


# HIPPING HALL

 *Cowan Bridge, Kirkby Lonsdale,  
Lancashire, LA6 2JJ*

**Guide Price: £3,000,000 Freehold**








## Key Investment Highlights

- Renowned three AA rosette restaurant with rooms
- Most recent year end turnover to 28/02/23 £909,000
- 15 delightful bedrooms across three separate buildings
- Fine dining restaurant for up to 30 covers
- Delightful landscaped gardens extending to c.4.75 acres
- A further parcel of land extending to c.9 acres by separate negotiation

## Introduction & Location

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Hipping Hall itself takes its name from the Hipping (or stepping) stones that cross Broken Beck, the little stream that runs through the grounds and has been operating in its current form since our clients acquired the property back in 2004.

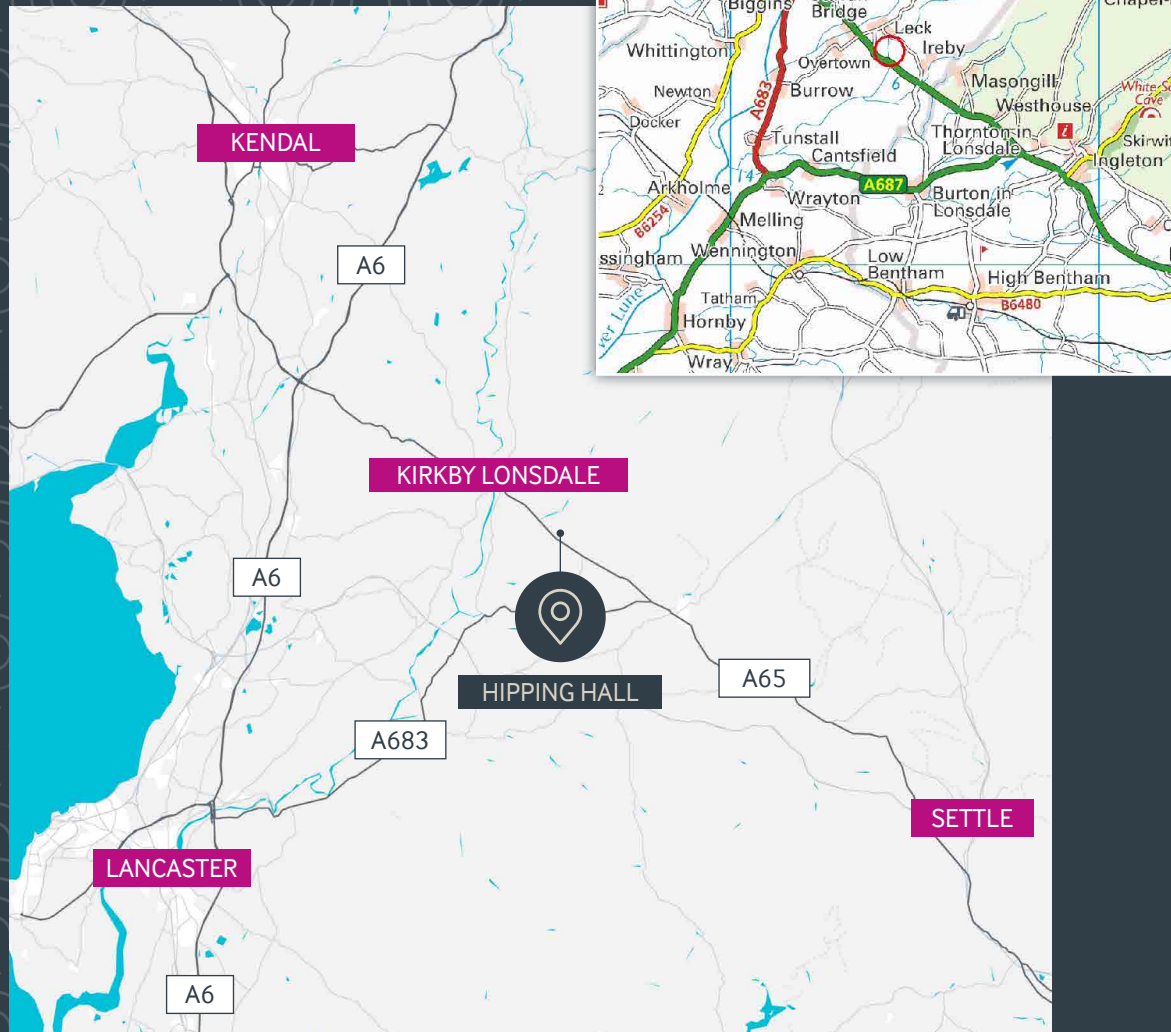
A renowned restaurant with rooms in North Lancashire, Hipping Hall stands proudly in the upper reaches of Lancashire, where the Red Rose County sits between its Yorkshire and Cumbrian cousins. Sitting on the edge of the Yorkshire Dales and within a few miles of the Lake District, Hipping Hall is the perfect venue to explore the very best of what the North West has to offer.

