



Lowther Castle Inn

Hackthorpe, Penrith, Westmorland, CA10 2HX

Freehold £625,000

- Grade II listed inn
- Prime A road position in pretty Cumbrian hamlet
- Bar (55) & dining room (35)
- Commercial kitchen
- 3 bedroom private accommodation
- 1 bedroom holiday let

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LOCATION

Hackthorpe is a pretty hamlet in the Eden district, Cumbria. The property is located on the A6 which runs south from Hackthorpe towards Shap and Kendal and north towards Penrith and Carlisle. The area has a number of tourist attractions including Lowther Castle and Brougham Hall, and lies on the edge of the Lake District National Park, the Yorkshire Dales and the North Pennines. The M6 is approximately 6 miles distant and provides access to the national motorway network.

The property is Grade II listed and built of local stone with whitewashed render under a pitched slate roof. It briefly comprises:

TRADE AREAS

GROUND FLOOR

Entrance into the open plan PUBLIC BAR which is in three sections; the central area houses the bar servery and a feature sandstone fire surround and log burner. The bar areas have traditional ceiling beams and are immaculately presented with bric-a-brac decorations. Seating is available for 50.

Behind the bar is the CELLAR with dispense equipment and a BOTTLE STORE. LADIES' and GENTLEMEN'S TOILETS offset to corridor.

A passageway to the rear gives access to the newly refurbished DINING ROOM, formerly a Courthouse, which offers 35 covers, carpet flooring and a feature fireplace. This room is also used for functions and private events.

Well-equipped and good sized COMMERCIAL KITCHEN with a range of professional stainless steel equipment and POT WASH AREA.

OWNERS ACCOMMODATION

FIRST FLOOR: Accessible from the rear of the property or from within the pub. LOUNGE, DINING ROOM, THREE DOUBLE BEDROOMS, SHOWER ROOM and KITCHENETTE.

Also on the first floor, a second self-contained apartment with access from the rear of the building features a spacious LOUNGE, KITCHEN and DOUBLE BEDROOM with EN SUITE.

HOLIDAY LET

A brand new one bedroom apartment is located in a single-storey ground floor extension and features an open plan LOUNGE and KITCHEN, a DOUBLE BEDROOM with storage cupboard and an EN SUITE BATHROOM. This property is decorated and furnished to a high standard throughout.

EXTERNAL

Covered SMOKING AREA. CAR PARK to front and side for nine vehicles. Gravelled area to the rear which accommodates five vehicles.

THE BUSINESS

Our client has operated the Lowther Castle Inn since 2004 and owned it since 2014. Retirement plans now prompt the sale of this much-loved business which has a good reputation for food. It has a traditional pub menu and serves good value, high quality, home-cooked food using locally sourced ingredients. In addition, a successful takeaway service is offered.

The business currently operates on limited hours with historic sales showing a turnover in the region of £265,000 per annum. The pub, which is in an area of many new housing developments and a growing population, enjoys trade from both locals and passers-by. In addition to the two self-contained apartments, the newly developed holiday let offers scope for increased income. Each could achieve in excess of £130 per night on the short term holiday market. Extensive marketing of the dining area for private parties and extending the current opening hours would also enhance sales.

Planning permission has been granted for conversion of the dining room/former courthouse to dwelling. Westmorland and Furness Council planning application number - 21/0219.

LICENCE

A premises licence is held. **Current opening hours:** Monday-Wednesday - closed. **Bar** open Thursday to Sunday, 6pm-late.

Restaurant open Thursday 6pm-8pm, Friday 6pm-8.30pm, Saturday 6pm-8.30pm, Sunday 12pm-8pm.

SERVICES

Mains water and electricity are connected. Heating/hot water is via an oil-fired boiler.

Local Authority: Westmorland & Furness Council, Town Hall, Penrith, Cumbria, CA11 7QF

Rateable Value: £6,800 (April 2023 - present). Our client advises that no business rates are payable.

TENURE & PRICE

FREEHOLD £625,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.





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