



Lyth Valley Country House Hotel  
Lyth | Kendal | Cumbria | LA8 8DB

FINE & COUNTRY

LYTH VALLEY COUNTRY  
HOUSE HOTEL

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## Welcome to Lyth Valley Country House Hotel, Lyth, Kendal, LA8 8DB

Within the Lake District National Park, an impressive period country house, currently trading as a B&B/exclusive private hire in a prominent roadside setting with stunning panoramic rural views. Redeveloped in 2015 and finished to a high specification, offered in good condition with the benefit of attractive furnishings and all commercial fittings in order to continue trading.

The property offers 9 individually styled and generously proportioned ensuite bedrooms all enjoying delightful views with a characterful restaurant and bar, all of which is set in c. 1.6 acres including gardens, seating terraces, private parking and a hot tub.

The property is popular for both B&B (when staff are employed on an as and when basis) or for exclusive hire for family parties and party weekends when guests either cater for themselves or arrange professional catering.

The Lyth Valley Country House offers immediate asset management opportunities for a new owner to continue with the existing use, all of which is currently let through [skiesholidays.co.uk](http://skiesholidays.co.uk), a company based locally in Bowness. There is potential to generate an annual income of circa £350,000 - £500,000.

There is also possible future development potential to expand the existing accommodation or explore the residential potential either as a single or multiple dwellings (subject to the necessary consents). If buyers are looking for a change of lifestyle then certain guest rooms could be commandeered as owner's accommodation and the property operated in hand.

Available by separate negotiation to the property, there is the opportunity to acquire various other parcels. Including Heron Shepherd's Hut which is also available for letting and a field (5.23 acres) on which is run 28 day camping during the summer months when a shower and WC block is moved onto site.

Furthermore there is a paddock extending to 5.98 acres with substantial detached barn, which we believe could potentially create two dwellings consisting of a two bedroom and three bedroom property in conjunction with the Lyth Valley Hotel whether as additional guest accommodation or for owners/management.

Finally there is another paddock extending to 4.37 acres.

This is an exciting and rare opportunity to acquire such a superb and complete package.





### Location

The Lyth Valley sits on the edge of the Lake District National Park and is sheltered by surrounding limestone hills and thus enjoys a relatively mild micro-climate which over the years has enabled the creation of multiple damson orchards. Alfred Wainwright said that

“The supreme joy of the Lyth valley is its annual springtime renewal”, with damson blossom “appearing as white puffs of smoke all over the valley”.

An excellent base for exploring South Lakeland, the Lake District and the west coast of Cumbria, the Lyth Valley is easy to reach off the M6 without getting caught up in the usual holiday traffic of the region.





## **Step inside**

Built around the turn of the last century, the property has retained much of the architectural feel of an Arts and Crafts Movement house of that period.

Extensively remodeled and refurbished in around 2015 the work included all new bath and shower rooms with heritage style suites and tiled floors, a well equipped commercial kitchen and characterful bar, dining room and lounge area, first floor balcony, flagged terrace, and finally, all new oak internal joinery (doors, flooring, skirting boards and architraves), new PVC windows, carpets and floor coverings, curtains, furnishings and décor.

## **Ground Floor**

A substantial oak door opens into the entrance vestibule and from there through to the staircase hall, a welcoming entrance with serviceable stone flag floor and a double height stairwell.

An office is conveniently placed for keeping an eye on arrivals and is fitted with a desk, shelving and a stable door to the hall.

The restaurant, bar and sitting room are all open plan and make a great sociable entertaining area.

The bar has a stone flagged floor and a substantial oak fronted bar over which hangs feature pendant lighting. Three fitted drinks coolers and open shelving, for the hot drinks there is a water heater and coffee bean grinder. In the bar area there is built in oak seating, including a cosy alcove with square table and fitted three sided bench. In an alcove off the bar is a preparation/washing area with black granite counter tops, a dishwasher and small sink unit.

The lounge with oak flooring is open in two places to the restaurant and itself provides comfortable seating around a wood burning stove with carved oak mantelpiece. There are bi-folding doors and also French windows to the balcony.

The bright and spacious restaurant has a dual aspect to the east and south and French windows leading out to the balcony. With some old dark oak carved paneling and modern oak floor boards, it is an atmospheric space.