The hotel and restaurant are well situated to take advantage of the tourists who visit both the Yorkshire Dales and Lake District national parks and benefits from all year-round trade.

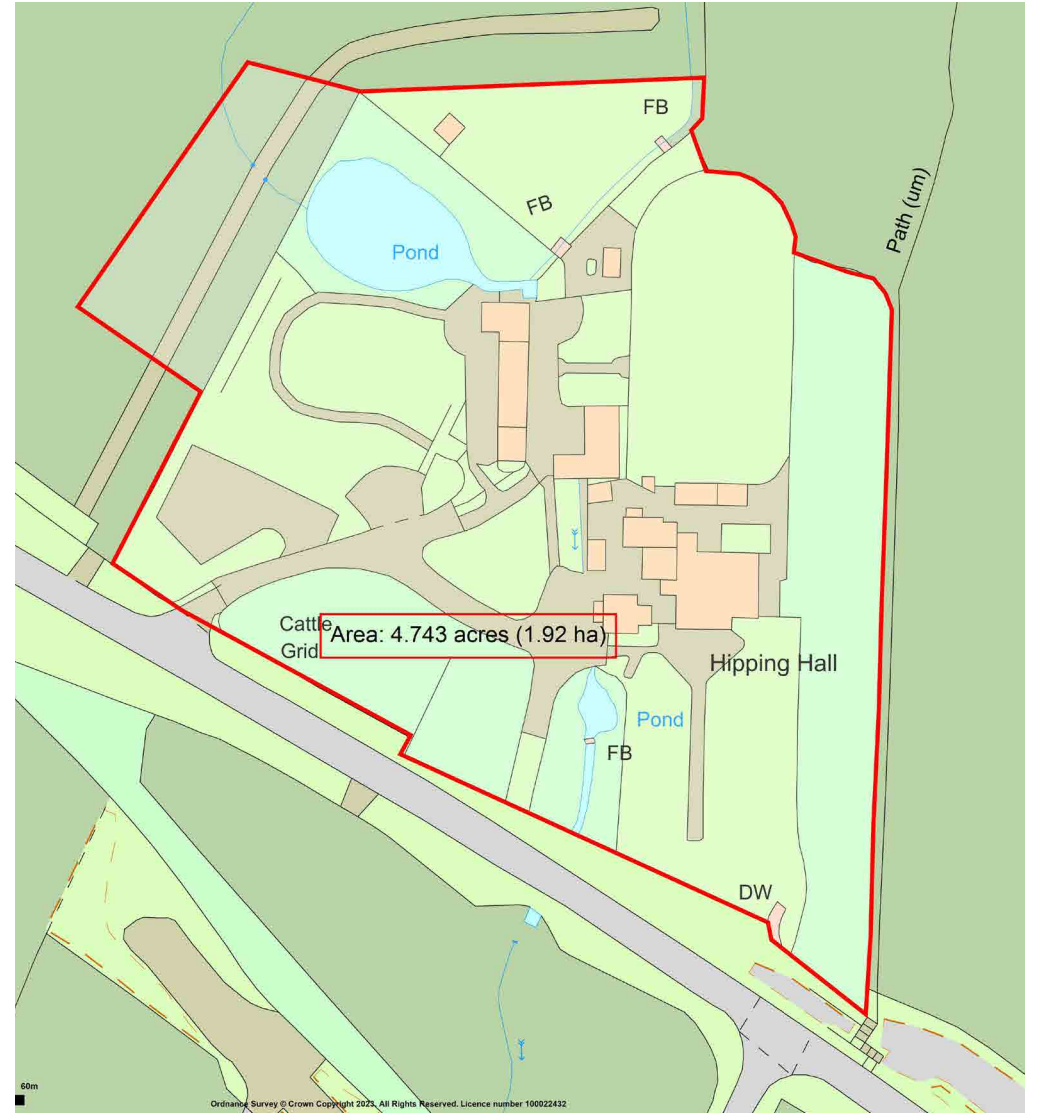
The Lake District National Park, a UNESCO World Heritage site, is one of the UK's most popular tourist destinations covering over 850 square miles and boasts England's only true mountain range, while the Yorkshire Dales National Park, covering 841 square miles is known for its 'Dark Skies', rich cultural heritage and extraordinary natural beauty.

