

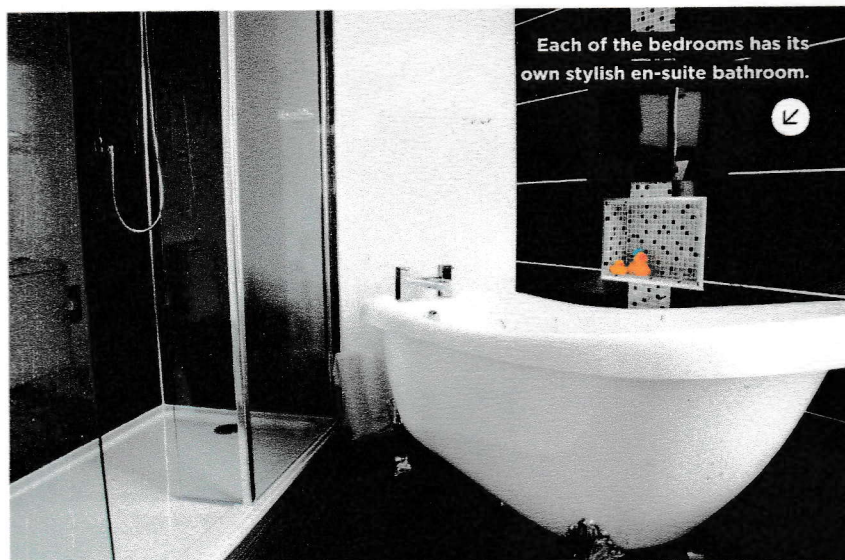
# SEASIDE B&B GETS A BOUTIQUE MAKEOVER

AN ORDINARY GUEST HOUSE IN **TORQUAY** HAS BEEN BOOSTED TO FIVE-STAR BOUTIQUE STATUS AFTER EXPERIENCED HOTELIERS TOOK ON THE CHALLENGE OF CREATING A STYLISH NEW HAVEN BY THE SEA AND CARVED A NEW PLACE IN THE MARKET FOR **THE BOUTIQUE B&B.**



7  
Formerly Glenross  
Guest House, The  
25 Boutique B&B in  
located in Torquay.





dull and plain image and completely refreshing its bedrooms, public spaces and dining room. The guest house had no USP and the Banner-Prices immediately decided to downsize in a bid to increase the standards to a five-star quality and with the hope to recreate the success they had previously had in Wales.

They saw the potential of the property – it is a short distance from the seafront, close to Torquay harbour with bars, restaurants and a selection of tourist attractions at its disposal – and wanted to reposition the guest house as an upmarket, modern boutique B&B.

After closing in November 2014, work began to completely refurbish the property, with the installation of a new high pressure water system, rewiring the building, the placement of a network point in each room for high-speed WiFi and Netflix. One of the bedrooms was turned into a guest lounge, featuring a fireplace and comfortable sofas, while the corridors were redecorated and a new breakfast room created.



When award-winning hoteliers Andy and Julian Banner-Price moved from North Wales to Torquay in July 2014, little did they realise the task they had taken on to transform

the former Glenross Guest House into a stylish boutique bed and breakfast.

The Banner-Prices, with a number of awards under their belt including a Visit Wales Gold Award, relocated to the seaside town last year in search of a new challenge and started work on the rundown guest house in November.

Formerly home to 10 bedrooms, the couple set about renovating the building, stripping it of its

## DESIGN IDEAS

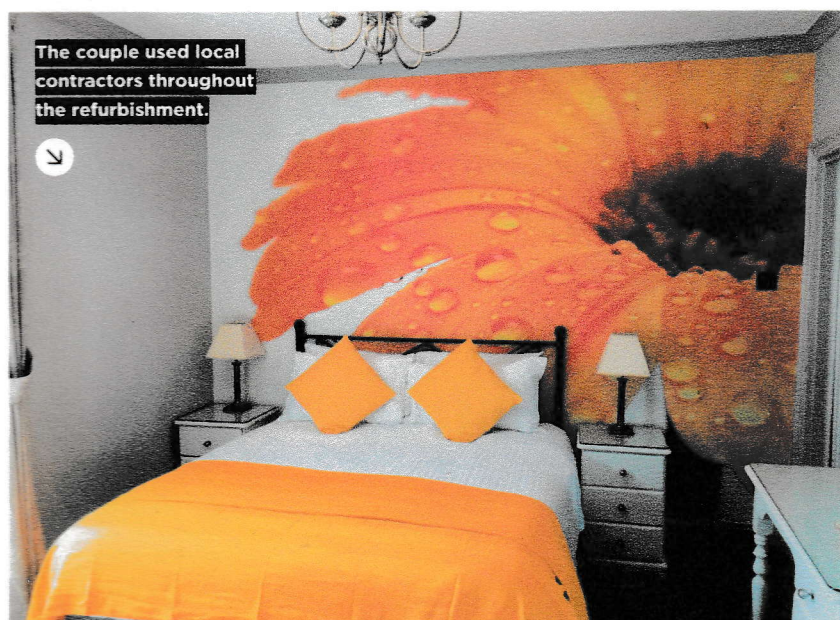
The design inspiration came from the couple themselves, who picked up ideas over the years and visited many other five-star establishments to get a feel for exactly what they wanted to create.

