



Overwater Hall Hotel

- Lake District Georgian country house hotel
- Beautiful location, grounds of c.5.7 acres
- 11 quality en suite rooms, bar & restaurant
- Well established business, good T/O & profits
- Option to acquire further woodland & property
- Potential wedding venue or private home & estate. Awaiting EPC

Ireby, Bassenthwaite Lake, Cumbria, CA7 1HH

Freehold: £1,450,000

Ref: 6445187

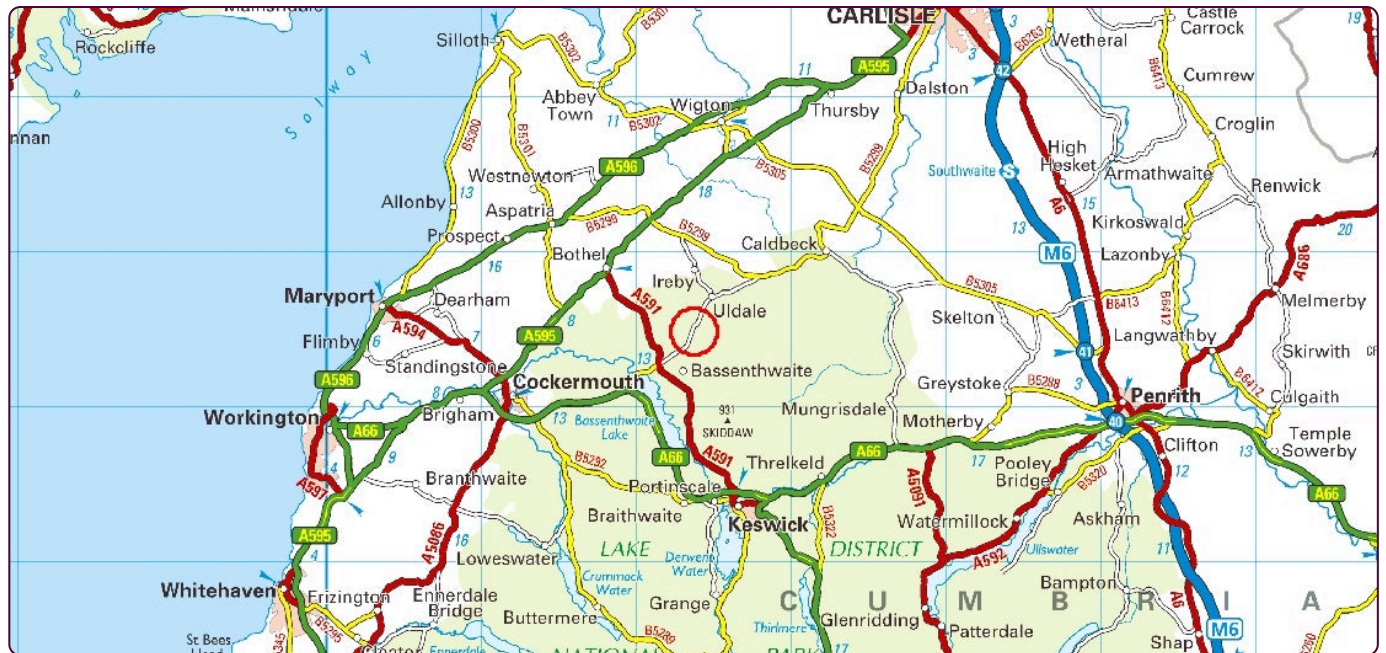
LOCATION

Overwater Hall is beautifully situated in the north of the Lake District National Park, fifteen minutes drive from popular market town of Keswick, close to Lake Bassenthwaite and Derwentwater and in the foothills of Skiddaw and the Caldbeck Fells, popular with walkers and outdoor enthusiasts all year round. For over 300 years, visitors have been drawn to admire and explore the stunning scenery the Lake District has to offer, attracted not only by the beautiful scenery but also by the rich and diverse cultural heritage, history, wildlife and to enjoy the great outdoors and great food and drink that the area is renowned for.

DESCRIPTION

Dating back around 200 years the hall was built by the Deputy Governor of Jamaica as his Lakeland retreat. Having changed hands on just a few occasions since it was built it has been owned since 1992 by the current owner-operators who are now looking to retire. The hall boasts a great deal of period character and charm including an impressive central staircase. Regular guests covet the bedrooms located on the north-east and south east corners, with these large, curved, feature bedrooms offering panoramic views and opulent accommodation.

