



The Crown & Mitre, Bampton Grange, Penrith CA10 2QR
£500,000



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The Crown & Mitre is a boutique hotel set in the pretty village of Brampton in the Lake District National Park. This wonderful live work environment has been carefully run for a number of years by the current owners to make sure life work balance is at the forefront of their mantra. Currently the hotel is open around 7 months of the year and still gives a healthy profit of around £50,000 PA. This either gives room for new owners to expand the business or to keep this well booked hotel as a lifestyle business with a great income. This beautiful grade 2 listed building comprises of 8 bedrooms all en-suite, 45 cover restaurant and breakfast room, fully functional bar, fitted commercial kitchen, ladies & gent WC's, owners study and three bedroom owners accommodation. Sat in the middle of this popular tourist area of the Lake District National Park the current owners have informed us that they have rarely had free space in the normal tourist season giving comfort that a solid income each year is a given. This is a fantastic lifestyle opportunity that has potential growth or the chance to create a strong income when you need, with time to enjoy life in such a beautiful part of the world.



The business

The main ground floor consists of a fully functional bar, fitted commercial kitchen, 45 cover restaurant with adjoining breakfast room, ladies & Gents WC's, a private courtyard garden and a study area with its own external door that could (STP) make additional accommodation.

The current owners openly mention that they do not currently utilise the public house facility and the potential for longer opening hours and a more varied restaurant service could provide an instant uplift on the current income stream.

To the first floor there is a selection of 8 bedrooms with en-suite bathrooms. All rooms are tastefully decorated and bathroom facilities are in good order. Each room varies in outlook but from all rooms there is a large amount of light, space and it is easy to understand the constant booking levels with the standard provided.

The hotel has a 4 star hotel rating and it very much feels that way as you walk through the building. On trip advisor there is a high 4.5 out of 5 score showing that customers highly rate their experience in the Crown & Mitre Inn.

Living Space

Many hotels, pubs and Inns cater very well for their guests but seem to forget about their own standard of living but I am pleased to say that in this instance it is not the case.

The accommodation is large, light and quirky, with beams and a great flow. There is a functional kitchen/diner, three bedrooms, family bathroom and the most amazing sitting room full of light.

Externally

To the rear of the building away from the customers areas there are storage areas. To the side and in customer use is a compact but useful seating area and garden space, ideal for that G&T on a sunny Lake District night.

Location

Set in the middle of Bampton and just a stones throw away from the Lake District mountains, Wainwright coast to coast walk, on road or off road cycle routes and M6 transport links, this hotel is perfectly placed.

As a business you are situated correctly to make sure that your income stream is regular and available but from a lifestyle perspective you get to be surrounded daily in such idillic surroundings that you may have to pinch yourself from time to time to make sure its real.

Services

The property has mains electric, drainage and water.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract.





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