Many popular towns are only a short drive away with Lancaster only 18 miles away, Kendal 16 miles, Settle 14 miles and Kirkby Lonsdale just three miles away.

The closest train station is Bentham just six miles away or further afield the nearest mainline train station is Carnforth, a 25-minute drive away.











## The Property

**The Hall is principally constructed with stone elevations beneath a pitched slate roof and comprises:**

### Public Areas

- Spacious orangery entrance with seating areas, covered well and welcome desk
- Dining hall with mezzanine floor
- Residents lounge
- Residents bar
- Residents WC's

### **LETTING BEDROOMS**

#### Hall

The seven ensuite bedrooms, including the Tatham Suite, a secret hideaway at the top of the house, are located on the first and second floor levels.

All bedrooms are ensuite doubles and have views out to the formal gardens surrounding the Hall.

#### The Cottage

Located right next to the main Hall, The Cottage includes three bedrooms. All are doubles with ensuites and offer features such as sunken bath and spiral staircase.

#### The Stables

Just a 30-second walk from the main Hall are the Stables, which comprises five ground floor stylish double bedrooms each with luxury bathroom and terraces overlooking the gardens and pond. The Stables also features a lounge, a private dining room and a modern fully equipped kitchen; providing the opportunity for guests to dine with friends with a dedicated waiter and team of chefs. A most amazing and exclusive dining experience.









## Service Areas

A full commercial kitchen with preparation areas and door through to the dining hall. The walk-in fridge and freezer and located in a small outbuilding just five metres from the main kitchen. There are also two cellar rooms within the main building which function as a stills area and a wine/spirits store.

There is also a boiler shed, various store sheds and washing facilities in other small outbuildings set around the main Hall.

## External

The gardens are one of the first things you see as you enter the driveway and they do not disappoint, beautifully presented with mature beds and borders, wooded areas, and formal lawns in three distinct areas around the various buildings within the grounds. There is also parking for approximately 30-35 vehicles.

There is also an adjoining parcel of land of circa nine acres which may be available to purchase by separate negotiation.

## Owners/Staff Accommodation

There is one room in the outbuildings utilised for staff accommodation, as well as a one-bedroom flat located at the top of the Stables building.





## Services

Gas is LPG, Heating Oil for heating and hot water. Sewerage is via a biological septic tank.

## Licenses

We are informed a Premises License and Civil Marriage License is held.

## Tenure

Freehold.

## EPC

Pending – vendor has commissioned.

## Website

We highly recommend you visit our client's website for further information ([www.hippinghall.com](http://www.hippinghall.com)).

Please note that as of 24th July 2023 the business will be closed.

## Planning Permission

There is no planning permission in place or applied for and we understand that the main Hall is Grade II listed, whilst the Stables is not.

## Reason For Sale

Our client wishes to sell to concentrate on other hospitality businesses within their portfolio.



## Opportunity

Hipping Hall offers the opportunity to own an elegant and well-maintained country location renowned for its fine dining, tranquil setting and boutique style bedrooms.

For the new owner, Hipping Hall also provides scope to expand or add additional facilities. There is space within its grounds to add further bedrooms, expand the dining experience or add state of the art spa facilities to elevate its offering to new levels of customer experience and luxury.

Weddings are another area of possible expansion. The historical buildings and stunning grounds allow for plenty of areas to carry these out either for exclusive use or for more intimate events.





## CONTACT

No direct approach may be made to the business, as staff are not aware of the sale. For an appointment to view, or for further information, please contact:



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