





Cafe - Room 1



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Cartmel

£895,000 including contents

Coffee & Stays at Cartmel Square
(Market Cross Cottage)

The Square

Cartmel

Grange-over-Sands

Cumbria LA11 6QB

An exceptional and rarely available opportunity to acquire two successful, complementary businesses within one superb property – Recently refurbished to an outstanding standard by the current owners, this Grade II listed building is home to a thriving licensed Coffee Shop which is accompanied by 4 stylish En-Suite boutique hotel rooms above. Perfectly positioned in the heart of Cartmel, one of the Lake District's most historic and desirable villages. This highly sought-after and historic village attracts strong year-round visitor numbers and this property represents an impressive turnkey investment with excellent prospects for continued growth and income opportunities.

A stone step leads up to the attractive wooden front door with panelled reveals which opens in to the Entrance Vestibule with recessed lock-key storage and access to the recently re-designed welcoming licensed Cafe with exposed ceiling beams, recessed fireplace with charming wood-burning stove with exposed stone arch over. Twin sash windows looking in to the Square, engineered 'Oak' flooring and some original floor tiling to stairwell. Bi-folding doors lead in to a further Dining Area with exposed beams, recessed wood-burning stove on a slate

hearth with an Oak lintel over, feature mullioned window, twin sash windows looking in to the Square and engineered 'Oak' floor. Currently offering 27 covers, these rooms are well equipped to serve locals and holiday makers alike with 'tea and cake' and a hearty Cumbrian breakfast. Stairs to First Floor and low doorway to Kitchen. The Kitchen is 'L' shaped and furnished with several stainless steel work surfaces and a double sink unit. Catering stainless steel Caterwash dishwasher, Falcon electric fan over with a 6 ring induction hob over with stainless steel splash-back, Zanussi freezer, Polar fridge, Indesit fridge/freezer, Hamoki toastie maker, Sharp Microwave, Casadio coffee maker, wine cooler and stainless steel hand-wash sink. Traditional red/black floor tiles and door to rear yard. Trap door to small cellar.

From the Cafe a short flight of stairs leads to a Half Landing with 2 staircases which split. The first stair leads to a First Floor Landing with 2 storage cupboards, exposed beam and access to 2 fabulous double Bedrooms. Bedroom 1 is a beautiful well proportioned sunny room with a double and single sash window with window seats and exposed beams. Door to En-Suite Shower Room. Bedroom 2 is a spacious room with twin sash window and window seats looking in to the Square. Exposed beam, feature original panelled wall and door to En-Suite Shower Room.

The second stair from the Half Landing leads to the First Floor Landing which has 2 storage cupboards, Ladies and Gents WC, Office, Fire Exit and stairs to the Second Floor. The Gents WC has a WC and vanity wash hand basin, part tiled walls, engineered 'Oak' floor and extractor fan. The Ladies WC has ample space for baby changing facilities together with a WC and vanity wash hand basin. Part pitched ceiling with roof light, feature leaded window, engineered 'Oak' floor, part tiled walls and extractor fan. The large Store Room speaks for itself, but could be an ideal Office with sash window.



Cafe - Room 2



Cafe - Room 2



Cafe - Room 2



Kitchen



Bedroom 1



Bedroom 1

Stairs lead to the Second Floor which is home to 2 further fabulous Bedrooms and the Boiler/Store Room. Bedroom 4 is a lovely and light room with sash window and window seat again looking in to the Square. Exposed beam and door to En-Suite Shower Room. Bedroom 5 is also a beautiful double room with 2 sash windows and window seats, exposed beams and door to En-Suite Shower Room. The Boiler Room houses the wall mounted Worcester gas central heating boiler, Tempest hot water cylinder and Zilmet water pressure system. Recessed shelves. Up-stands with ultra modern tiling to the shower area.

Chrome ladder style radiators, mist-free mirror and extractor fan.

To the rear of the property is a private enclosed Yard (pedestrian access for Tower Cottage) with covered walkway and automatic lighting (owned by the National Trust) providing access to Cavendish Street. Access to the Laundry facilities, former WC and fire escape. The Laundry Room is a useful space re-built in 2023 with plumbing for automatic washing machine and space for tumble drier and additional freezer etc if required. Good worktop space with

single drainer stainless steel sink unit. Ample shelving, under-floor heating and plumbing for WC if required. There is also a separate former WC (not in use).

To the front of the property there is a picture perfect cobbled forecourt front which catches the sun for much of the day. An ideal spot for several tables and chairs for customers to sit and watch the world go by in this popular and beautiful little village.



