



**Superb development potential**

**Spacious two storey building could be a possible HMO**

**Located in a quiet, picturesque village**

**Two buildings, purchase together or separately**

**Set in large grounds, offering a garden and parking**

**Short distance to the lakes and coastline**

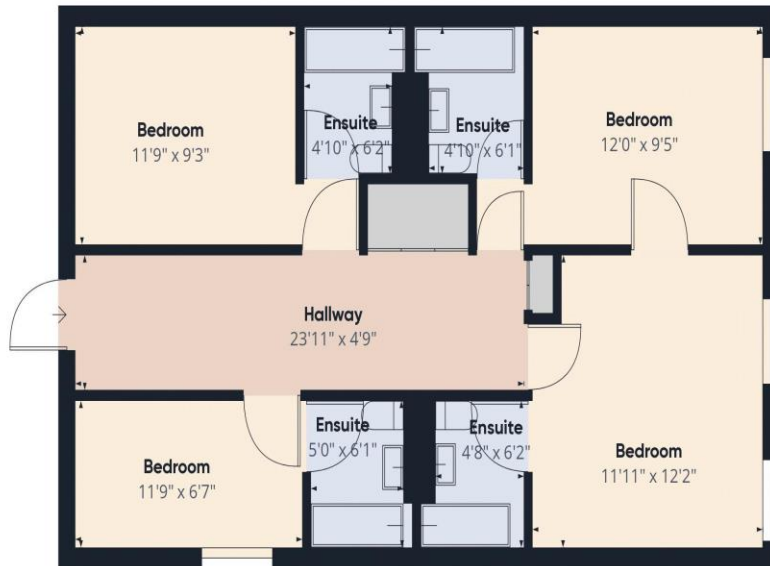
A rare and rather unique opportunity has arose to purchase this large, detached building, formerly the Royal oak Hotel Inn. Set in the picturesque village of Beckermet, the property offers a tremendous amount of space and would make a fantastic investment opportunity. The village has long been a popular place to live with its close proximity to the Cumbrian coastline and Cumbria's western lakes and surrounding fells. There are actually two properties available to purchase and can be bought separately if desired. There is the Royal Oak Inn and the former pub itself, which is a substantial detached building. Current plans are available which shows the sheer amount of space that the properties offer. They are set on a spacious plot, and the former pub car park and gardens would create a spacious drive and garden, which is backed by mature trees. The Royal Oak Inn is currently split as eight bedrooms, with eight ensuites. It may be possible to keep the property as an HMO or serviced accommodation and perhaps used to accommodate the numerous contractors at the nearby Sellafield nuclear power plant. To request a viewing of the property please contact the office.





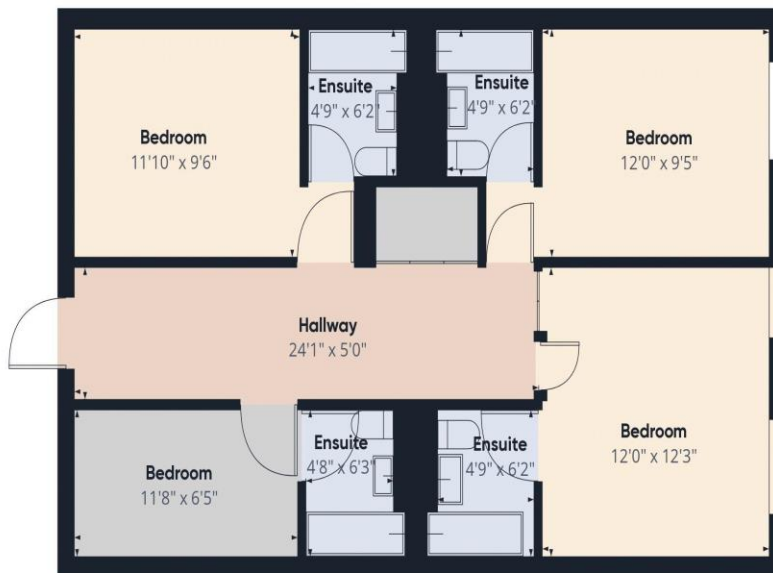
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Ground Floor

Approximate total area<sup>(1)</sup>  
1481.42 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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