



The Warkworth House Hotel

16 Bridge Street, Warkworth, Morpeth, Northumberland, NE65 0XB

Freehold £1,800,000

6445177



Grade II* Listed hotel in prime Northumberland coastal town



14 lovely en suite bedrooms



Two-bedroom owner's/manager's cottage on site



Good turnover and profits



Bar/restaurant and breakfast room



10 on-site parking spaces



Town centre location near Warkworth Castle



Wonderful period charm and character features



Close to Alnwick, Amble and Alnmouth



LOCATION

The Warkworth House Hotel is centrally positioned within the very pretty and hugely popular coastal town of Warkworth on the magnificent Northumberland Coast National Landscape. Located just a few miles east of Alnwick and famed for its medieval castle which overlooks the town, Warkworth is a vibrant visitor destination with a good selection of shops, cafes, and pubs and situated on the picturesque River Coquet which runs to the sea, a short distance away.

In close proximity to Warkworth are the notable seaside resorts of Amble, Lesbury and Alnmouth and slightly further afield are Craster, Seahouses, Beadnell and Bamburgh while Newcastle Upon Tyne lies around 30 miles south via the A1(M).

Visitors flock to the region largely due to the superb coastline, the multitude of beautiful towns and villages, the wonderful scenery and wildlife and the array of historic sites including castles at Bamburgh, Chillingham, Holy Island (Lindisfarne), Alnwick and of course, Warkworth.

THE HOTEL

This wonderful Grade II* listed hotel boasts a great deal of period character including an impressive central staircase which comes with its own links to historic royalty.

The ground floor comprises the reception office and public bar as well as the breakfast room and separate restaurant which can seat up to 60 diners and which is serviced by a large and very well-equipped catering kitchen.

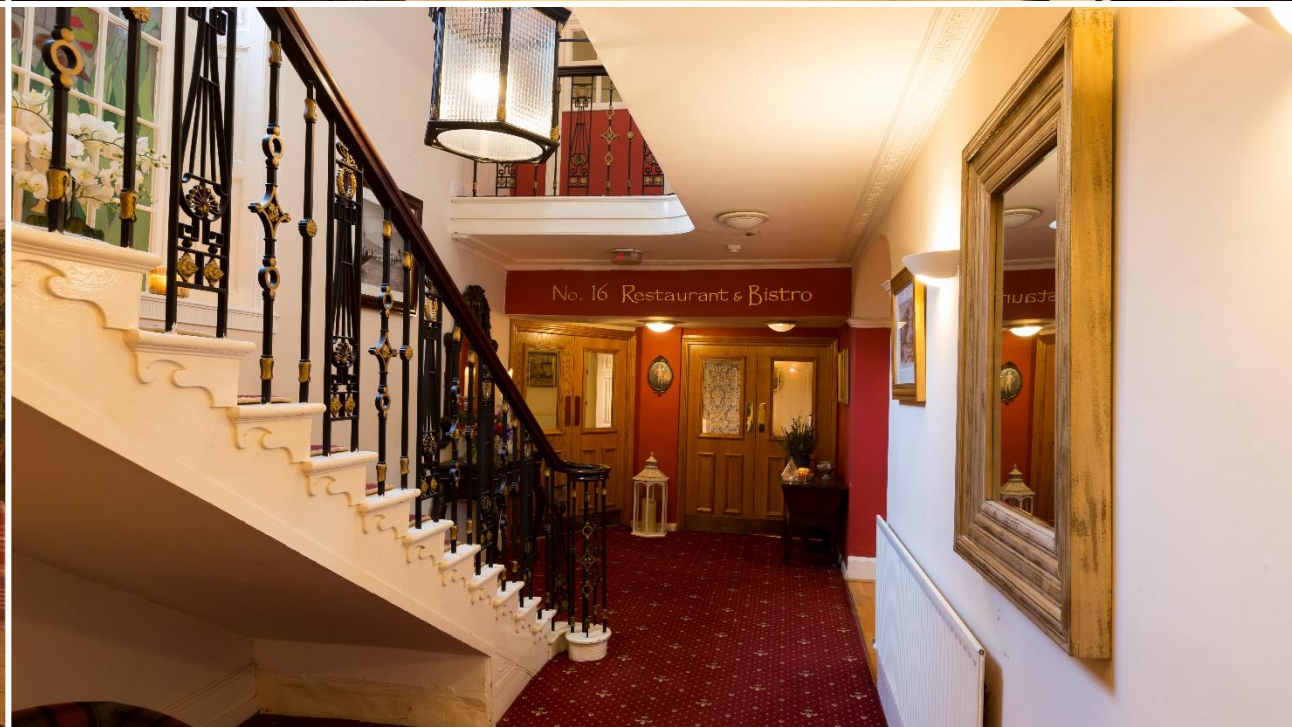
The 14 bedrooms are situated across the ground, first and second floors and are beautifully and individually styled. There are three suites with the remainder being double or twin rooms and all are en suite.

On the top floor there are several further rooms which are presently used as storage and laundry but could be converted into additional rooms or suites or indeed to staff/manager accommodation if needed.

Please click below to view the hotel's website.

[WEBSITE](#)









THE HOUSE/COTTAGE

Situated on site and adjacent to the hotel building, is a charming cottage which would make ideal owner's accommodation but could also be used for ongoing holiday let rental income or as a supplement to the existing bedroom stock. It comprises a breakfasting kitchen and large lounge on the ground floor and two double bedrooms and family bathroom on the first floor.





THE OPPORTUNITY

Warkworth House Hotel is an excellent hospitality business, centrally positioned in one of Northumberland's prime coastal and tourist led towns. It boasts excellent ratings and reviews on Tripadvisor, Booking.com, Facebook and Expedia and our seller clients have worked hard to establish the reputation and repeat business trade. They are now looking to retire and so are reluctantly selling but believe that there is further scope for development of trade.

The demand and desirability for hospitality businesses on the Northumberland coast has increased over recent years and this therefore represents a great and quite rare opportunity to acquire a sizable hotel in such an idyllic location.







St Lawrence's Church

Bridge End House

Gatehouse

St Lawrence Court

ST LAWRENCE TERRACE

5.1m

6.0m

Bridge Barn

War Meml

The Olde Stables

Hotel

5.2m

+5.8m

Vicarage

DIAL PLACE

BRIDGE STREET

Emberside House

Bridge View

YOUNGERS TERRACE

Ember Court

Elm House

Riverview Cottage

Stanners Stables

PH

Cross

PH

0m 15m 30m 45m

TRADING INFORMATION

Trading information is 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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