Bedroom 1 En-Suite Shower Room

Available 'ready to go' with all contents included (apart from some personal effects).

Location: The picturesque and historic village of Cartmel lies just 2.5 miles from the coastal resort of Grange-over-Sands on the shores of Morecambe Bay, and around 3.5 miles south of Newby Bridge, at the southern tip of Lake Windermere. The Lake District National Park boundary is less than a mile away, placing all the attractions and amenities of this beautiful region quite literally on the doorstep.

Transport links are excellent, with mainline railway stations at Cark-in-Cartmel and Grange-over-Sands, and both the A590 and M6 motorway within easy reach.

Cartmel itself is renowned for its 12th-century Priory Church, the Michelin starred restaurant L'Enclume, Cartmel Sticky Toffee Pudding and the famous steeplechase meetings held at Cartmel Park several times a year.



Bedroom 2



Ladies WC

The village offers an appealing blend of traditional charm and vibrant community life, with welcoming pubs, primary and secondary schools, a general store, cafés, independent shops, a well used village hall and many beautiful walks on the doorstep. Holker Hall is also just a short drive away, renowned for its magnificent grounds and seasonal markets. It forms part of the Historic Houses collection, offering visitors a glimpse into the region's rich heritage and timeless elegance.

Directions: From either Grange-over-Sands or the A590 (north approach), follow signs into Cartmel and head towards the Priory, visible from most directions. Continue over the bridge into the village square, where Coffee & Stays at Cartmel Square (Market Cross Cottage) is conveniently located on the right-hand side, opposite the famous Sticky Toffee Pudding Shop.

What3words: curve.adverbs.panic

Accommodation (with approximate measurements)

Entrance Vestibule

Licensed Cafe - Room 1 18' 3" max x 16' 6" max (5.57m max x 5.04m max)

Licensed Cafe - Room 2 16' 1" x 9' 11" (4.91m x 3.03m)

Kitchen 18' 2" max x 16' 0" max (5.56m max x 4.89m max)

First Floor

Bedroom 1 12' 11" x 10' 8" (3.96m x 3.27m)

En-Suite Shower Room 8' 5" x 4' 8" (2.59m x 1.43m)

Bedroom 2 14' 0" x 10' 7" (4.27m x 3.23m)

En-Suite Shower Room 7' 10" x 4' 8" (2.40m x 1.43m)

Gents WC 6' 5" x 4' 5" (1.96m x 1.35m)

Ladies WC 8' 0" x 7' 6" (2.45m x 2.29m)

Office/Store Room 9' 7" x 6' 1" (2.94m x 1.86m)

Second Floor

Bedroom 4 12' 8" x 11' 8" (3.88m x 3.58m)

En-Suite Shower Room 8' 10" x 4' 8" (2.70m x 1.43m)

Bedroom 5 14' 4" x 10' 3" (4.38m x 3.13m)

En-Suite Shower Room 8' 3" x 4' 11" (2.52m x 1.50m)

Laundry Room 12' 0" x 6' 6" max (3.67m x 1.99m max)

Boiler Room

Former WC

Services: Mains water, electricity, gas (boiler replaced in 2022) and drainage. Gas central heating to radiators. During the refurbishment the property was rewired and re-plumbed (except the kitchen). Fire doors throughout.



Bedroom 2



Gents WC



Bedroom 2 En-Suite Shower Room



Bedroom 4



Bedroom 5



Tenure: Freehold. Vacant possession upon completion.

Business: This beautiful period property has been run successfully by the present owners since 2022. The current gross turnover for both business' amounts to £TBC per annum. Audited accounts are available to genuinely interested parties after viewing.

Viewings: Strictly by appointment with Hackney & Leigh.

Business Rates/Council Tax: RV - £8700 - Business Rate Relief is currently in place.
Council Tax - Band A - Westmorland and Furness Council.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

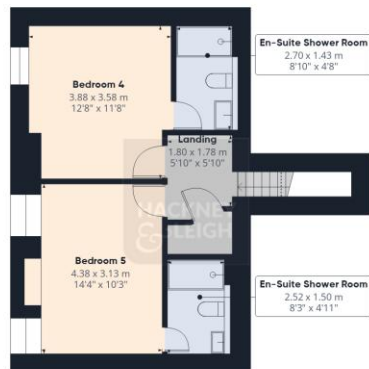
Anti-Money Laundering Regulations (AML): Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

184.9 m²

1989 ft²

Reduced headroom

0.2 m²

2 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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