



The Eagle's Head

Satterthwaite, Ulverston, Cumbria LA12 8LN

Freehold Offers Invited

- Lake District country pub
- Near walking routes/visitor attractions
- Open plan bar area (42), snug (8)
- Well-appointed trade patio (80)
- Two bedroom owners accommodation
- Net sales year ended January 2024 £223,000

Ref: 95583

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SP Sidney
Phillips



LOCATION

The Eagle's Head is located in the South Lakeland village of Satterthwaite, approximately 4 miles south of Hawkshead between Coniston Water and Windermere. There are many holiday homes and campsites in the vicinity and some beautiful outdoor areas to explore, including Grizedale Forest, Graythwaite Wood and Low Dale Park, all of which are ideal for hiking and rambling. A 'Go Ape' outdoor adventure centre can also be found nearby. Satterthwaite can be reached via the A590 from Greenodd and the A593 (via Hawkshead) from Ambleside.

This detached property dates back to the 1600s and is of local stone construction with a whitewashed exterior under a pitched slate roof. It has been extensively refurbished during our clients' tenure. The property briefly comprises:

TRADE AREAS

On-street entrance leading to OPEN PLAN BAR AREA which features a wood constructed BAR SERVERY and well-equipped back bar, an open stone fireplace with log burner, a pool table, exposed stone walls and multiple TV screens. The bar area has seating for 30. To the rear of the building is a darts throw and additional seating for 12. SNUG with seating for 8.

All trade areas feature wood flooring and have been well invested in over recent years and it has been sympathetically refurbished, retaining the building's original character. There are exposed ceiling timbers, stone walls, brassware and ornamental features, all of which create a cosy and welcoming feel.

LADIES' TOILETS offset the main bar.
ON LEVEL CELLAR behind bar.

TRADE KITCHEN with Altro nonslip flooring, hood canopy and multiple WASH and PREP AREAS. Well equipped with catering equipment and appliances. Multiple STOREROOMS to the rear of the building, including BOTTLE STORE.

OWNERS ACCOMMODATION

Located at first floor is a self-contained flat which is well-appointed throughout and has been well maintained. It features a KITCHEN with fitted wall and base units and wood flooring, a LOUNGE, a SHOWER ROOM and a spacious DOUBLE BEDROOM. There is a separate DOUBLE BEDROOM with an adjoining BATHROOM.

EXTERNAL

Beautifully presented, split-level TRADE PATIO to the side of the pub with sheltered seating area, stone flagging, countryside views and fixed and picnic style benches to seat 80.

GENTLEMEN'S TOILETS accessible via the TRADE YARD.

PARKING for 6 vehicles.

Multiple SHEDS and a timber constructed OUTBUILDING offering two STOREROOMS.

CAR PORT to accommodate three vehicles.

THE BUSINESS

The Eagle's Head is a food-led public house which is well supported by locals and residents of the surrounding villages. It is also enjoyed by walkers and outdoor enthusiasts. The business has little competition in the area and is hugely popular with visitors in the spring and summer months, many of whom stay in the surrounding holiday homes and holiday parks. Our clients have operated the pub since 2018 and, in that time, have overseen much investment and refurbishment. The Eagle's Head has its own website - www.eagleshead.co.uk - and boasts excellent reviews on Google, Trip Advisor and various social media pages.

Our clients advise net sales for the year ended January 2024 were £223,000, whilst net sales for the year ended January 2023 were £228,000. Full trade accounts can be made available following a formal viewing with consent from our clients. This is an exciting opportunity for a new operator to enjoy a perfect work/lifestyle balance and, in our opinion, would suit a couple, an aspiring chef or a family team.



TENURE & PRICE

FREEHOLD Offers Invited to include goodwill and fixtures and fittings. 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.

LICENCE

A full Premises Licence is held for the retail of alcohol:

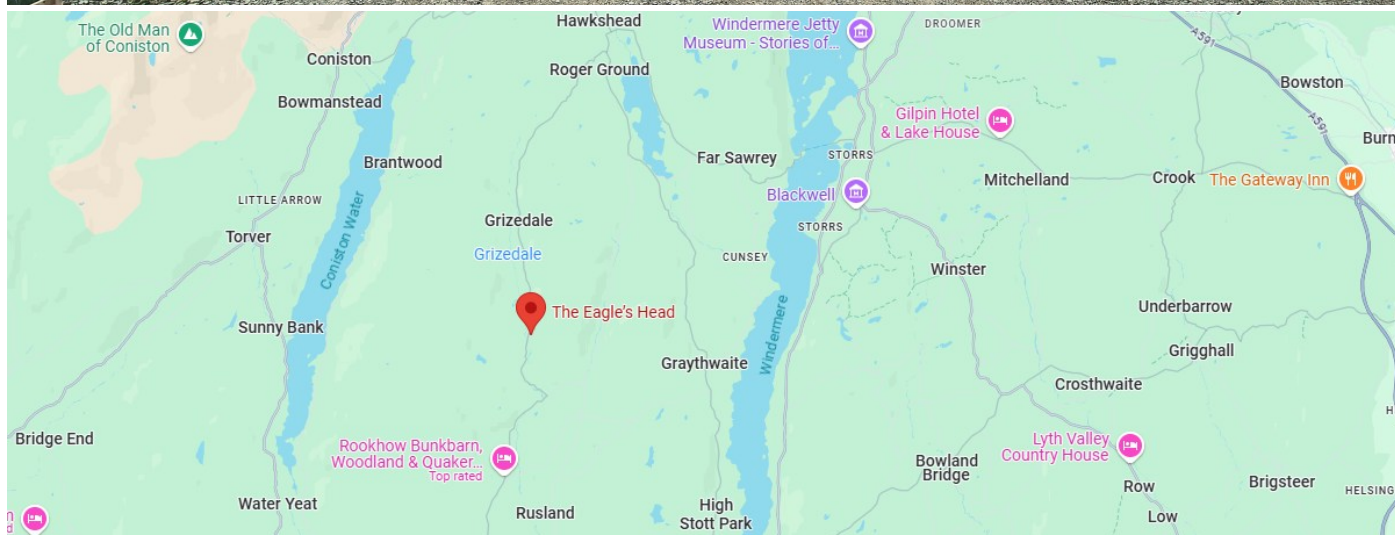
Monday to Saturday:
10:00—23:00
Sunday:
12:00—22:30

SERVICES

Mains water, electricity and drainage are connected.
LPG for kitchen.

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

Rateable Value as at 1st April 2023 to present: £14,400



awaiting
epc

BUSINESS MORTGAGES

01834 849795

We can help to arrange funding for your purchase of this or any other business.

UTILITY HELPLINE

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.

EPC Reference: N/A

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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