

Embleton Spa

Lake District - Cumbria

APARTHOTEL, RESTAURANT, BAR, SPA, POOL & GYM





Rare investment opportunity with growth potential

We anticipate significant interest in this once-in-a-lifetime opportunity to own a thriving hospitality business close to Bassenthwaite Lake, Keswick and Cockermouth.

Embleton Spa is a fully managed, profitable turnkey business. Encompassing nearly 3 acres, it's a rare find in the Lake District National Park, giving new owners both the confidence of a 40 year legacy, as well as significant future growth and income potential.



Embleton Spa

The story of Embleton Spa began over forty years ago when the current owners purchased a cowshed on the site of a crumbling farmhouse. Its location just off the A66, a short drive from Bassenthwaite Lake, Keswick and Cockermouth, as well as its spectacular panoramic views across to the Lakeland fells, meant this was no ordinary cowshed.

As cows are ambivalent to a good view, the owners had far greater ambitions for the site, identifying both leisure and business tourism alike.

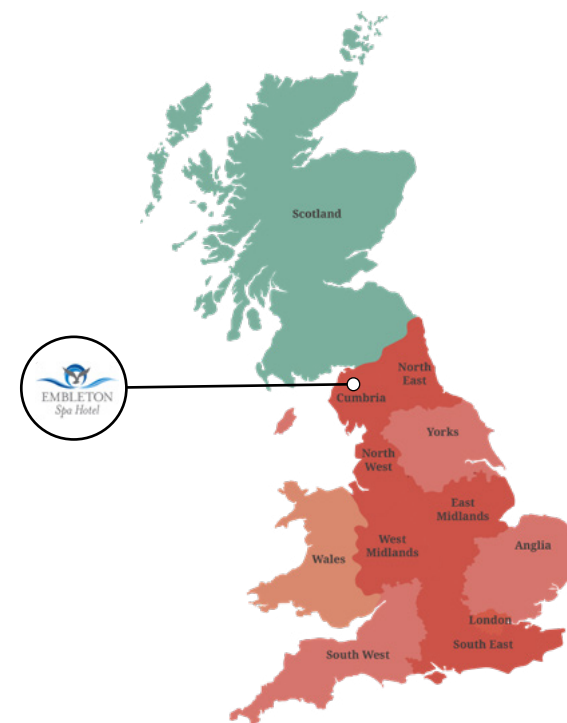
Over the decades, Embleton Spa has grown into a much loved, and thriving, hospitality business. It is fully managed with a bar, restaurant, seven apartments and five hotel rooms, gym, leisure and spa facilities including a well established swim school.

Set in just under 3 acres of private grounds, there is still significant growth and income potential. Planning permission to build an annex with an additional nine rooms was granted in 2012 and is currently in the process of being reinstated.

The adjacent field is included in the sale, offering new owners peace of mind over its future use. Currently grazing land, it also offers potential additional income as a campsite for up to 50 tents under the 60-day Lake District National Park permitted development allowance.

Embleton Spa offers a unique opportunity for new owners to build on a strong trading history with opportunity to develop further. With its picture postcard aspect in the ever popular Lake District, this one's hard to beat!

Location



Car | just off the A66
 30 mins from the M6 Penrith junction
Bus | X4 & X5 from Keswick & Penrith to Workington
Train | West Coast Mainline at Penrith connecting from London to Edinburgh & Glasgow
 Local line connects Workington & Maryport to Carlisle Mainline.

Penrith | 27 miles
 Keswick | 9 miles
 M6 junction 40 | 27 miles
 Cockermouth | 4 miles

Inside the Lake District National Park,
 Cumbria, United Kingdom.

Features

Access

Bus | X4 & X5 from Keswick & Penrith to Workington
Car | just off the A66
 30 mins from the M6 Penrith junction
Train | Penrith on West Coast Mainline

7 Apartments & 5 hotel rooms

Well appointed luxury apartments with full facilities

Gym

Fully equipped gymnasium with cardiovascular equipment, reception, with drinks, snacks and swimwear sales available

Solarium

Hapro Luxura hybrid solarium with Smart voice and blue tooth (metered)

Swimming Pool

12 meter indoor pool, (heated with government - RHI approved air source heat pump) & Swim School

Spa

Hot tub, sauna & steam room

Tripadvisor visitor reviews

Over 1,060 reviews with 4.7 'Very Good' average rating.



