



## **PARK FARM HOTEL**

**Banesley Lane, Tyne & Wear, NE11 0HS**  
**Freehold £950,000**

Ref: 6445169



Substantial property including residential house & hospitality business



Large 4-bedroom, 18<sup>th</sup> Century farmhouse plus 10 letting bedrooms and a two-bedroom apartment



Circa four-acre site offering development potential



Lovely rural setting close to Newcastle upon Tyne



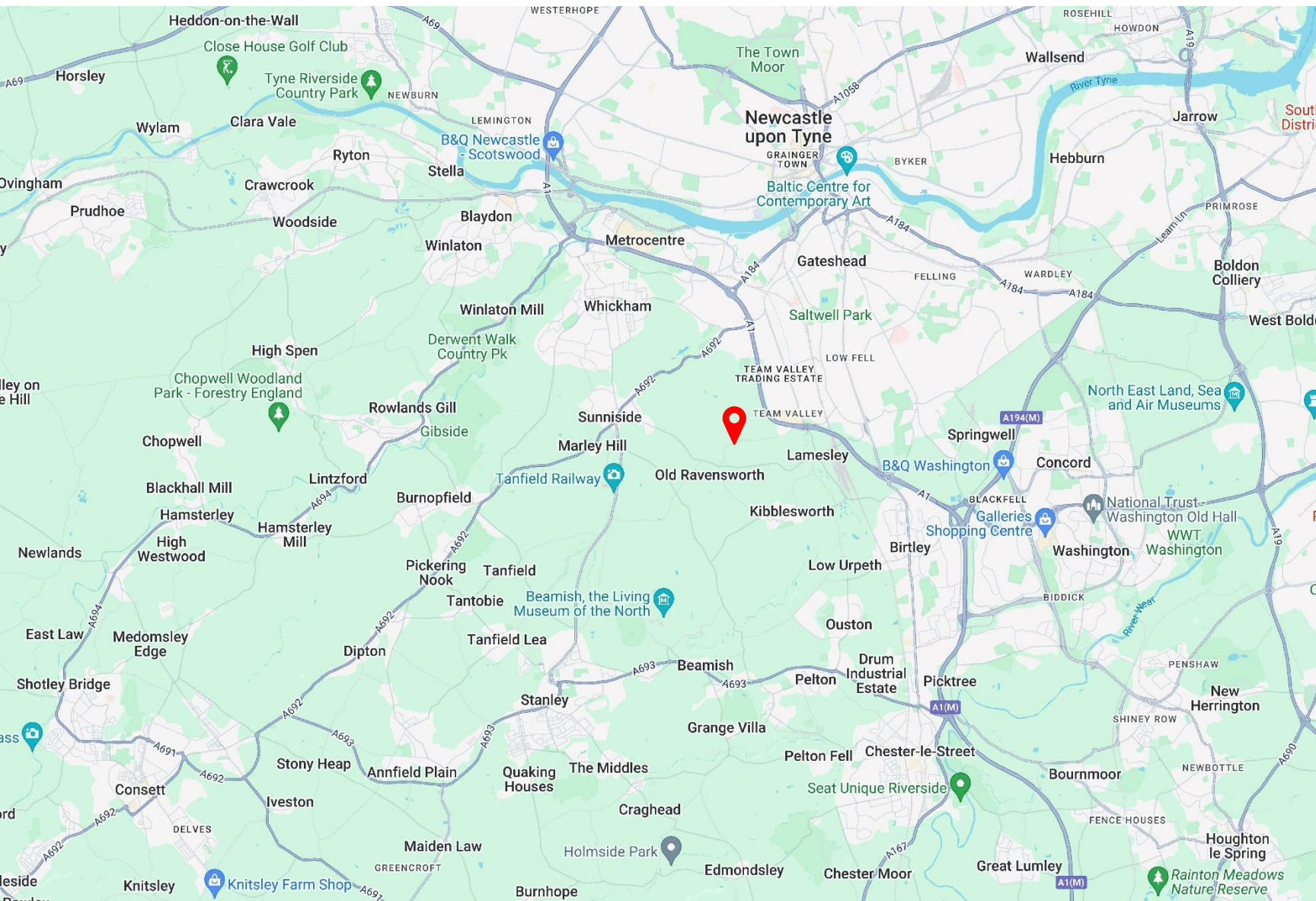
Family owned & operated lifestyle business with tremendous potential



Catering kitchen, bar and breakfast room/restaurant



Great reviews & reputation



## LOCATION

Park Farm Hotel is situated on Banesley Lane, a leafy countryside road close to the edge of the Borough of Gateshead. Enjoying a peaceful and secluded setting, surrounded by fields and woodland, it is easy to forget that the sprawling Tyne and Wear conurbation is just a few miles away, which includes the cities of Newcastle upon Tyne and Sunderland.

The hotel is superbly located to capture both commercial and leisure trade. For example, it is close to the Team Valley Business and Retail Park, one of the largest in Europe and is also just a few miles from Beamish Museum, a major tourist attraction in the region.

Tyneside is also renowned for its nightlife, shopping and culture, as well as being a major centre of commerce, plus tourist destinations such as the Northumberland National Park and Coastline, Hadrian's Wall UNESCO World Heritage Site and the beautiful North Pennines Area of Outstanding Natural Beauty all massively help to swell the regions visitor numbers.

## DESCRIPTION

There are circa four acres of land and two separate and distinct buildings which make up Park Farm Hotel.

The main dwelling is a large and attractive 18<sup>th</sup> Century former farmhouse which is now a family home for the owners of the business. This comprises a very spacious lounge/ kitchen and breakfast room, a separate dining room and utility rooms. There is also a breakfasting restaurant with small bar, a good-sized commercial kitchen and two of the 10 letting rooms, although these are currently not used and require upgrading. The house also has its own private garden to the rear.

At the rear is the former stable block now expertly converted into a very appealing stone-built L-shaped accommodation block surrounding a very pleasant gravelled patio. This provides eight further letting units comprising five duplex mezzanine lodges with sitting room, shower room and mezzanine bedroom plus three further en suite rooms and a lovely two-bedroom apartment with its own patio and leafy views.









## EXTERNAL

The farmhouse and business sit centrally in a large site of around four acres of gardens and woodland offering a great degree of privacy and seclusion.

There is ample guest parking at the end of the entrance driveway and the farmhouse benefits from its own gardens to the front and rear, the latter of which is private and sunny.







## THE OPPORTUNITY

The owners have recently decided to pursue other career paths and have therefore taken the decision to close the business and offer the property for sale.

Whilst operating, the business was very successful, having gained excellent ratings including 5 stars on Tripadvisor, 9.3 out of 10 on Booking.com and 9.8 out of 10 on Trivago. Given the size and quality of living accommodation on offer, we feel that this opportunity would ideally suit a family or perhaps a small partnership looking for a lovely place to live with a pleasant income-generating lifestyle business on site.

## TRADING INFORMATION

Historic 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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