

# Brantwood Country House Hotel

Stainton | Penrith | Cumbria

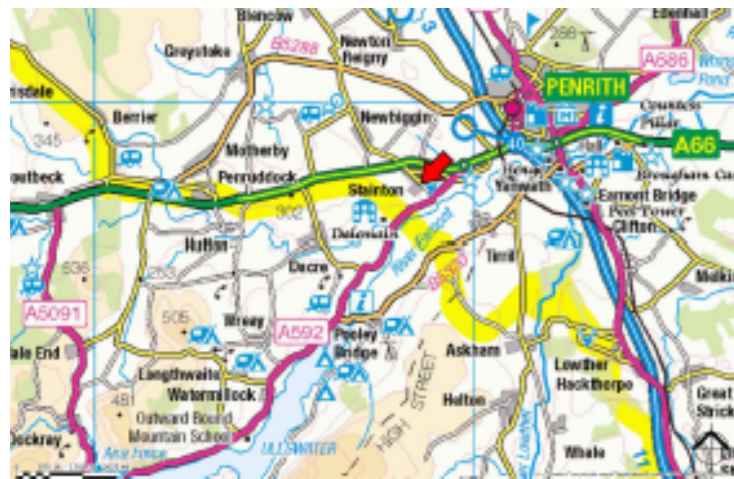
LAKES  
ESTATES



## Location and introduction

Perfectly situated for a holiday in the Lake District, breaking a journey along the M6 or simply visiting Penrith for business or pleasure, the Brantwood Hotel stands in secluded gardens in the peaceful and attractive village of Stainton, Brantwood is only around 3 miles from Ullswater, less than a mile from Junction 40 of the M6, half a mile from the Rheged Centre and only a couple of minutes from the A66 which links the beautiful Northern Lakes of Ullswater, Derwentwater, Buttermere, Crummock Water, Bassenthwaite and others.

The A66 and M6 are extremely busy tourist routes; and the A592 is also accessible directly from the village which links the area to Ambleside and Windermere (24 miles) via the well-known Kirkstone Pass. Other easily accessible towns and cities in the area include Keswick (circa 15 miles west), Carlisle (circa 19 miles north) and Kendal (circa 25 miles south). Being close to the highly popular town of Penrith means the hotel has access to a wide range of local amenities and travel options (including a west coast main line railway station) meaning it is an accessible yet secluded hotel.



## Key Features

Thriving Guest House, Restaurant & Public House

High Turnover & Profit

Incredibly well maintained

2-bed owners accommodation

Newly renovated bar

Commercial kitchen

Beautiful village location

Close to Ullswater and bordering the Lake District



## Property description

This attractive 18th Century property consists of two buildings over a compact site meaning the hotel is manageable and can be overseen easily.

The main building within the hotel grounds contains the main hotel including the letting bedrooms and public areas, with the second building running alongside the main hotel and currently being utilised as a substantial managers residence. Both buildings are connected by an attractive archway over the entrance drive to the rear car park.

The main property is thought to be around 160 years old with sympathetic recent additions and historically has been a private residence and a Quaker meeting house.



## The business

The property has an excellent reputation for quality within the Cumbria and Penrith as can be seen by its impressive trading. The hotel offers an outstanding opportunity to acquire a highly successful, high quality hotel asset in an excellent tourist location; generating significant trade but with the opportunity to add further growth. The hotel benefits from trade all year around benefiting from a strong mix of income streams from leisure/tourist trade, corporate trade and food and beverage income. To Year End 31st March 2022 the hotel generated an impressive circa £575,000 turnover (net) with future bookings looking extremely strong for 2023. The sale of the Brantwood Country Hotel offers the opportunity to acquire a well-established and popular hotel and restaurant business located in one of the most popular tourist areas of the United Kingdom, Cumbria and the Lake District. 5-year Accounts history available for inspection.



