

The Walworth Castle Hotel

Walworth, Darlington, DL2 2LY

Freehold £2,950,000

6445127
christie.com

 **CHRISTIE & CO**

KEY INVESTMENT HIGHLIGHTS

- A stunning Medieval castle hotel & prime wedding venue
- 32 bedrooms including sumptuous four poster suites
- Highly profitable with 2022 turnover approaching £1.3m
- Walworth Castle Holiday Cottage with 2 bedrooms
- Lapsed planning consent to increase bedroom numbers by a further 30
- Dating back to 12th Century & steeped in history
- 12 acres of lawns & woodland, ideal for outside weddings
- Restaurant, bar & ballroom, private dining & meeting rooms
- Planning consent for construction of six lodges
- Rural location but close to tourism & commerce. EPC Exempt



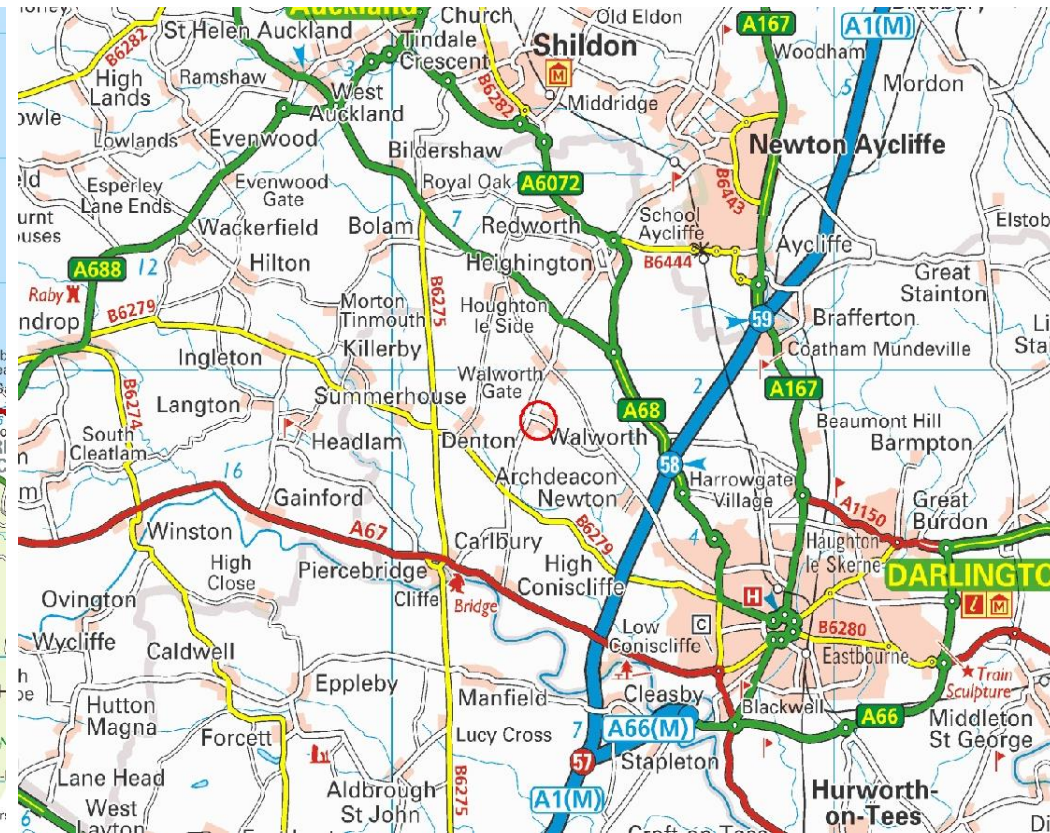
LOCATION

Walworth Castle Hotel is located five miles west of Darlington and just a few miles from junction 59 of the A1(M). It is perfectly placed to take full advantage of the regional tourist areas including the beautiful Yorkshire Dales and North York Moors National Parks, as well as Weardale and Teesdale, which boast some fabulous scenery and lead to the North Pennines Area of Outstanding Natural Beauty.

Among a multitude of local and regional attractions are Bowes Museum, Kynren, Beamish Museum, High Force waterfall as well as the much visited towns of Barnard Castle, Richmond and of course the historic city of Durham with its famous castle and cathedral, the latter being a UNESCO World Heritage Site.

Excellent road links also give access to more commercial areas such as Darlington, Newton Aycliffe, Bishop Auckland and Middlesbrough. With easy access to the A1(M), York and Newcastle upon Tyne are within an hours drive.

All of the above help to increase the visitor levels and leisure income into the hotel while the large population centres within reach provide an excellent wedding trade.



THE HISTORY

The castle was built around the end of the 12th Century, by the Hansard family who owned it for nearly 400 years until it was sold to Thomas Jenison in 1576. During the Jenison family ownership, some two centuries, the castle hosted King James VI of Scotland on his way to be crowned King James 1st and the room in which he stayed is now the Bridal Suite.

