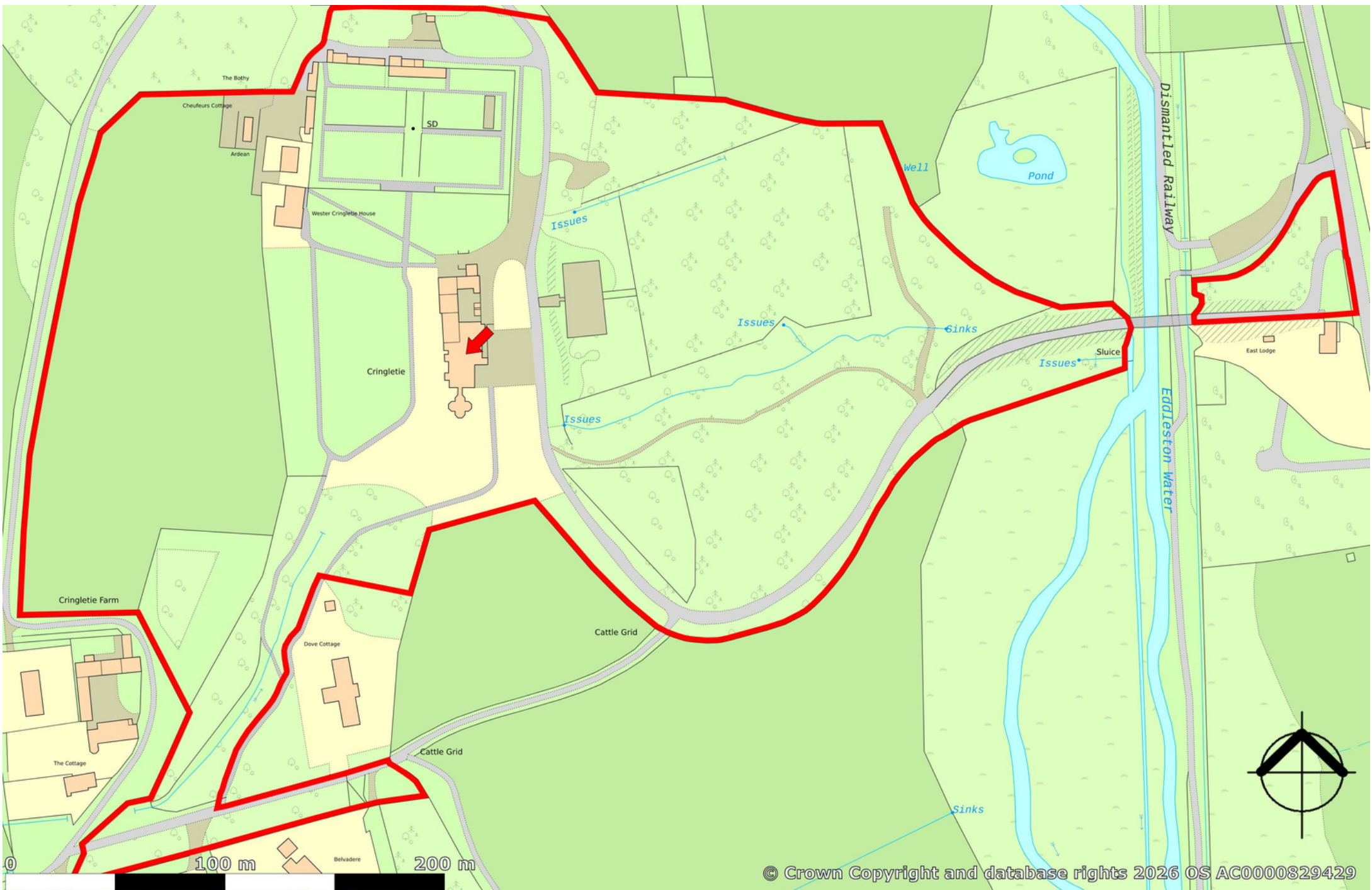
Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

ANTI-MONEY LAUNDERING (AML)

Under HMRC and RICS regulations and the Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.







PRICE

Offers are invited for the **freehold interest** in the property, the trade fixtures, fittings, furnishings and equipment, together with the goodwill of the business, which is being sold complete as a going concern. Stock in trade will be sold at valuation on the date of entry.

