



FOR SALE

OVERWATER HALL
IREBY, NEAR KESWICK, CUMBRIA

Offers in the region of
£1,850,000 – Freehold

SUMMARY

- Historic Award-Winning Georgian country house hotel
- 11 high quality en suite letting bedrooms and superbly appointed public rooms
- Set amid 19.6 acres of wonderful gardens and grounds with ample car parking
- Turnover of £449,258 with Abridged Operating Profits of £80,591

Overwater Hall occupies a stunning location in a beautiful valley between Binsey and Caldbeck Fells. Originally built by the Deputy Governor of Jamaica at the beginning of the 19th Century, this lovely Grade II listed Georgian country house has over the years been significantly and tastefully extended to the mansion it is today. Originally named Whitefield House, Overwater Hall passed through a number of owners who are historical figures in their own right, including the Gatty family – known for the development of khaki dye, much used by the British Army. The first owners to operate Overwater Hall as a hotel were Monte & Pixie Green but it was with Arthur & Joyce Kent that Overwater Hall started to acquire the outstanding reputation that it has today. This hidden treasure is set at the end of its own private driveway in 19.6 acres of lovely landscaped gardens and grounds. Its 11 en suite letting bedrooms are appointed and furnished to the highest of standards to compliment the lovingly-decorated public rooms where visitors can watch the red squirrels feast on the hazelnuts on the balcony.

Overwater refers to the tarn which lies only 500 yards away to the northeast. The word is derived from the Old Norse word "avei" – black grouse - and therefore means "the tarn where the black grouse are found". This area, the Lake District, has drawn people for holidays to enjoy its lakes, walk its fells and enjoy its rich heritage for

decades. Indeed there are Roman remains close to Overwater Hall where it is reputed they had a "rest and recuperation camp" so it could whimsically argued that the area has been a holiday destination for over 2,000 years! The area has that wonderful unspoilt feeling. Close by in Cockermouth is the birthplace and childhood home of William Wordsworth and his sister Dorothy, while closer to Keswick lies Mirehouse on the shores of Bassenthwaite with its strong literary connections to Tennyson, Edward Fitzgerald and Thomas Carlyle and on to the lovely market town of Keswick-on-Derwentwater. To the north lies the historic city of Carlisle with its castle and Award-Winning Tullie House Museum, all within easy reach of Overwater Hall.

Having acquired Overwater Hall in 1992, the owners have spent over 20 years lovingly refurbishing this Georgian house, paying great attention to detail and successfully preserving and enhancing the historic ambience of this wonderful house with a clever mix of traditional and contemporary style, resulting in a tasteful, colourful and refined luxury country house hotel. Hand in hand with this work to the house, they have improved the landscaped gardens as well as creating a superb updated website to assist in achieving the current excellent level of turnover and profitability. Now into their third decade of ownership, the present owners are now looking towards retirement.



OVERWATER HALL, IREBY, NR. KESWICK, CUMBRIA, CA7 1HH



THE PROPERTY

Of rendered construction and under a pitched slate roof, the accommodation is laid out on ground and first floors.

PUBLIC AREAS

Classic portico Georgian entrance with reared pillars. Reception hall with marble fireplace and glorious plaster ceiling. Snug with corner bar and being fully panelled. Restaurant to seat 35 having a lovely elliptical bay window and marble fireplace. Drawing room with lovely bay window, feature marble fireplace and French windows to the sun terrace. Wonderfully plastered ceiling and original cornice.

LETTING BEDROOMS

11 letting bedrooms to sleep 22. All have large en suite bathrooms with separate showers and double-ended baths. Central heating radiator, telephone extension, Wi-Fi, TV with DVD player, hairdryer and tea and coffee making facilities.

OWNERS' ACCOMMODATION

11 There is a separate owners' cottage comprising of hallway with ground floor WC, lounge with French windows, dining room and kitchen with an excellent range of oak-fronted units and having French windows. Rear hallway and utility room. Two good size bedrooms and bathroom.

SERVICE AREAS

Catering kitchen with canopy and extraction and vinyl tiled floor. Partial stainless steel cladding. Still room and walk-in fridge. Wash-up area. Large range of storage cellars. Office.

OUTSIDE

A lovely sweeping tarmac drive leads to Overwater Hall which has a total site area of approximately 19 acres. There is a tarmac parking area to the front while the gardens to the front, sides and rear are all delightfully landscaped and include an attractive wooden walkway.

