



| Yanwath | Penrith | CA10 2LF

Guide Price £400,000



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Key features

- Charming period property with flexible use
- Commercial opportunity
- Previously run as a well-established village Inn
- Adjoining 2 bedroom cottage with independent access
- Ample off road parking area
- Ideally located commercial opportunity
- Edge of Lake District National Park
- Close to Pooley Bridge and Ullswater
- Modern commercial kitchen
- Beautifully present throughout

Description

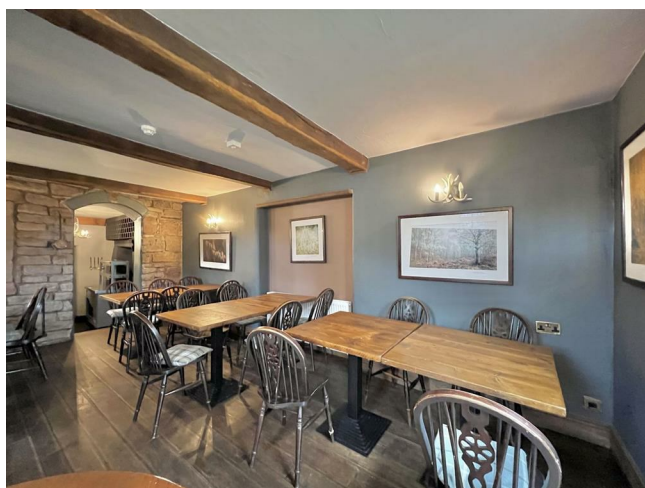
****UNIQUE OPPORTUNITY: THE GATE INN – CHARMING COUNTRY INN WITH DEVELOPMENT POTENTIAL IN YANWATH!****

The Gate Inn is a historic country inn in the picturesque village of Yanwath, close to Penrith, Pooley Bridge, and Lake Ullswater. At the heart of the community, this property offers a unique opportunity with development potential on the land to the rear. It's ideal for a live/work environment, featuring a fully functional bar/lounge, commercial kitchen, dining room, and a seating area outside. A large detached garage and parking for several vehicles add further convenience.

Upstairs, a beautifully presented two-bedroom cottage with independent access makes for flexible owner accommodation or rental income.

Located just 3.5 miles from Ullswater and with easy access to Penrith and the M6, this is a rare opportunity to acquire a property with immense potential in a desirable location.

Directions








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Floor Plan
To Follow

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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