



## Grasmere

Offers in the region of **£1,550,000**

Moss Grove Organic, Grasmere, Ambleside, LA22 9SW

A substantial detached Victorian Lakeland stone-built hotel enjoying a prime central trading position in Grasmere village located approximately four miles from Ambleside, eight miles from Windermere and twelve miles from Keswick.

Originally a twenty bedroom hotel, the property was comprehensively upgraded and reconfigured in 2006 to provide eleven double bedrooms, each with en-suite bath or shower rooms. The present owners have been successfully trading since they acquired the hotel in 2007.

There is potential for a C3 use class subject to obtaining planning consent.

Made famous by the renowned poet William Wordsworth who lived in the village for many years and with its wide variety of picturesque buildings including famous gingerbread shop, Grasmere is a leading Lake District tourist destination attracting thousands of visitors all year round.

### Quick Overview

- Detached Victorian Lakeland stone-built hotel
- Prime central position in Grasmere village
- Delightful fell views
- Twelve miles from Keswick
- Eight miles from Windermere
- Four miles from Ambleside
- Eleven double bedrooms all with en-suite bathrooms
- Expansive forecourt car park
- Rear courtyard and hot tub
- Potential for C3 use class subject to obtaining planning consent



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Superfast  
Broadband  
Available



10

Property Reference: KW0511



Sitting Room



Kitchen



Kitchen



Bedroom

## Accommodation

### Ground Floor:

Entrance Hall | Lounge | Dining Room | WC | Kitchen | Utility Room | Hotel Reception | Bedroom 1 with en-suite bathroom | Bedroom 2 with en-suite bathroom

### First Floor:

Bedroom 3 with en-suite bathroom | Bedroom 4 with en-suite bathroom and balcony | Bedroom 5 with en-suite bathroom and balcony | Bedroom 6 with en-suite bathroom | Bedroom 7 with en-suite bathroom

### Second Floor:

Bedroom 8 with en-suite bathroom | Bedroom 9 with en-suite bathroom | Bedroom 10 with en-suite bathroom | Bedroom 11 with en-suite bathroom

### Outside:

Forecourt car park | Rear courtyard | Hot tub

### Services

Mains water, electricity, gas and drainage. Gas central heating.

### Tenure

Freehold.

### Rateable Value

£27,000.

### Website

[www.mossgrove.com](http://www.mossgrove.com)

### Accolades

AA five-star rating. AA breakfast award.

## Trading Figures

Trading figures are available to review after viewing the property. Increased profitability can be achieved by owners choosing to operate the business themselves rather than employing a manager.

## Directions

From the turning signposted to Grasmere at the roundabout on the A591 proceed into the centre of Grasmere and the property is located on the right opposite the entrance to Tweedies Bar and Lodge.

## What3words

///computer.snuggled.onions.

## Viewings

By appointment with Hackney & Leigh's Keswick office.

## Price

Offers in the region of £1,550,000 are invited for the freehold interest including goodwill and inventory itemised trade contents excluding personal items. Stock is available following a valuation.

## 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 £42.67 (incl. VAT) per individual or £36.19 (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 £120 (incl. VAT).