SERVICES

Allerdale District Council at Workington (01900) 326333.

Mains electricity. Private water supply and drainage. Wood chip powered central heating.

LISTINGS

TripAdvisor – Traveller Awards 2018

WEBSITE

www.overwaterhall.com

TRADE

Accounts provided by the owners show turnover of £449,258 for the year ended 30 November 2023 with abridged operating profits of £80,591.

Full trading information can be provided to seriously interested parties after a viewing.

PRICE

Offers around £1,850,000 are invited 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.

TO VIEW

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

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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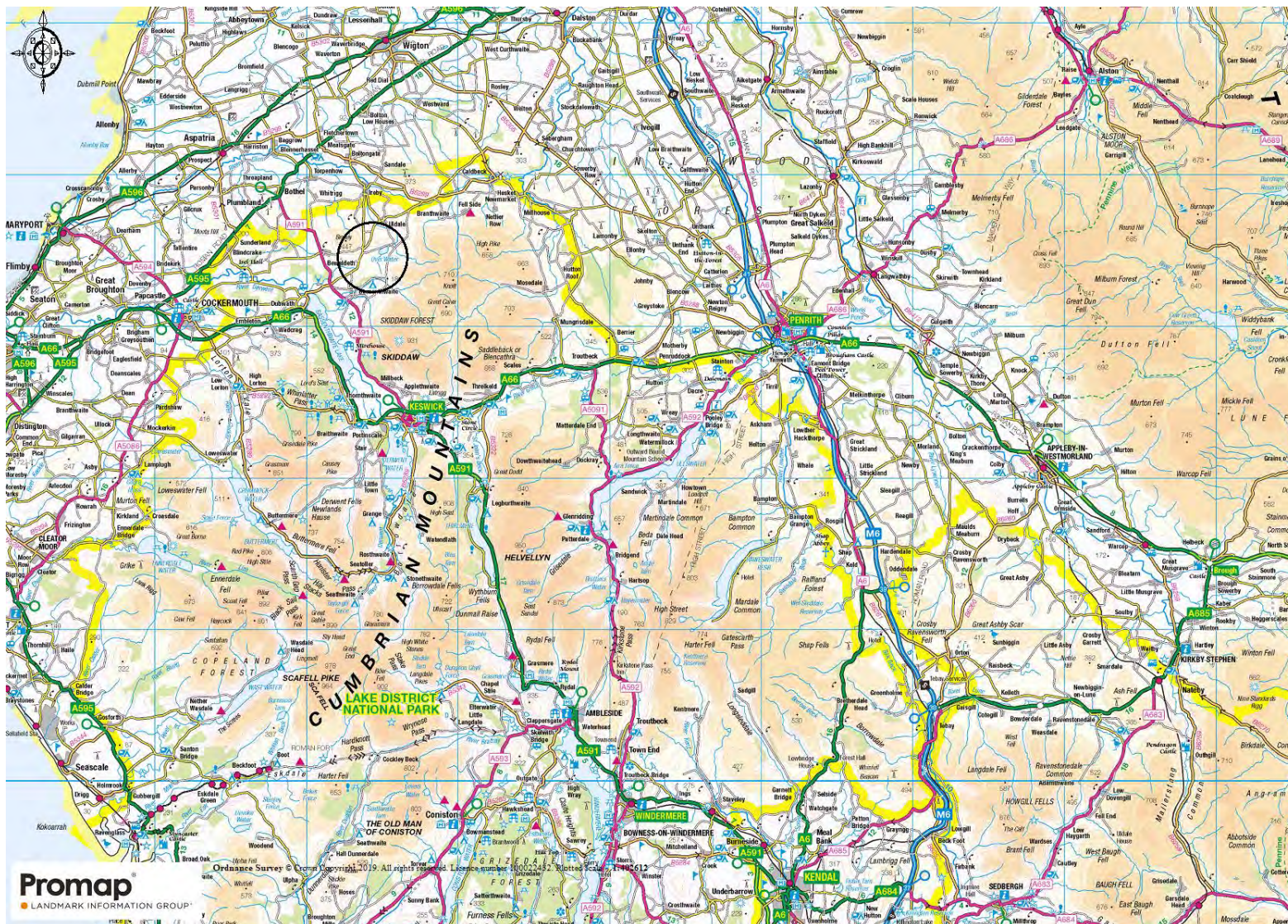
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Overwater Hall



The Dog House

FURTHER INFORMATION

For further information or to arrange an inspection of the property, please contact:

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