Cloakroom facilities comprise ladies (two WCs and three wash basins) and gents (one WC, two urinals and one wash basin).

Oak swing doors from the restaurant and hall with circular windows open to the commercial kitchen; fully specified with appliances comprising a Turbofan Blue Seal convection oven, Charvet ovens and hob, grill and deep fat fryers, Henkleman Vacuum Sealer (Jumbo 42) system all of which have an extraction hood over. Dishwasher and pot wash area, hand wash sink, fridges, warming drawers and a food pass for service.

A generous staircase with oak and glass balustrade leads to the

## **First Floor**

Landing with linen store

Robin – a suite, east and north facing, oak floor, ensuite bathroom with four piece suite including a roll top free standing bath and a separate sitting room, also with oak flooring.

Duck – east facing, oak floor, ensuite shower room with three piece suite.

Deer – east and south facing, oak floor, ensuite bathroom with four piece suite.

Hare - east facing, wooden flooring laid in a herringbone design, ensuite shower room with three piece suite.

Owl – west and north facing, carpeted, ensuite bathroom with four piece suite.

Squirrel – west facing, ensuite shower room with a three piece suite.

## **Lower Ground Floor**

There are three dog friendly guest rooms, all with an easterly facing aspect for the morning sun, sheltered outdoor seating under the first floor balcony and individual external access:

Herdwick – ensuite bathroom with four piece suite.

Pheasant – ensuite bathroom with four piece suite.

Fox – ensuite bathroom with four piece suite.

Accessed both externally and internally are the working areas which comprise laundry, cold room, plant room (housing central heating boiler and hot water store), beer cellar and two store rooms.























### Step outside

The first floor balcony with glass and chrome balustrade separated by stone built pillars gets the morning sun and is favoured for breakfasts, morning coffee and brunch. The roadside terrace enjoys the afternoon and evening sun and is surrounded by sandstone walls with outside feature lighting.

Guest parking directly off the public highway.

There is an external cloakroom for the use of staff.

The total site measures 1.58 acres.

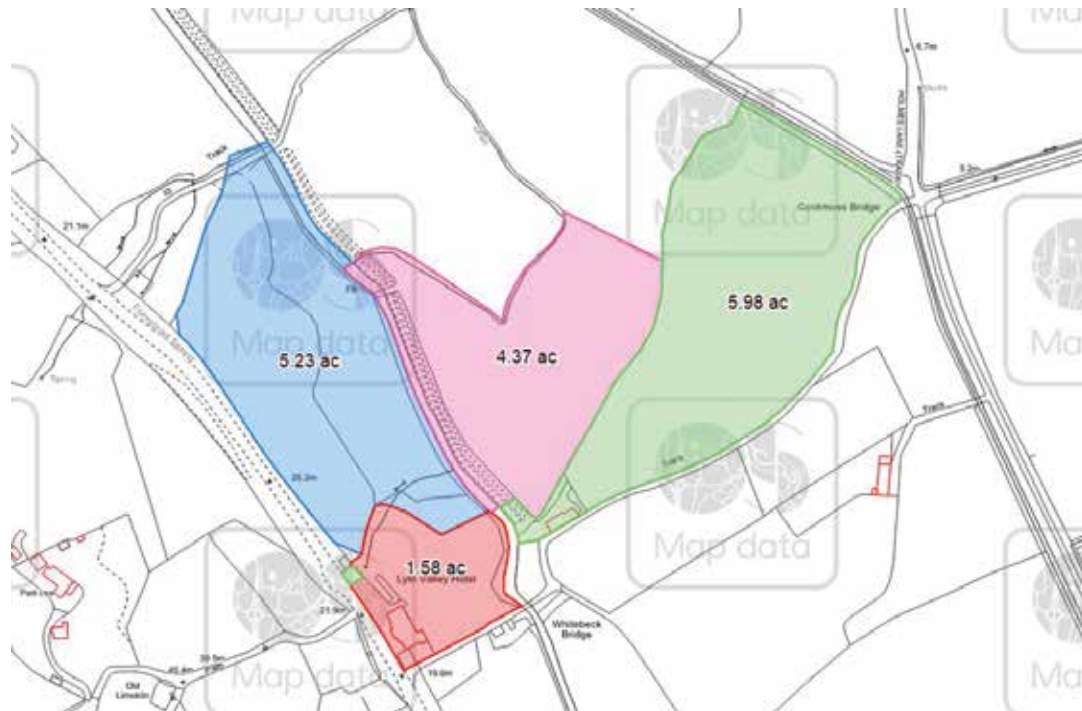
Available separately are the following Lots:

Lot 2 – Blue 5.23 Acres Heron Shepherd’s Hut There is also a 28 day camping area set up during the summer months when the vendors move a shower and WC block onto site.