## Public Areas

The hotel includes a number of extremely high quality public areas including the recently refurbished front and back bar which gives both hotel guests and non-residents a chance to relax and unwind (45). The popular restaurant (70) is accessed via the front bar and is complete with a separate breakfast room / private dining room / private meeting room to the rear (20). Also located off the front bar is a cosy conservatory (12) with views over the gardens. The public areas are accessed via the modern and open reception area from the rear car park. Ladies and Gents' W/Cs can be accessed from the main public areas.

## Service Areas

The main building contains a good sized commercial kitchen that leads directly out onto the dining area and bar/lounges.

There is a useful office to the rear of the main reception and a main office adjacent to the bar area.

In addition, located near the entrance to the owner's/manager's accommodation is a laundry room.



## Letting bedrooms

Brantwood Country Hotels hosts a magnificent set of seven high quality letting bedrooms. All seven en-suite bedrooms have been refurbished during the current ownership to the highest standard with luxury bathroom fittings, super comfy beds, top quality linen and sumptuous soft furnishings. The bedrooms have been individually designed to maximise space and layout, and each has a very different and unique feel. All rooms have free Wi-Fi, TV, telephone and tea and coffee making facilities. The letting bedrooms can be categorised as follows:

Family/Twin (one double and one single bed) - 2

Small Double - 1

King Size Double - 1

Standard Double - 3

Total - 7

All letting bedrooms are en suite, 3 of which having a bath and shower and 4 of which benefit from underfloor heating.



## External

The hotel sits within around 0.58 acres of landscaped grounds including a large private car park at the rear of the hotel along with an attractive and useful outside seating area laid to grass. Having a prominent roadside position; the hotel also benefits from additional useful external seating to the front of the hotel plus additional parking spaces.

## Licenses

The hotel has a premises license.



## Owners Accommodation

Extremely rare to find a hotel with such spacious owners accommodation. Located to the side of the main hotel is this beautiful cottage which is currently used as the owner's/manager's dwelling. With 2 double bedrooms, large lounge/dining room, kitchen, guest W/C and family bathroom. Benefits from its own private access separate to the hotel.