From the mid 18th century until the middle of the 20th century, ownership of the castle passed through the hands of several wealthy local families before being used by Durham Light Infantry during the 2nd World War and then was a girls school before being converted to a hotel by a private owner.

Our seller clients have owned the hotel since 2000 and have lovingly refurbished the rooms and public areas, preserving and restoring much of the character and historic features.



THE HOTEL

Walworth Castle Hotel is a truly magnificent building and the sheer size and medieval grandeur are evident throughout. Being one of the very few "castle hotels" in the north of England, makes this a superb venue to host weddings and also an extra special destination for leisure breaks, holidays and romantic getaways, as well as being busy mid-week with the corporate market.

The hotel has 32 bedrooms of which 18 are original and sumptuous Castle rooms including Four Poster Rooms and Four Poster Suites and the wonderful Bridal Suite with its links to historic royalty. The West Wing provides 14 more contemporary styled rooms but each are spacious and well appointed.

There is an excellent selection of impressive function rooms for the provision of food and beverages for hotel guests, walk in customers and non-residents and also to host weddings, meetings and parties. The hotel even has its own dungeon which is licensed for civil ceremonies.

The largest room in the building is the stunning Cardinals Court, formerly the castle courtyard and now boasting a glass roof and which is ideal to host larger wedding parties. The ballroom is also an excellent room with its period elegance and gives direct access to the gardens.

For food, there is the 1189 Bar and Kitchen which serves fine locally sourced produce expertly crafted by the long serving head chef and there is also Hansards Restaurant and The Prince Bishops Dining Room plus a number of smaller meeting rooms and more intimate dining options such as the Library Tower. The hotel is very popular locally for afternoon teas.

The Walworth Castle Holiday Cottage comprises a twin and double bedroom plus a kitchen/diner and bathroom and also boasts a hot tub on the private patio.







EXTERNAL DETAILS

The grand castellated entrance leads to the gravelled drive which sweeps past manicured lawns and shrubberies and arrives at the forecourt which provides ample visitor parking. Branching off the main drive is a further gravelled road which provides access to the rear of the castle and the side and rear overspill parking areas.

The estate measures over 12 acres, of which approximately half comprise well tended lawns, an alfresco dining patio, the Lady Palmer Pavilion ideal for outdoor wedding ceremonies and also several small wooded copses. To the north side of the castle building there is a large pond and surrounding this is where the planning permission for six lodges exists.

The remaining half of the estate is heavily wooded and this also provides further scope to develop the business by way of treehouses or shepherd huts, subject to planning permission



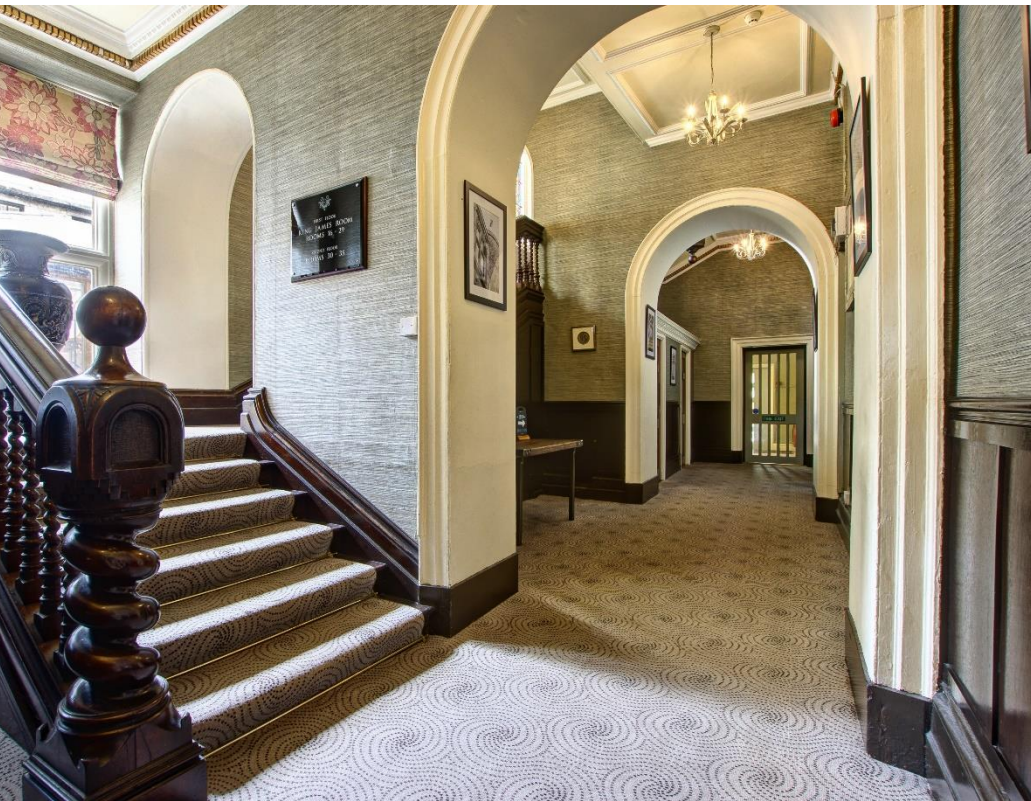


TRADING INFORMATION

The accounts from 1st April 2021 to 31st March 2022 show a turnover in excess of £1.3m generating adjusted net profits approaching £400,000. This was achieved despite the hotel being unable to trade for the 6 week period between 1st April 2021 and mid May due to government Covid measures.