“I would start with one item – a scrap of wallpaper, a light fitting – and then work a design around it, using ideas I’d seen or making my own and mixing them together,” Andy Banner-Price tells BH. “My brief for the designers of our new logo and the one I was working to was ‘cutting

Each bedroom has been individually designed.







The couple used local contractors throughout the refurbishment.



edge technology and design meets Downton Abbey!"

When it came to the public areas, he also had a clear vision. "I wanted to have the public areas, including the drawing room, look very traditional

### THE 25 BOUTIQUE B&B TORQUAY

- Formerly known as 10-bed Glenross Guest House
- Taken over by Andy and Julian Banner-Price in 2014 who moved from North Wales for the new venture.
- Renovation work began at the start of November 2014.
- The bedrooms, public areas and dining space were all completely redesigned.
- The couple used local contractors and sourced many items locally.
- After five months, the newly-named The 25 Boutique B&B reopened in March.
- The property went from a plain 10-bed guest house to a 6-bed stylish boutique bed and breakfast.
- The couple hopes to recreate the success they had previously at their property in Wales.

and true to its Edwardian roots, but still have a very modern and fresh feeling; highlighting the architectural features, but not old and stuffy. The bedrooms were to all be very different and individual in style, but have the same quality and high spec at the heart of them all. They are still homely and comfortable with little touches like my homemade biscuits and tea and my homemade cake on arrival, so it's very welcoming," says Andy.

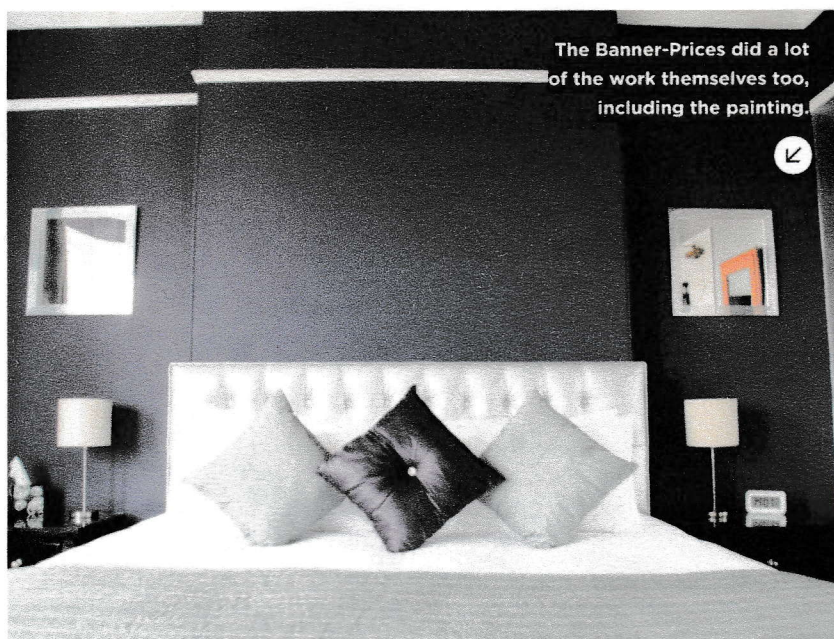
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for plumbing, bathroom fittings, plastering and joinery and sourced what they could locally or in the UK – a local blacksmith in Cockinton Village made the hanging rail for the Torre dressing room, while the sofas were made in South Wales. The more unusual and quirky items were sourced from Europe; the mirrors were from Poland and the Torre chairs from Germany.

Andy continues: "We did lots of the work ourselves too and I did the painting and decorating. Julian did a lot of the practical jobs like hanging pictures, curtain rails, fitting bathrooms with towel rings and he sorted all the technology like setting up Netflix, the WiFi system, Apple TV, in-room iPads and mood lighting."

The newly-rebranded The 25 Boutique B&B officially opened in March, after a five-month renovation period. The property now consists of four bedrooms, two suites and a new guest lounge and breakfast room.



The Banner-Prices did a lot of the work themselves too, including the painting.

