



Ninebanks Youth Hostel & Chalet

Orchard House, Mohope, Hexham, Northumberland. NE47 8DQ

Freehold £675,000





Excellent 28 bed hostel business plus two room chalet



Charming four-bedroom owners' cottage included



Idyllic location in North Pennines Area of Outstanding Natural Beauty, site area of 0.27 acres



Secluded position but market towns nearby, connected to Superfast Broadband, ideal for working from home



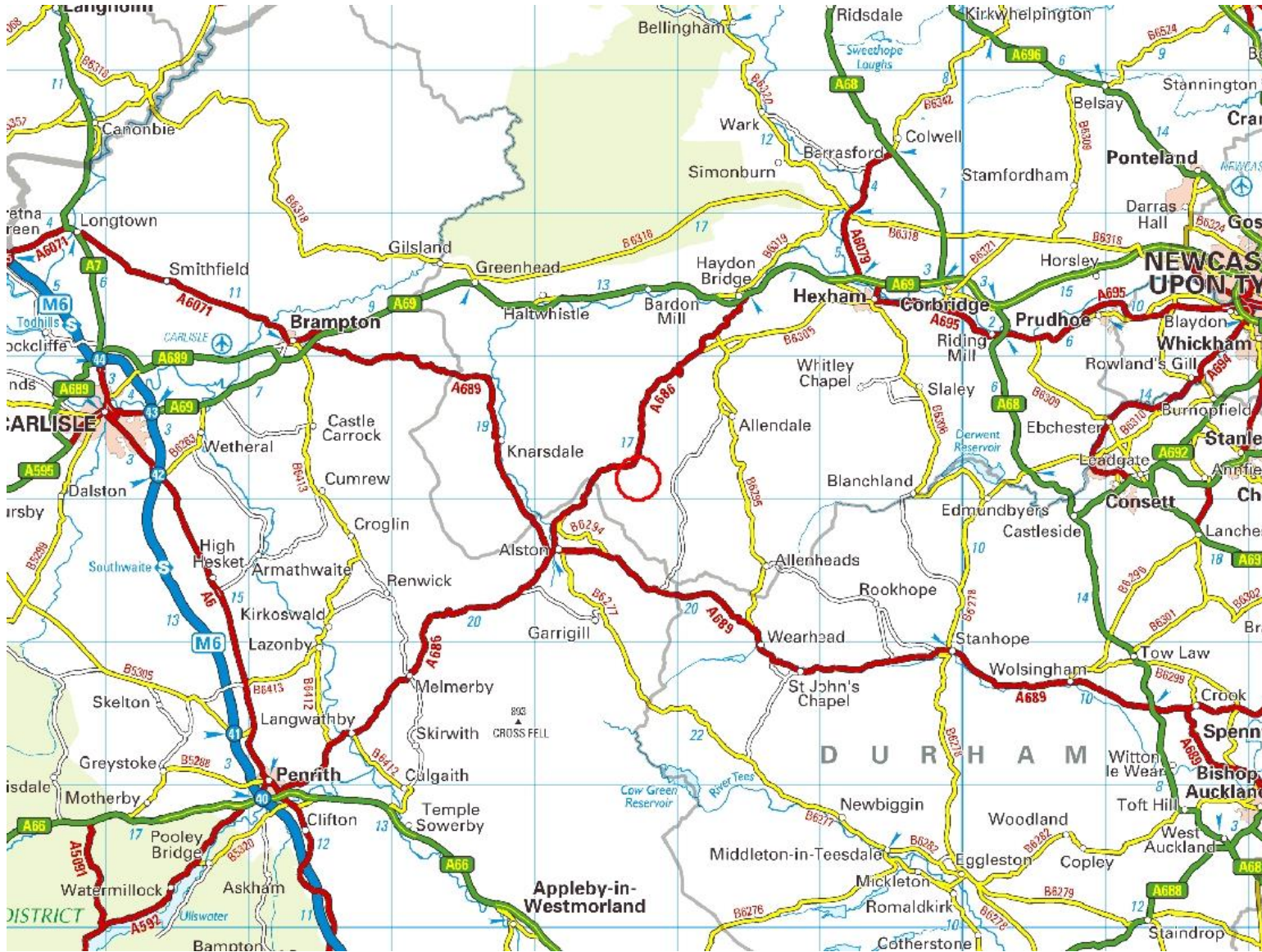
Versatile and profitable lifestyle opportunity, profits approaching £60,000