60 day permitted camping

(subject to LDNPA pop-up coming policy)

9 bed annex

(lapsed permission being reinstated))

Panoramic views & landscaped gardens

Parking

for up to 30 cars

Bar & restaurant

With 70 covers

Conservatory

With decking. Seating for up to 70. Panoramic views

Reviews

4.7
Very Good
●●●●● (1,060)

Excellent	792
Good	202
Average	48
Poor	12
Terrible	6

[Tips/Q&A \(243\)](#)

[All reviews \(1,060\)](#)

[Write a review](#)

Rooms	4.6	Service	4.8	Value	4.5
Cleanliness	4.6	Location	4.8	Sleep Quality	4.5

Embleton Spa Hotel



Summary

Plot size | ~3 acres of land

Accommodation size

1,051 sq metres over 3 floors

Restaurant & bar | 70 covers

Conservatory | decked space seating 70

Swimming pool and spa

12x5m indoor pool (average width)

7 spacious pool side changing rooms

Covered outdoor hot tub (6 person)

6 person Tylo sauna

2 x auto cut off walk in showers

Disabled (mixed) WC

Gym

Well equipped with cardiovascular and free weight equipment

Hapro Luxura hybrid solarium (metered)

Reception with soft drinks, snacks & swimwear

Landscaped gardens

Extensive manicured grounds with stone seating and panoramic views towards mount Skiddaw and the tranquillity of Bassenthwaite Lake

Parking | up to 30 cars

Adjoining Land |

Camping site up to 50 tents (60 day LDNPA permitted use) with separate & easy access

Apartments

7 fully equipped luxury apartments

Bassenthwaite | Sleeps up to 10

Fully equipped kitchen, power showers and spa/jacuzzi bath, breath taking views towards mount Skiddaw and surrounding fells

Whinlatter | Sleeps up to 6

Fully equipped kitchen spa/jacuzzi bathroom & outside decking, front facing views towards Sale and Ling fell

Skiddaw | Sleeps up to 6

Fully equipped kitchen, sunken jacuzzi bath & large outside patio views towards Skiddaw

Windermere | sleeps up to 4

Suitably equipped kitchen, wet room & large outside decked area)

Ennerdale | Sleeps up to 4

Suitably equipped kitchen, power shower & spa bath)

Grasmere | Sleeps up to 4

Small kitchen area with power shower and front facing views

Elterwater | Sleeps up to 4

Small kitchen area with power shower and outstanding views

Rooms

Buttermere

Family room, sleeps 4 with ensuite facilities and front facing views

Rydal

Family room, sleeps 3 with ensuite facilities

Derwent

Double ensuite room sleeps 2 with front facing views

Coniston

Double/twin ensuite room sleeps 2 with natural stone features

Thirlmere

Double front facing ensuite room sleeps 2 with natural stone features

Apartment	Sleeps
Bassenthwaite	10
Whinlatter	6
Skiddaw	6
Windermere	4
Ennerdale	4
Grasmere	4
Elterwater	4

Room	Sleeps
Buttermere	4
Rydal	3
Derwent	2
Coniston	6
Thirlmere	2

Planning

Annex

Planning approval for 9 ensuite bedroomed annex (approved 2015) to be reinstated

Camp Site

The adjacent field could be used as a 60 day permitted through LDNPA “popup” camp site policy campsite for a maximum of 50 tents.

Tenure & possession

The property is offered for sale freehold with a tenant in-situ leasing the restaurant, bar and rooms until October 2028. It is a multi-income business generating in excess of £160k+ annum plus vat.

Method of sale

The property is offered for sale by private treaty and reserve the right to conclude negotiations by any other means at our discretion.

Services | Mains water, sewerage and electricity

Covenants, easements & rights of way

The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

Council Tax & Business Rates

Tbc

Viewing | Strictly by appointment only

All information is accurate to the best of our knowledge.

