



6

Bedrooms

5

Bathrooms









PROPERTY DESCRIPTION

The Old Ale House, formerly Station Hotel, is an exciting development and business opportunity in the Lake District National Park. The property offers ample space to be divided into two separate properties that would benefit multi-generational living, holiday rentals or two dwellings.

The sandstone building, formerly Station Hotel, benefits from a large hallway, spacious kitchen, separate dining room, downstairs WC, two utility rooms and two reception rooms on the ground floor. From the hallway, there are stairs which lead to a cellar room. The first-floor benefits from 3 good sized bedrooms, all of which are en-suite. In addition, there is a boarded attic space, and under-eaves storage, which could be used for a variety of needs.

The rendered building benefits from a light entry way with stairs up to the first floor. The ground floor comprises of a large open plan kitchen/diner and living space, as well as a downstairs WC. The first-floor comprises of 3 bedrooms, one of which is en-suite, and a family bathroom.

Outside the property is a private lawned garden with mature fruit trees and garden sheds. There is ample parking, both off and roadside. The garden and access could be divided to suit the needs of potential purchasers.

The location of the property is an ideal base for exploring the Lake District National Park and the popular towns of Millom and Barrow-in-Furness. The property is within walking distance to the beach and sits closely to the A595 and Bootle Station, offering great transport links to the rest of the county and further afield.

METHOD OF SALE

The property is offered for sale by Private Treaty. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

VIEWING

Strictly by arrangement with the Sole Agents: **Mitchells Land Agency, Lakeland Livestock Centre, Cockermouth, Cumbria, CA13 0QQ**

Tel: 01900 822016

Email: info@mitchellslandagency.co.uk

SERVICES

Both sides of the property have an individual mains electricity supply and shared metered water supply and septic tank drainage. *We would advise any prospective purchaser to check the septic tank complies with current standards introduced in January 2020.* The sandstone building benefits from partial LPG central heating and the rendered building benefits from electric heaters.

VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

LOCATION



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