

Ennerdale Country House

Main Street, Cleator, CA23 3DT



For Sale



- Charming Grade II listed Country House Hotel
- Set in around 5 acres of stunning landscaped gardens
- 30 individual en suite bedrooms
- Extensive conference and banqueting facilities (100)
- Lounge bar and restaurant
- Managers/owners apartment

£995,000 - Freehold

Viewing is strictly by appointment through Colliers

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Ennerdale Country House



The Ennerdale Country House Hotel is a Grade II listed building nestled in five acres of tranquil landscaped gardens with a spectacular Italian fountain. The hotel offers 30 well-appointed en suite bedrooms, excellent conference and banqueting facilities for up to 100 guests, and a bar lounge for around 40. The hotel is abundant with period character with beautifully restored fireplaces and ceilings, adding to the charm of this stunning property.

Cleator is nestled in the scenic beauty of the Lake District, is a charming destination that seamlessly blends tranquility with an array of commercial and leisure opportunities, making it an ideal haven for relaxation and recreation. The hotel benefits from a rich mix of trade with its strategic location close to the proximity of Sellafield Power Station positioning the business ideally to accommodate professionals within the nuclear energy sector with opportunities to further develop conferences, and business-related activities. It is also an ideal base for visiting the many attractions of the West Coast of Cumbria, such as the stunning Lake District and the beautiful seaside town of St. Bees.

The hotel has been managed by Bespoke Hotels for the past 10 years who have assisted in the development of the business, whilst continuing to upgrade this fantastic property. The owner however is now looking to sell the hotel to concentrate on other business interest outside the region.

The Property

The hotel is a detached grade II listed property built of local construction under a tiles roof. It has been extended over the years and has the benefit of a number of outbuildings requiring renovation that could provide further development opportunity subject to the necessary permissions being granted.

Public Areas

From the main hotel entrance doors lead into a hallway and main reception area, adorned with a restored feature fireplace, and a sweeping staircase that provides access to the first floor bedrooms. The Main Bar Lounge can seat around 40 with a timber bar servery, and "The Muncaster Lounge" which currently serves as an overflow to the main restaurant/dining room. There are substantial and flexible conference and banqueting facilities including "The Garden Room" for up to 12, serving as a restaurant bar, "The Fountain Restaurant" with seating for around 80 and "The Troutbeck" with seating for around 20. Each room can be connected for larger functions or events if required.

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Letting Bedrooms

There are a total of 30 ensuite letting bedrooms, including 8 "Ennerdale Farm Suites" and 22 traditional double rooms located on the first floors. Each room is individually decorated, and have flat screen TVs, many with lovely views overlooking the hotel gardens.

Manager's Apartment

The owner or manager has the benefit of a small apartment consisting of a lounge, kitchen, bedroom and bathroom.

Service Areas

The hotels restaurants and bars are serviced by a fully equipped commercial grade kitchen, with store room washup area and walk in fridge.

Outside

The hotel is set in around 5 acres of well-maintained formal and informal gardens, with mature hedges and trees, mainly laid to lawn. There is a good size car park, and a courtyard with a number of outbuildings.

Services

The owner have advised that the hotel is connected to mains gas for heating and cooking ,mains water and drains.

Website

www.bespokehotels.com/ennerdalehotel

Trade

Management information provided by the management company shows turnover for the period ended March 2023 of £654,371 (net). Further trading information can be provided to seriously interested parties after a viewing.

Price

£995,000 for the freehold complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

Finance

Colliers is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

Identity Checks

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

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To View

All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.



For further information, contact:



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