Garden & grounds



Social
spaces

Bar, restaurant & conservatory



Apartments



7 apartments & 5 hotel rooms sleeping 50

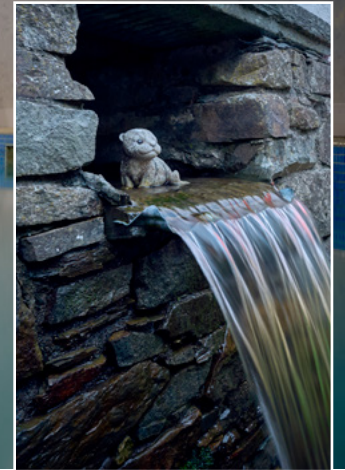


Apartments

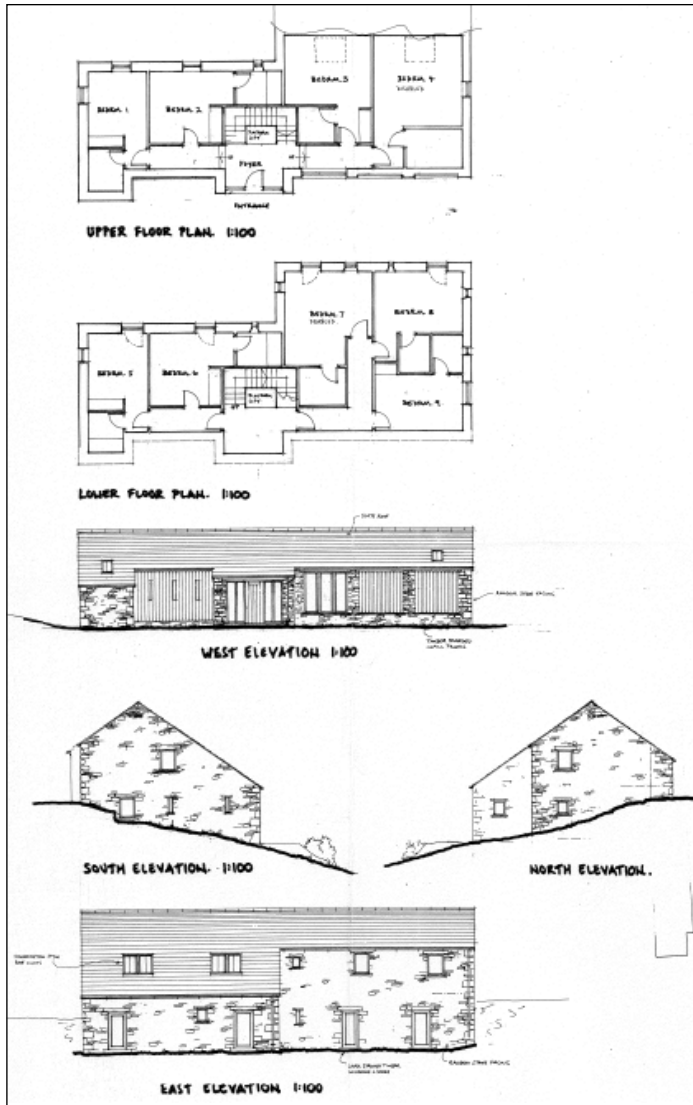


Spa & Gym

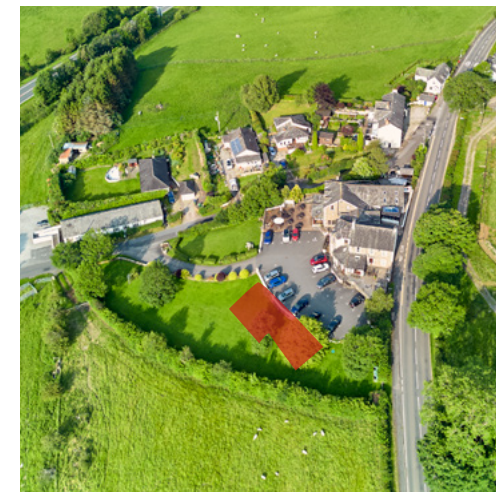
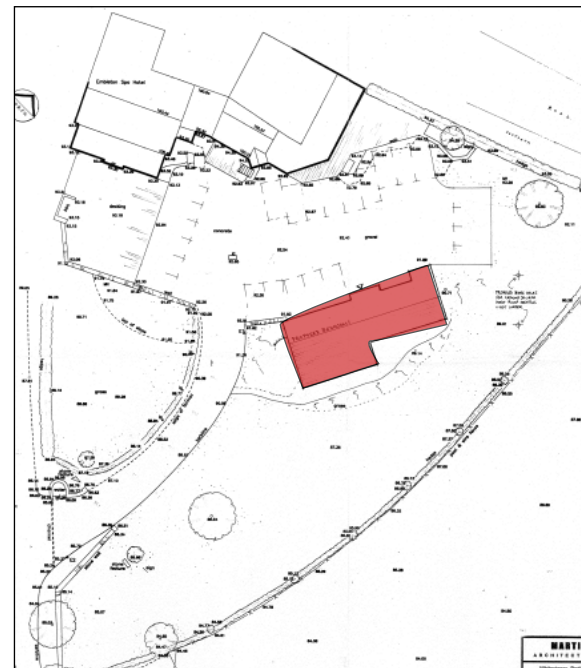
12x5m pool, gym, hot tub, sauna, steam room & solarium