VIEWING ARRANGEMENTS

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald
40 Torphichen Street
Edinburgh
EH3 8JB

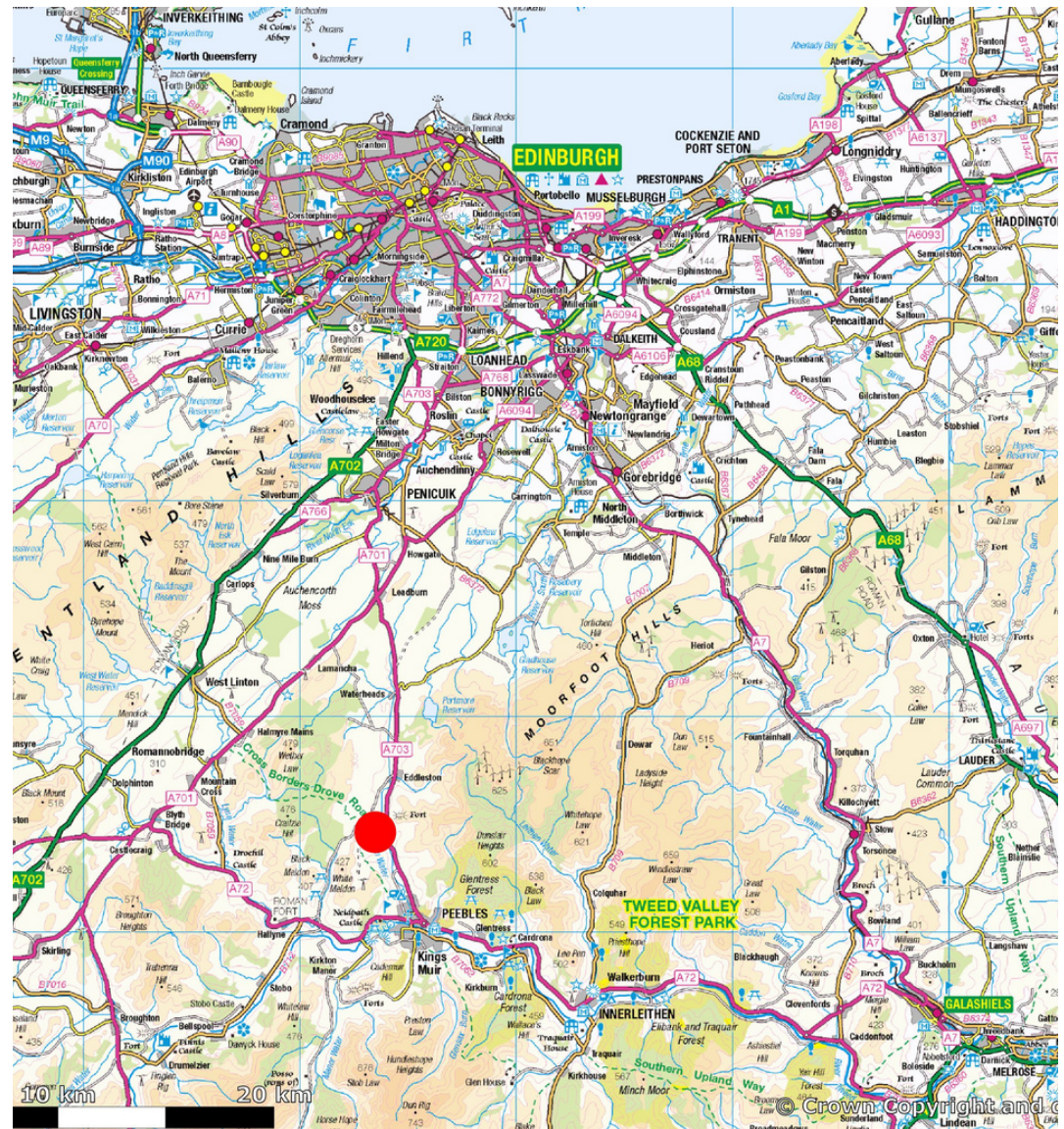


To arrange a viewing please contact:



PETER SEYMOUR

Senior Director - Hotel + Leisure
peter.seymour@g-s.co.uk
07967 551 569



1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

Date published: **July 2026**

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