



# Cartmel Old Grammar Country House

Ref: 6445147

Cartmel, Grange-over-Sands, LA11 7SG

Freehold: Offers in excess of £2,500,000

Opposite racecourse, 500m to L'Enclume

Full potential not exploited - please enquire

Superbly renovated by current owners

Up to 13 individually styled ensuite bedrooms

Delightful wedding venue

2 separate apartments inc. owner's flat. Energy Rating C





---

## Location

Situated just 500m outside of the centre of Cartmel, the village itself is famous for its racecourse, its sticky toffee pudding, 1000 year old Priory and home of Simon Rogan's Michelin starred restaurants, all of which attract many visitors each year.

---

## Description

Cartmel Old Grammar Country House is a Grade II listed building with parts dating back to 1790, used as the schoolroom and dormitory of the former Grammar School. Over the years the building has had many uses, including as a private residence, a venture centre for Cartmel Boy Scouts and also as The Grammar Hotel.

An extensive renovation by the current owners sees it restored to its former glory and tastefully modernised internally to the current hotel and wedding venue it is today.

Occupying 0.88 of an acre in total, the grounds around the venue have been vastly improved and provide an idyllic setting for outside weddings or for guests relaxing on the newly built terrace in the glorious sun overlooking the racecourse.

---

## Internal Details

Entrance porch to entrance hall/reception.

Snug bar (15), with bar and freestanding seating with views over the racecourse.

Wedding Ceremony Room (60), with feature fireplace, bay window with views out to the gardens.

Dining hall/function space (up to 150), large flexible space with bar area, doors to terrace with access to guest toilets, kitchen and cellar. It is also possible to hold wedding ceremonies in this room for larger parties of up to 100.

Ancillary areas include: commercial kitchen (only used for external caterers currently), guest toilet facilities, cellar including boiler house which have been very recently replaced, various store rooms, fully integrated music and announcement system.





---

### Letting Accommodation

Currently there are 12 exceptionally finished en suite letting bedrooms. All are located on the first floor, except one accessible room on the ground floor. All are individually designed and the owners are currently bringing the 13th room online.

There is an apartment on the ground floor which up until recently was used as additional owners accommodation but could very easily be utilised as a grooms overnight stay before the wedding due to its relative privacy. It has been freshly renovated and is ready for paying guests with immediate effect. It is accessible from the main building but also has its own external entrance which provides flexibility as a potential Assured Shorthold Tenancy.

---

### Fixtures & Fittings

All fixtures and fitting to be included within the sale with the exception of the owner's personal effects.



---

### External Details

To the rear of the building there is a large car park for numerous vehicles (circa 50-60) whilst to the front of the building is the newly constructed terrace and formal manicured gardens which play host to weddings.

---

### Owner's Accommodation

There is a single storey extension which has its own private entrance and includes two en suite bedrooms, an open plan split level kitchen/diner and living room. It also has doors out to a small courtyard garden with private hot tub.



---

### The Opportunity

Cartmel Old Grammar Country House is a delightfully refurbished property in a prime position. Our clients, now looking to enjoy a well-earned retirement, have invested significantly to bring it to its current standard and for a new owner leaves very little investment required.

The business is currently run as a wedding venue only, with rooms for guests, and would sustain an increase in the frequency of weddings from the outset.

There is also scope to return the venue to a traditional hotel and add additional letting bedrooms in place of the three apartments already within the house. Further development may be permitted with the required planning consent.

Additionally, formal evening dining, lunches and bars could be open to non-residents. The snug bar could also be opened up to non-residents on race days.

---

### Trading Information

Turnover of £244,000 up to 31st March 2023 which represents 15 weddings over the course of the year.

Further trading information can be made available to seriously interested parties.

