



# FOR SALE

## HISTORIC HOME & BUSINESS OPPORTUNITY

Packing untapped potential for uncapped income in one of the Wairarapa's most iconic and enduring hospitality ventures comprising a heritage home, (licensed restaurant, and function center on 4,218 squares of landscaped grounds.

Operating for over 50 years Lansdowne House has hosted many a wedding, birthday functions, and special event requests with a fully licensed restaurant catering for up to 150 guests. Commercial kitchen services multi-zoned dining and lounging areas, a ballroom, buffet, and bar with the capability to support two events simultaneously.

Superbly set up for weddings with rich rimu wood-paneled heritage interiors, open fires, and spacious grounds with rose arbors and historic, majestic trees promoting romantic photo opportunities impossible to replicate in a more modern environment.

Guests can be accommodated on-site in a 690sqm heritage home featuring five bedrooms or in a detached three-bedroom secondary dwelling set on its own 1,347 sqm title.

The property comes complete with a substantial inventory of assets including vehicles.

A rarely granted seven-day liquor license presents alternatives to running the operation as a boutique hotel and bar with the proprietors able to live on-site in the detached three-bedroom dwelling.

Perfectly positioned for future expansion with the potential to capitalize on high domestic and international tourist traffic with visitors attracted by the region's plethora of vineyards, wine trails, tastings, and festivals.

After 20 years of ownership our vendors are retiring and downsizing but will be available to mentor the purchaser in all aspects of the operation over a three month transition period.

Being sold as a going concern plus GST (if any) with viewings via private appointment - please contact Michael Morris for more details.

**6 BED | 6 BATH | 5 CAR**

**PRICE:**

Price by Negotiation

**OPEN FOR INSPECTION:**

N/A



**Michael Morris**

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Exo Property Sales



GROUND FLOOR PLAN



FIRST FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.  
All enquiries must be directed to the agent, vendor or party representing this floor plan.

15 Keir st Lansdowne Masterton

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.