Recently refurbished, very well presented throughout



5-star ratings on Tripadvisor and Facebook



LOCATION

Positioned under the crest of a hill overlooking a picturesque valley in the North Pennines Area of Outstanding Natural Beauty is Ninebanks Hostel and Chalet. Close to the hamlet of Mohope and reached via a small lane from the A686 (one of the most spectacular roads in the UK) which links Haydon Bridge in Northumberland and Alston in Cumbria, the hostel is superbly positioned to attract visitors to the region, whether it be for walking along Hadrian's Wall, rambling in the Pennines or cycling one of the many national cycleways in the area.

Although peaceful and secluded, Ninebanks has Superfast Broadband and is close to a number of market towns including Hexham, Allendale and Penrith while nearby villages provide cafes, pubs, restaurants and shops.

The Lake District is less than an hour's drive and Northumberland National Park, home to one of the world's largest Dark Sky Parks, is a similar distance to the north. The A69 connects the area to the cities of Newcastle and Carlisle and the M6 motorway provides links to the Scotland and the North-West.

THE HOSTEL

Formerly two attached cottages dating back to the 1700s and retaining much of its original charm, the hostel has recently undergone refurbishment and now provides high quality accommodation.

There are six en suite bedrooms incorporating 28 beds in total, providing spacious and versatile letting space, each named after minerals from the lead mining industry - a heritage of the areas past. There is also a lovely sitting room with wood burning stove set in an “Inglenook” fireplace, a stone floor, oak ceiling beams and a large window offering stunning landscape views.

The large farmhouse style kitchen is well equipped to provide for all guests whether that be self-catering or full-service meals and the spacious breakfast room/restaurant can seat over 20 guests at a time.

Please click below to view the hostel’s website.

[WEBSITE](#)





THE CHALET

At the rear of the hostel is the Chalet which provides two further interconnecting bedrooms providing a further four bed spaces. Each room has a wood burning stove and en suite shower room plus a small modern kitchenette and dining table.

Similar to the hostel, the Chalet is very well presented with a “lodge” feel and is a very useful and versatile addition to the bedroom stock.





OWNERS' COTTAGE

Also dating back to the 18th century is the owners house, a lovely, detached period cottage adjacent to the hostel and chalet. It is very rare for living accommodation attached to a business to be so spacious, charming and able to provide such stunning views of the surrounding fells.

The lounge features a stone "Inglenook" fireplace with wood burning stove, and the farmhouse style kitchen features a Rayburn range cooker.

There are four bedrooms over two floors with two bathrooms plus parking to the side.





EXTERNAL

To the front of the hostel is a pretty patio garden laid to gravel with low “railway sleeper” retaining walls and this provides a very peaceful and picturesque environment for guests to enjoy outdoor drinks and meals while enjoying the breath-taking views.

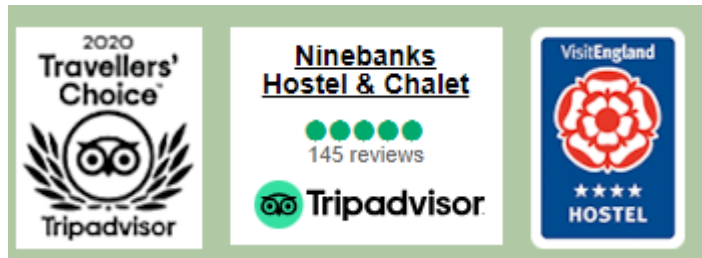
Between the buildings, the walkways and paths are well kept with occasional seating all of which is in keeping with the natural appeal of the business, the buildings and the surroundings. The site extends to 0.27 acres.



THE OPPORTUNITY

It is difficult to imagine a more idyllic lifestyle than running a leisure led business in such a beautiful part of the world. With living accommodation just a few steps away from their business and with clientele who are invariably on holiday.

Our sellers are able to enjoy a peaceful and versatile working life with as much or as little free time as they choose while still making a healthy living and maintaining an excellent level of customer service and reviews.



TRADING INFORMATION

Profits are approaching £60,000. Trade accounts are available on request.

CONTACT DETAILS

No direct approach may be made to the business. For an appointment to view, or for further information, please contact:

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