



Rose & Thistle

Alwinton, Morpeth, Northumberland, NE65 7BQ

Freehold £300,000

- Northumberland National Park
- Historic former coaching inn with rooms
- Spacious lounge/dining room, bar & pub garden
- Letting bedroom
- Three bedroom owners accommodation
- Family owned for 100+ years

Ref: 91459

01434 607841

north@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

Alwinton lies at the head of the Coquet valley, on the edge of both the Otterburn Army Training Estate and the Northumberland National Park. The village is roughly 10 miles from the border with Scotland, and about 18 miles to the west of Alnwick.

The beautiful countryside which encircles the small village of Alwinton in the Coquet Valley does not fail to impress.

A former coaching inn, the historic Rose and Thistle is located at the intersection of several ancient drovers' roads linking England and Scotland. Several centuries ago, during a long period of unrest between the two countries, these lands were fought over and raided by families of outlaws known as the Border Reivers. The great adventure writer, Sir Walter Scott, stayed at the Rose and Thistle Inn in 1817 while he penned his masterpiece, Rob Roy.

The pub has been expanded to include three rooms for holiday accommodation and its enviable position at the foothills of the Cheviots make it ideal for intrepid walkers and cyclists wanting to explore the beautiful Northumberland National Park.

The premises comprise the following accommodation;

TRADE AREAS

Entrance into the MAIN LOBBY with separate doors to the LADIES and GENTLEMANS TOILETS. The MAIN BAR has bench and loose seating for 20, a wood floor with original wood beamed ceiling, BAR SERVERY which features a wooden top and wood panelled front, LOUNGE SERVERY which features a wood top and matching wood panelled front.

CELLAR, with storage areas for dry goods. TRADE KITCHEN which has a range of stainless steel tables and commercial equipment. UTILITY ROOM which has stainless steel sink and drainer and commercial dishwasher.

LOUNGE/DINING ROOM with wood floor, wood beamed ceiling, booth style seating for 70.

OWNERS ACCOMMODATION

The spacious owners accommodation with private front and rear access is located between the pub and the letting rooms and features THREE BEDROOMS, having master with EN-SUITE. Spacious LOUNGE, ORANGERY with access to the garden, KITCHEN with fitted appliances and a FAMILY BATHROOM. The accommodation is presented to a high standard throughout.

LETTING ACCOMMODATION

Modern DOUBLE BEDROOM with EN-SUITE shower room, guests have private access via a front and back door which leads into a private guest lounge and dining area with comfortable seating.

EXTERNAL

The property is directly on the road and whilst there is no private parking, there is an abundance of free parking space in the village within 15 metres of the property. The spacious rear garden has views towards the Cheviots and is south facing and has seating for 70. The PUB GARDEN which has picnic style tables for 70 spread out over three distinct areas which include a courtyard, a garden area and marquee installed in 2021 providing covered seating for 20.

THE BUSINESS

This historic former Coaching Inn has been in the vendors family for over 100 years with three generations having been involved with its upkeep and trading.

Fully refurbished and extended by the current generation this fabulous property has gone from strength to strength and is the first or last stop for many visiting ramblers and cyclists. With a pre-covid net turnover of £205,000 this business has improved year on year and currently serves locals and tourists quality food and local ales. Business in 2021 has been overwhelming and the rooms £80 per night are booked until October together with buoyant daily trade from visitors to the area. The vendors have been in charge for 20 years and feel the time is right to move on.

A rare opportunity to take over a successful business set in a historic building in a beautiful part of the world.

Currently 5 stars on TripAdvisor, 9.3 on Booking.com and 5 stars on Facebook.

LICENCE

A full Premises Licence is held.
Rateable Value: £11,250

SERVICES

All mains services are connected. Mains Electricity and Water are connected, Oil Central Heating & Hot Water.

Local Authority: Northumberland County Council
County Hall, Morpeth, NE61 2EF
Telephone: 0345 600 6400



TENURE

Freehold £300,000 to include the 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.



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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