

OVERWATER HALL

IREBY | NEAR KESWICK | CUMBRIA



A SUPERB GEORGIAN COUNTRY HOUSE HOTEL SITUATED IN A STUNNING LAKELAND LOCATION

OVERWATER HALL



HISTORIC AWARD-WINNING GEORGIAN COUNTRY HOUSE HOTEL



SET AMID 5.7 ACRES OF WONDERFUL MATURE GARDENS WITH
WOODLAND AND AMPLE CAR PARKING



11 HIGH QUALITY EN SUITE LETTING BEDROOMS



SUPERBLY APPOINTED RESTAURANT AND PUBLIC ROOMS



TURNOVER OF £449,258 WITH ABRIDGED OPERATING PROFITS OF £80,591

FREEHOLD PRICE £1,450,000



OVERWATER HALL



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, to the present owner operators today.

This hidden treasure is set at the end of its own private driveway in around 5.7 acres of lovely landscaped gardens, grounds and private woodland. 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 HALL



Having acquired Overwater Hall in 1992, the owners have spent over 31 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. Over the years it has played host to many a wedding, and with guests returning each year to experience its quality dining, accommodation and idyllic location, making this an ideal owner operator venue. Now into their third decade of ownership, the current owners are looking towards retirement.

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.

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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.

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 5.7 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 woodland area with glorious views to the nearby fells.

SERVICES

Allerdale District Council at Workington (01900) 326333. Mains electricity. Private water supply and drainage. Woodchip powered central heating.

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 serious parties after a viewing.

PRICE

Offers around £1,450,000 are invited for the freehold complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

OVERWATER HALL



WEBSITE

www.overwaterhall.com

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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