The hotel is renowned for its personal approach to making sure every single guest enjoys their stay with all the rooms offering quality accommodation and the kitchen serving carefully prepared local produce including Lakeland lamb, local game, fresh seafood and delicious homemade pastries and desserts.



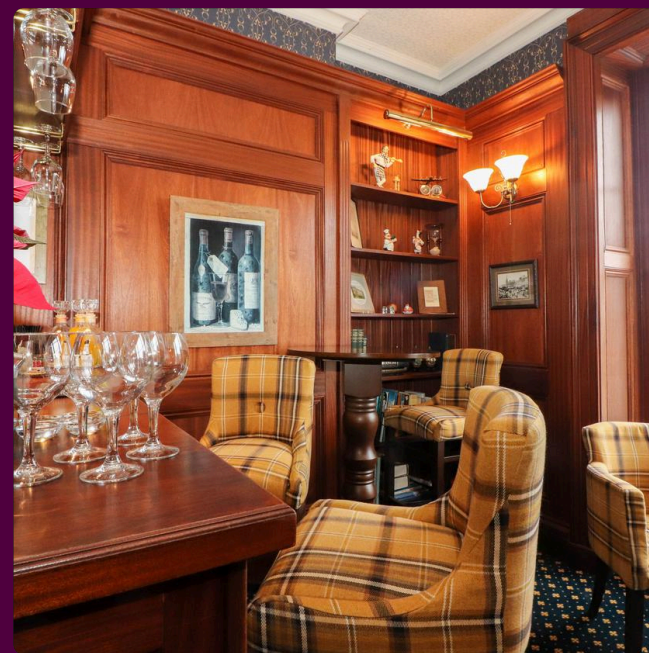
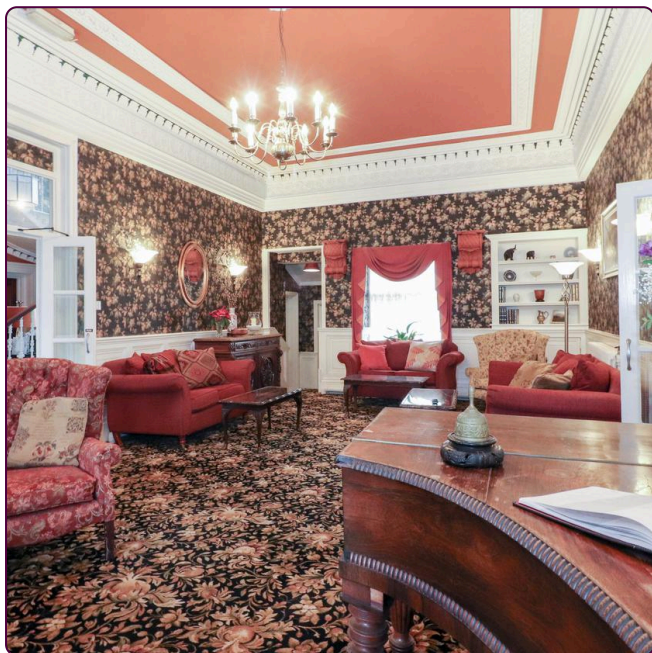


GROUND FLOOR

Reception hall with period features including marble fireplace, drawing room with feature fireplace, feature bay window and French window opening to the terrace.

Elegant dining room with bay window and marble feature fireplace, cosy wood panelled bar and one bedroom (The Garden Room) with en suite bathroom.

Commercial catering kitchen with walk-in fridge, still room and wash up area. Storage cellars.



OTHER FLOORS

An imposing staircase leads to the first floor where there are 10 further bedrooms, all with en suite bathrooms which have separate shower cubicles.

ADDITIONAL OPTIONS

Option 1 - Hotel only.

Option 2 - Hotel plus detached owner's accommodation.

Further details and price available on request.

Option 3 - Hotel plus detached owner's accommodation and additional 14 acres of woodland. Further details and price available on request.



EXTERNAL DETAILS

The property stands in approximately 5.7 acres of mature landscaped gardens and woodlands for guests to explore. A sweeping tarmac drive leads down the hill from the road to the hall and there are beautiful views across the surrounding countryside to the Lakeland fells.

There is a generous car park with ample guest parking and a separate access for delivery vehicles.



THE OPPORTUNITY

Overwater Hall Country House Hotel is a well-established and successful business as a result of much time, effort and money invested by the current owners, who are now looking to retire.

This historic property in a beautiful location offers a new purchaser the opportunity to continue to build and develop the existing business or bring in a new focus.

Subject to planning consent, the property could also, once again, become a private country estate offering residential or holiday let opportunities and as such would appeal to a wide variety of potential purchasers.



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CONTACT

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



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