Which offers double bed accommodation, a small kitchenette counter with sink and a cosy electric burner to keep the hut warm and welcoming. A private compost toilet and shower cubicle facilities are tucked just a few steps away.

Lot 3 – Pink 4.37 acres of pasture land.

Lot 4 – Green 5.98 acres including a substantial detached Lakeland Barn. Which could potentially be converted for additional accommodation connected to the main property. We believe its possible to create a two and three bedroom property.





**Lyth Valley County House**  
 Approximate Gross Internal Area: 695.58 sq m / 7487.16 sq ft  
 Total : 695.58 sq m / 7487.16 sq ft



Lower Ground Floor



Upper Ground Floor



First Floor

*For illustrative purposes only. Not to scale.  
 Whilst every attempt was made to ensure the accuracy of the floor plan,  
 all measurements are approximate and no  
 responsibility is taken for any error.*



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 18.05.2023



# FURTHER INFORMATION

## *On the road*

Kendal	6 miles
Bowness on Windermere	6.5 miles
M6 J36	9.9 miles
Cartmel	11.7 miles
Manchester	75.8 miles
Manchester airport	84.1 miles
Liverpool airport	89.7 miles

*The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.*

## *Schools*

### **Primary**

Crosthwaite C of E  
Community, C of E and Catholic schools in Windermere  
Various primary schools in Kendal  
Windermere School (Independent)

### **Secondary**

Lakes School (Troutbeck Bridge)  
Windermere School (Independent)  
The Queen Katherine School and Kirkby Kendal School (Kendal)

## *Rail Journeys*

Based on approximate direct train journey durations from Oxenholme train station on the main West Coast line. Train service durations vary, please check [nationalrail.co.uk](http://nationalrail.co.uk) for further details.



## *Local Authority*

Westmorland and Furness Council – Rateable Value of £43,500 (with effect from 01.04.23) with the small business multiplier of 49.9p

## *Services*

Mains electricity and water.

LPG central heating.

Drainage to a private treatment plant, located within the boundaries.

B4RN (Broadband for the Rural North) [www.B4RN.org.uk](http://www.B4RN.org.uk) fitted but not connected.

## *Directions*

Use Sat Nav LA8 8DB with reference to the directions below:

Leave the M6 at J36 and head towards the Lake District on the A590. Exit left signposted A590 Barrow/Milnthorpe A6. At the roundabout at the bottom of the slip road take the first exit onto the A590. Proceed and as the road becomes a dual carriageway turn right signposted A5074 Bowness, Windermere. Passing the Gilpin Bridge Inn, turn left to stay on the A5074. Continue along the Lyth Valley road where the Lyth Valley Country House Hotel is on the right, directly on the roadside.

## *Things to do in the area*

### **Local leisure activities**

Sizergh Castle  
Witherslack Hall Equestrian Centre  
Blackwell, The Arts and Crafts House (Bowness)  
Motor boat and yacht clubs on Lake Windermere  
Golf courses (Kendal, Windermere, Grange over Sands, Crook)

## *Local eateries*

Baha, Boaters Bar (Bowness on Windermere)  
Brown Horse (Winster)  
The Punch Bowl (Crosthwaite)  
The Black Labrador (Underbarrow)

## *Great walks nearby*

Whitbarrow Scar and Lord's Seat  
Underbarrow Scar  
Gummer's How

## *Included in the sale*

Fitted carpets  
Curtains  
Curtain poles  
Blinds  
Light fittings  
Integral kitchen appliances as described

## *Please note*

The sale includes the majority of contents with the exception of personal items to enable trading to continue and for the property to be sold as a going concern.

*Guide price* £1,600,000

Council tax band - N/A

Tenure - Freehold



# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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