



## The Fishermans Arms Coast Road

Ulverston, LA12 9RJ

Presenting an iconic Art Deco style detached hotel, located in a superb setting with captivating views and extensive car parking. This remarkable property offers mature and meticulously maintained gardens, along with a delightful sheltered terrace perfect for relaxation and enjoyment.

Due to retirement, this extraordinary hotel is now available for sale. What makes it even more enticing is the valuable benefit of planning permission for conversion into nine self-contained apartments (ref no SL/2023/0032). This opens up exciting possibilities for property development, while also retaining the potential for continued hospitality business. Fixtures and fittings, which can be negotiated separately, providing a seamless transition for the new owner. Situated towards the shoreline of Morecambe Bay, the hotel offers open views from the first floor, creating a serene and picturesque atmosphere.

Conveniently located near Barrow, Ulverston, Lake District National Park, the M6 Motorway, and Oxenholme National Rail Station, this property appeals to both local and out-of-town buyers. Don't miss your chance to explore this unique opportunity. All enquiries and viewings are to be directed to the sole selling agents, Corrie and Co Ulverston.

**Offers In The Region Of £875,000**

# The Fishermans Arms Coast Road

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- Detached Hotel with Planning Permission
- For Sale Due to Retirement
- Iconic Art Deco Style
- Beautiful Setting with Extensive Car Parking

## Lounge

32'9" x 20'8" height of 8'11" (10 x 6.3 height of 2.73)

## Casual Dining

18'8" x 17'8" (5.7 x 5.4)

## Lounge Bar/Restaurant

21'11" x 16'8" (6.7 x 5.10)

## Gents and Ladies WC Facilities

## Commercial Kitchen

## Inner Hall with Stairs to First Floor

## Scales Bedroom with En Suite

## Gleaston Bedroom with En Suite

## Urswick Bedroom with En Suite

## Dendron Bedroom with En Suite

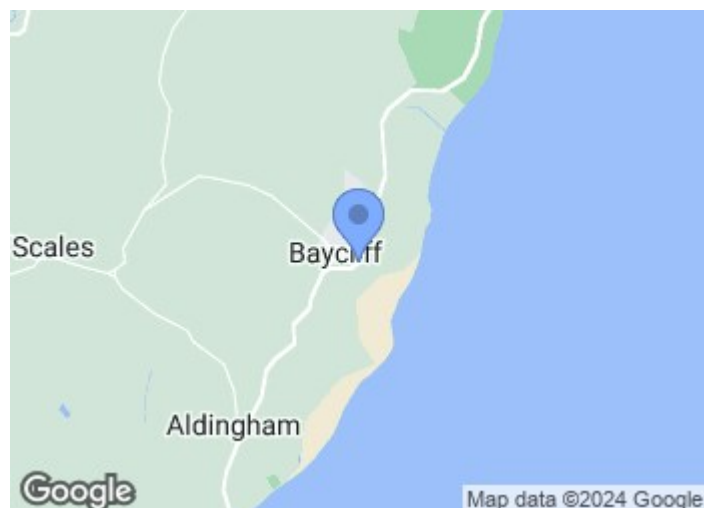
## Rampside Bedroom with En Suite

## Newbiggin Bedroom with En Suite

## External Door to Owners Apartment

## Owners Apartment

## External



[Directions](#)



## Floor Plan

Corrie and Co aim to sell your property at the best possible price in the shortest possible time. We have developed a clear marketing strategy to ensure that your property is fully exposed to the local, regional and national market place and we are confident that we can provide a marketing service second to none. Our Sales Team offer:

- Full colour contemporary sales literature with floorplans
- A full programme of local / regional advertising and promotion on the Corrie and Co and Rightmove websites
- 24/7 promotion in our Barrow, Ulverston and Millom offices
- Professional viewing service and prompt feedback
- Experienced, friendly staff
- Eye catching 'For Sale' board

To ensure your move is looked after, we can help you with an Energy Performance Certificate and arrange a free mortgage and finance review. We also provide a competitive No Sale – No Fee conveyancing service with well known and trusted local solicitors. Our valuation and sales advice is impartial, completely free with no obligation.

Unlike many High Street Estate Agency chains, Corrie and Co are wholly independent and can therefore recommend the mortgage and lender that is most suitable for your needs. Our aim is to provide quality advice and expertise at all times so that you can make an informed decision every step of the way.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Standard	Current	Standard
103 kWh/m <sup>2</sup> A		0.02 t/m <sup>2</sup> A	
81-102 kWh/m <sup>2</sup> B		0.03 t/m <sup>2</sup> B	
61-80 kWh/m <sup>2</sup> C		0.04 t/m <sup>2</sup> C	
41-60 kWh/m <sup>2</sup> D		0.05 t/m <sup>2</sup> D	
21-40 kWh/m <sup>2</sup> E		0.06 t/m <sup>2</sup> E	
11-20 kWh/m <sup>2</sup> F		0.07 t/m <sup>2</sup> F	
1-10 kWh/m <sup>2</sup> G		0.08 t/m <sup>2</sup> G	

EU Directive 2002/91/EC