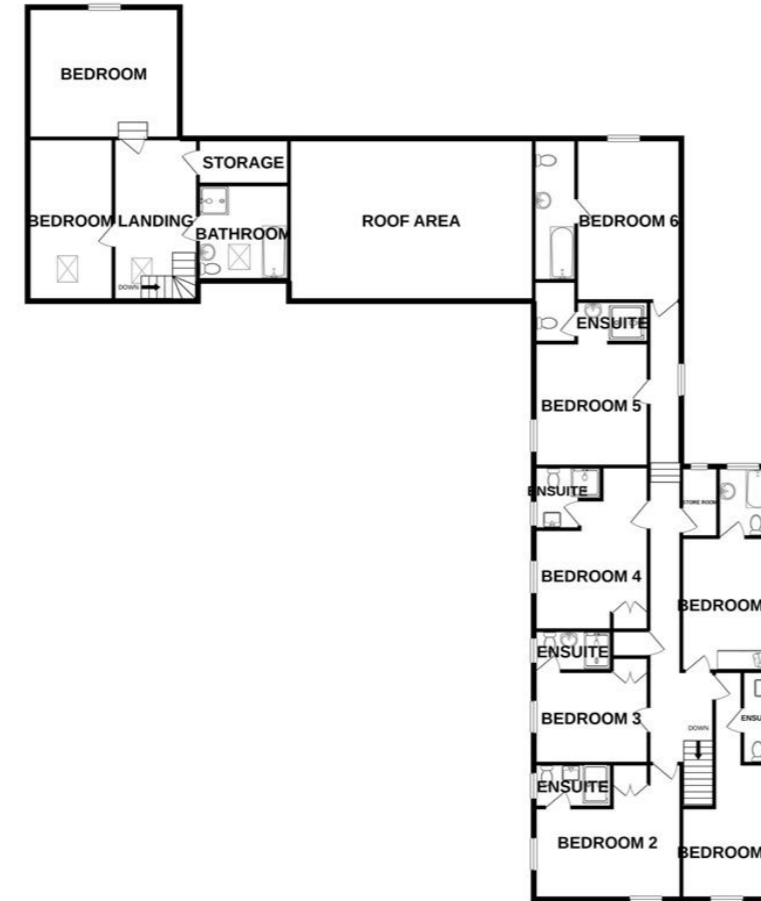
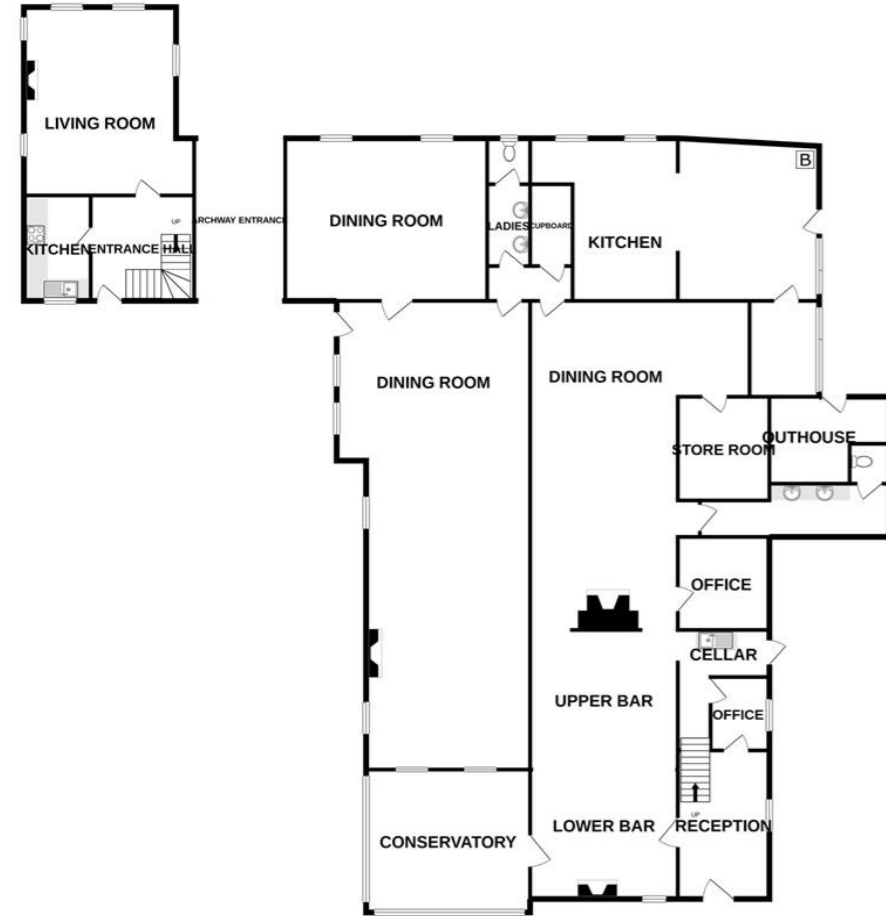


# FLOOR PLANS

## Brantwood

GROUND FLOOR  
4351 sq.ft. (404.3 sq.m.) approx.

1ST FLOOR  
2647 sq.ft. (246.0 sq.m.) approx.



### Directions

From the M6 Junction 40 North bound take the exit West on the A66. At Rheged roundabout take the second exit onto the A592. Turn left into the village of Stainton. At the crossroad just after Stainton Methodist Church, turn left and proceed for approximately 1/4 mile and on the left-hand side is the Brantwood.

### Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

### Services

We understand the hotel benefits from mains electricity, water and drainage. Gas is provided from LPG bottles. The hotel benefits from oil fired central heating. Free Wi-Fi is available throughout.