On average Walworth Castle hosts 65+ weddings per year, and is continuing on this trend for the forthcoming seasons.

The last five years profit and loss accounts are available on request.





Hill View

85.6m

Stone 2.0m

Church House

Chestnut Cottage

Holly Cottage

The Apple Barn

The Old Fernhouse

Rookery Cottage

Walworth Castle (Hotel)

Walworth

Area: 12.65 acres (5.119 ha)

The Old Barn

The Fernwood

The Woodlands

Woodside Cottage

The Lodge

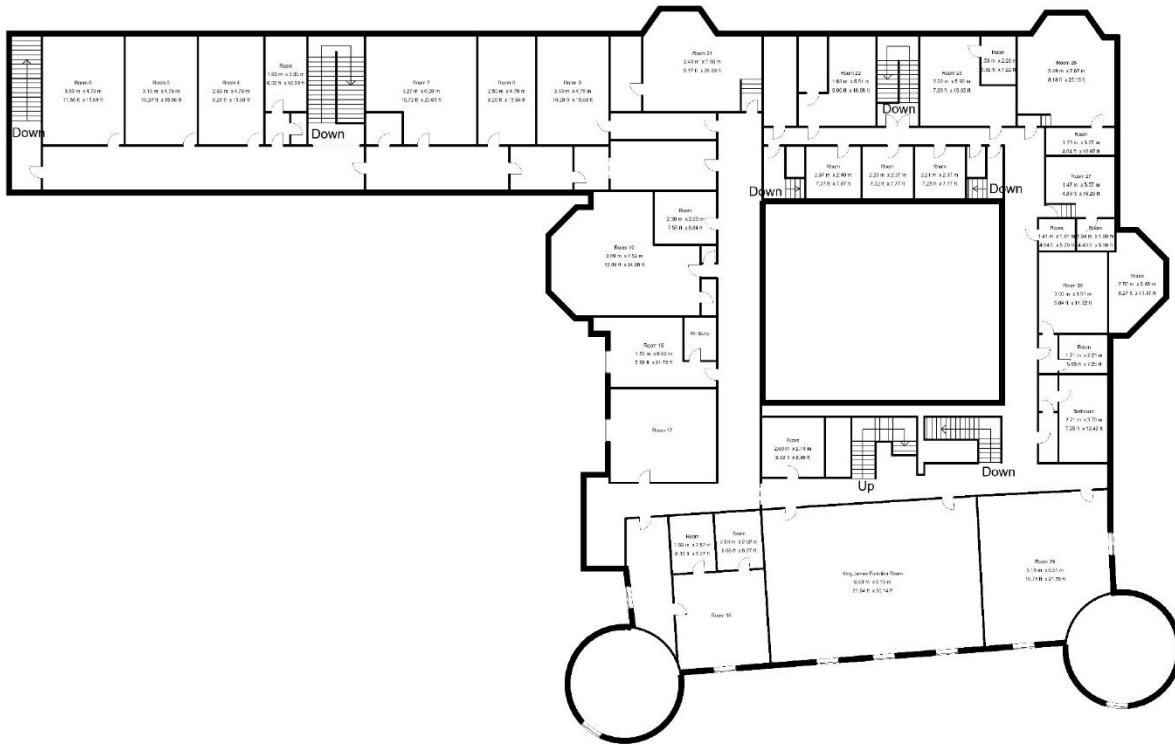
The Rookery

Pond

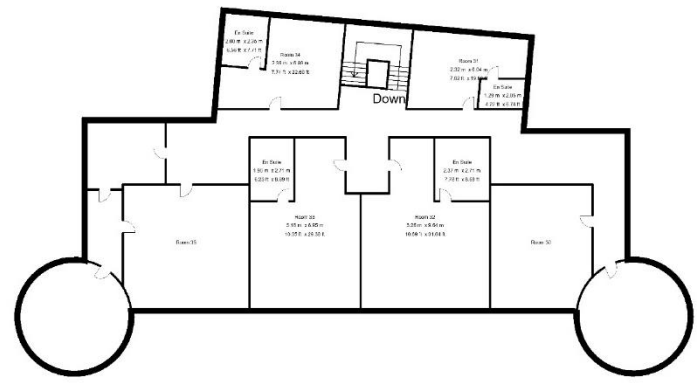
Pond

Walworth Gra

First Floor
821Sq.m/8841.25Sq.ft
approx.



Second Floor
280Sq.m/3017Sq.ft
approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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