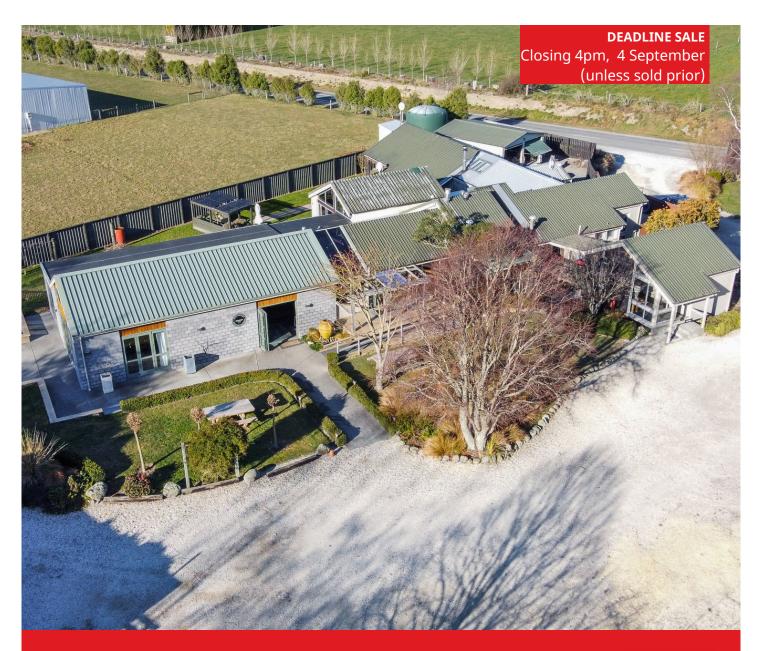
# McLeod REAL ESTATE

Web ID MSC4673156

# 8 Hoods Road

Mount Somers, Ashburton



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03 308 0027

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#### Award-Winning: Home & Hospitality Business in the Heart of Mt Somers

Nestled in the stunning foothills of Mt Somers and gazing out to the majestic peaks of Mt Hutt, our local ski haven, this unique lifestyle property offers not just a home, but a business opportunity with endless potential.

Long established as the go-to destination for unforgettable dining experiences, this iconic property has earned a glowing reputation, with the current owners taking home multiple Beef & Lamb awards.

Whether you're seeking to continue its legacy or bring your own vision to life, this property is ready and waiting. At one end of the complex sits a spacious, well-appointed family home with open plan kitchen, dining & lounge with a cosy log burner and heat pump.

Master suite with walk-through wardrobe and ensuite. Two additional double bedrooms plus generous main bathroom with bath, tiled shower and vanity.

Dedicated office space and ample storage throughout. Enjoy comfortable living with all-day sun and breathtaking alpine views. The restaurant is connected via the office, the commercial side of the property includes fully equipped restaurant kitchen with both walk-in chiller and freezer.

Elegant formal dining area perfect for intimate gatherings. Welcoming reception room with relaxed bar and bistro space, bathed in natural light. Whether you're looking to run a high-end restaurant, country-style café, catering business, wedding venue or even a base for a hunting or eco-tourism operation – this property offers unmatched flexibility.

The opportunity to operate a live-in business with no commute. Ideal for large families, hospitality entrepreneurs or lifestyle seekers. Prime location in a popular tourist region, close to ski fields, nature walks and the Ashburton Lakes. Let your imagination run wild, this is more than just a property, it's a lifestyle waiting to be lived.









## **Property Information**

Commercial / Residential **Description Legal Description** New Title to be issued Title New Title to be issued

Rateable Value (as at 1<sup>st</sup> July 2024)

\* To be rated - Subject to new Title issuance.

470m<sup>2</sup> approx. House+Restaurant \* 4388m<sup>2</sup>

Land Area\* **Bedrooms** 3 **Bathrooms** 2 Garage

\* Notes: Areas & dimensions of land and buildings are subject to survey and may change.

1982-1987 **Approximate Age** Roof Iron

Cladding Concrete block **Window Joinery** Aluminium Single (House), Glazing Bistro- Double

**Insulation** Ceiling and Wall (House),

Bistro - unknown

Heat pump, Log fire Heating

#### Rates (as at date of listing)

\* To be rated - Subject to new Title issuance.

#### **Chattels**

Available upon request.

#### Additional Information

EQC Claim Status - Sept 2010 to Dec 2011

1 settled NHC claims

**Building Permits and Consents** 

BC0568/21 F/S Masport R3000 CCC 04/04/2022

Logfire

BC1203/14 Restaurant extension CCC 17/02/2016 BC0716/08 Extension of managers CCC 11/05/2009

flat & install logfire

BC970313 Alter restaurant/kitchen CCC 25/09/1998

& convert garage

BP7706 Alter dwelling BC 12/11/1987 BP5221 Erect a garage BC 11/05/1982



Restaurant/Bistro plus House















# **Proudly Supporting**

### **Deadline Sale**

Closing 4pm, 4 September 2025 (unless sold prior)

**Address** 8 Hoods Road, Mount Somers, Ashburton

View By appointment



While every effort has been taken to ensure the above information is correct, no responsibility is accepted for the accuracy of the whole or any part thereof and interested parties are advised to make their own enquiries and satisfy themselves in all respects.



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