9 bed annex | approved plans 2012 (lapsed but currently being reinstated)



Artist impression



Growth potential

60 day camping

(50 tent capacity subject to necessary planning consents)

Artist impression



Floorplans

(guide only)

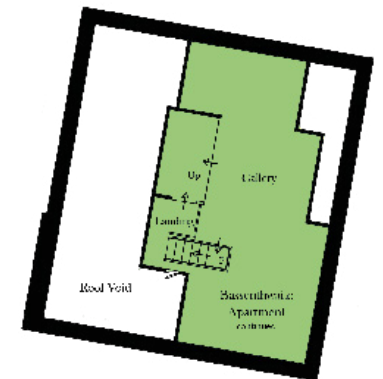
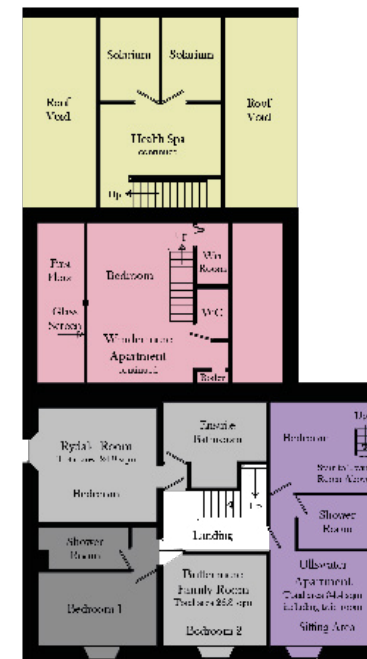
Ground Floor



First Floor

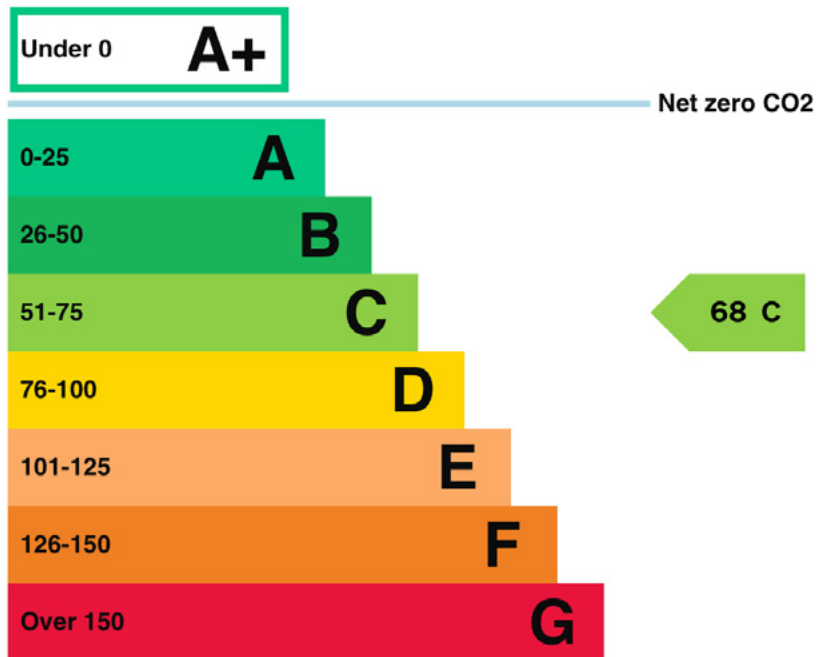


Second Floor



Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



EMBLETON
Spa Hotel
En-Suite Rooms
& Apartments
Bar & Restaurant
Indoor
Swimming Pool
Open to
Non Residents
Walkers, Cyclists, Families
and Dogs
WELCOME



Since 1982

Embleton Spa

Lake District - Cumbria