En-suite



Bedroom

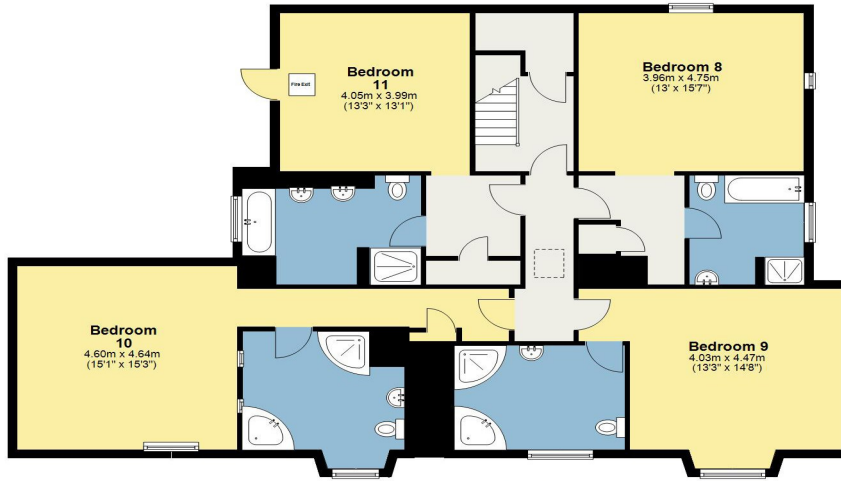


Bedroom

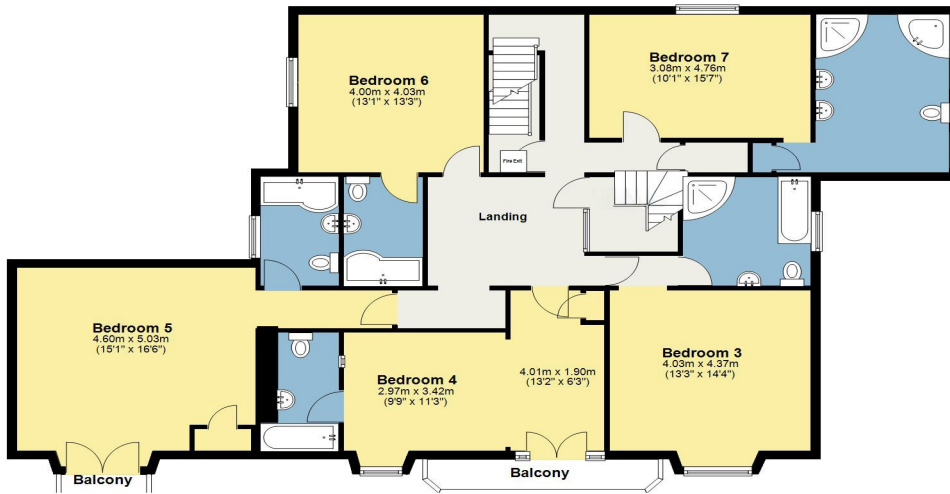


Bedroom

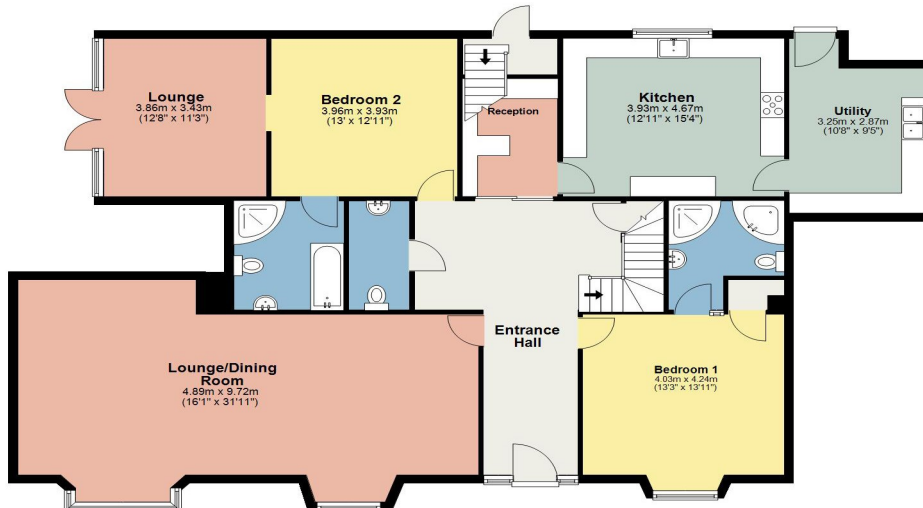
**Second Floor**  
Approx. 150.0 sq. metres (1614.9 sq. feet)



**First Floor**  
Approx. 162.2 sq. metres (1746.3 sq. feet)



**Ground Floor**  
Approx. 173.4 sq. metres (1866.9 sq. feet)



Total area: approx. 485.7 sq. metres (5228.0 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: [unreadable]

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