Postcode  
CA11 0EP

Council Tax  
A

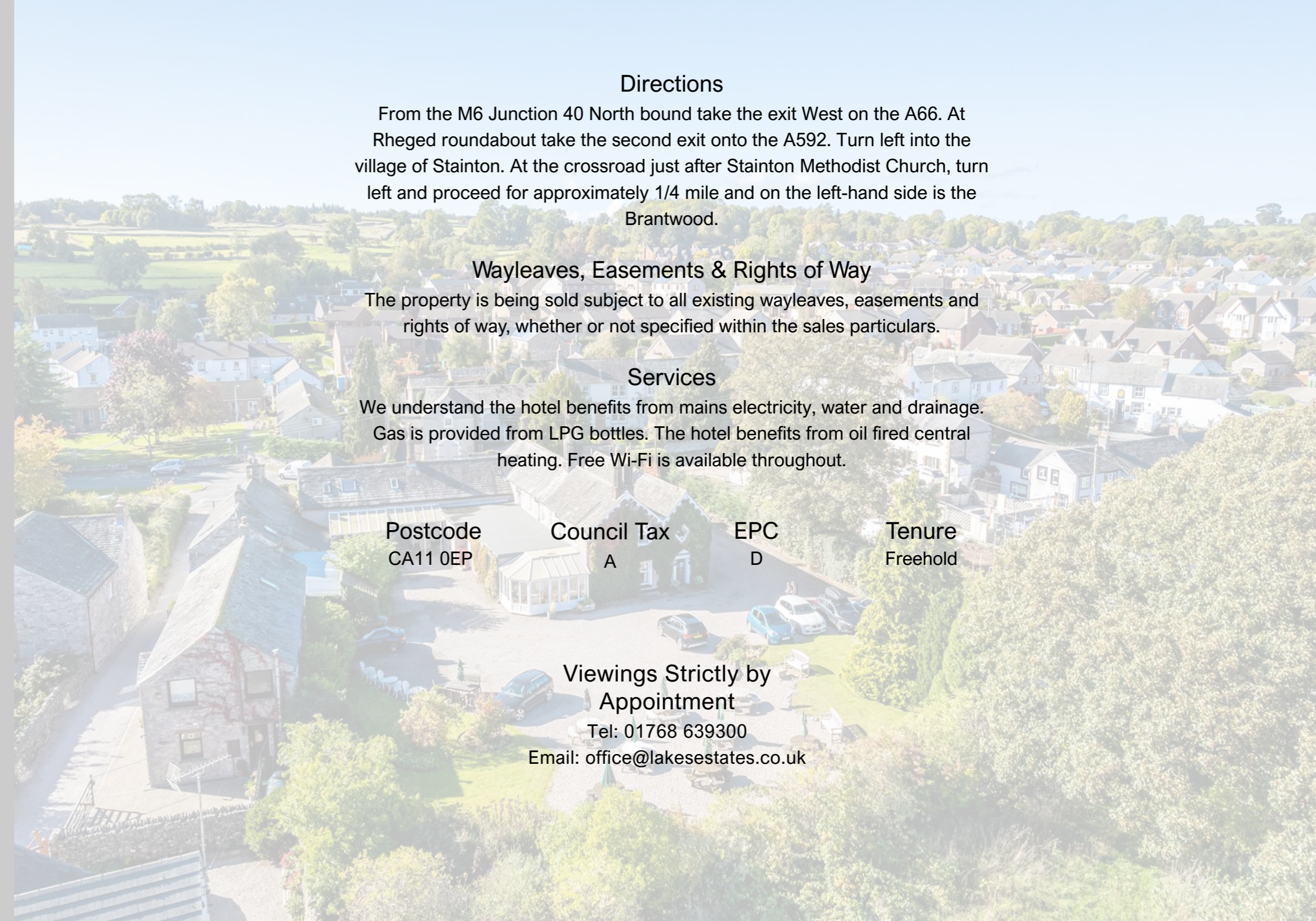
EPC  
D

Tenure  
Freehold

Viewings Strictly by  
Appointment

Tel: 01768 639300

Email: [office@lakesestates.co.uk](mailto:office@lakesestates.co.uk)



Brantwood Country House Hotel is  
the cornerstone of the community



Tel: 01768 639300

Email: [office@akesestates.co.uk](mailto:office@akesestates.co.uk)