---

### Business Rates

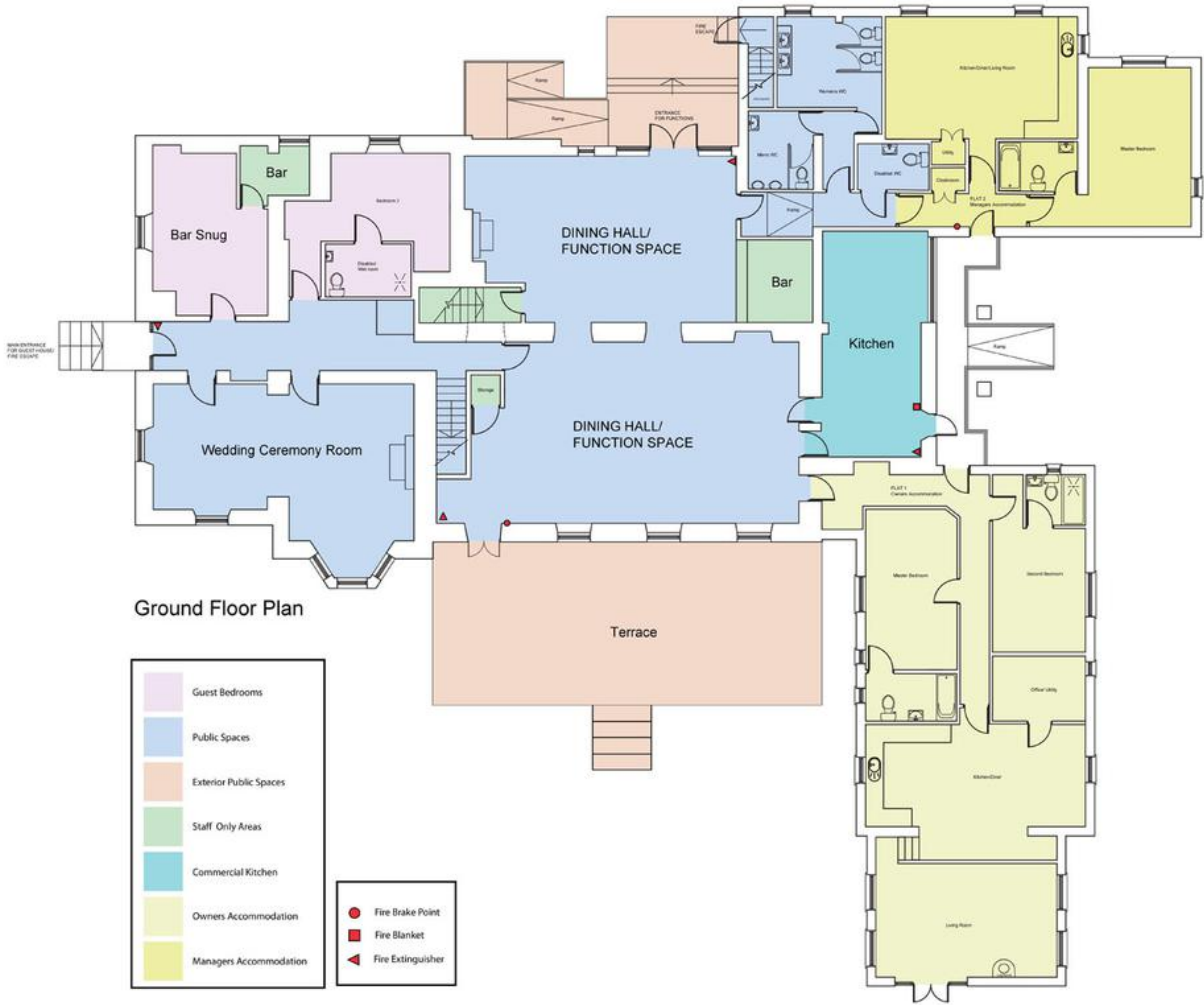
Confirmation of business rates payable should be obtained from the local authority.

---

### Regulatory

Premises licence.





# Cartmel Old Grammar Upstairs Room Plan

- Fire Brake Point
- Fire Blanket
- ▲ Fire Extinguisher



---

## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

### Joel Osbourne

Broker - Hotels

M:+44 7526 176 359

E:joel.osbourne@christie.com

Newcastle



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189