





Main Bar



Main Bar



Snug

Emily's Black Lion

£560,000

Emily's Black Lion

The Square

Ireby

Cumbria

CA7 1EA

Looking for a change of lifestyle? Have you considered running a successfully established traditional village public house blessed with two delightful self catering holiday let apartments on the fringe of the Lake District National Park? This superb and adaptable opportunity might just be the answer to your dreams.

Beautiful Ireby offers great access to the northern lakes and fells, and this delightful freehold property caters to the twin demands for traditional Lakeland Inns alongside peaceful holiday letting accommodation amongst wonderful scenery. Come and see for yourself.

Ireby is beautifully positioned, nestling north of Keswick in the area known locally as "Back of Skiddaw" right on the fringe of the stunning Lake District National Park, a wonderful Unesco World Heritage Site. The fact that this superb opportunity actually lies just a hundred yards or so outside of the National Park boundary actually potentially carries great advantages for anyone who might wish to consider any redevelopment or extension, as the planning rules and requirements are slightly more relaxed outside the Park than within. The pretty village itself is steeped in history, from iron age forts to associations with both John Peel and John Keats, it has seen a great deal since its market charter was granted in 1237. Still as picturesque and peaceful as it ever was, this popular location still offers immediate access to some of the most dramatic northern lakes and fells.

Whether you are considering a change of lifestyle or simply seeking a unique business opportunity, Emily's Black Lion offers something out of the ordinary. This attractive traditional village pub enjoys the added benefit of including two delightful and popular holiday letting apartments. With superb views, the location is perfect for those purists seeking a little more peace and quiet than the bustling tourist hotspots now provide, and whilst it may come as no surprise to learn that there are a superb variety of walks on offer from the doorstep (and Skiddaw is just a ten minute drive away) you may be less aware that there are also lovely beaches within 14 miles.

The pub includes both a lounge bar and snug, as well as a commercial kitchen. The cottage style apartments enjoy lovely views. Emily's View offers adaptable accommodation which includes two or three reception rooms, and two or three bedrooms (depending on requirements) a kitchen and a bathroom. Emily's Nook includes an open plan living room and kitchen a bedroom and a bathroom, so a range of demands can be satisfied and both can be let jointly for extended families or groups which encourages an all year round trade.

Some may even wish to consider converting the pub to provide further holiday letting accommodation (subject to any necessary consents being obtained) although many would miss this traditional focal point of the village.

A superb and adaptable opportunity - why not change your life for the better and come and see for yourself.



Dining Area



Dining Area



Snug



Kitchen



Dining Room



Living Room

Accommodation

Public House

Ground Floor:

Lounge Bar

29' 11" x 14' 7" (9.12m x 4.44m)

With feature fireplace and wood burning stove, exposed beams, panelled walls, two radiators.

Snug

13' 10" x 11' 6" (4.22m x 3.51m)

With exposed beams, panelled walls, radiator.

Kitchen

Inner Hall

Ladies WC

Gents WC





Bedroom One



Bedroom Two



Sitting Room

Apartments

Emily's View

Lower Floor:

Entrance Hall

With radiator, built in cupboard.

Inner Hall

With walk in cupboard.

Living Room

14' 3" x 8' 4" (4.34m x 2.54m)

With radiator, built in cupboard.

Dining Room / Additional Bedroom

9' 10" x 9' 5" (3m x 2.87m)

With radiator.

Kitchen

10' 1" x 9' 10" maximum (3.07m x 3m)

With fitted base and wall units, sink unit, ceramic wall tiling, extractor unit, plumbing for washing machine and dish washer.

Bathroom

With WC, wash hand basin, panelled bath with shower over, ceramic wall tiling, heated towel rail.

Upper Floor:

Landing

Sitting Room

18' 6" x 9' 9" (5.64m x 2.97m)

With roof windows, exposed beams.

Bedroom One

18' 6" x 8' 10" (5.64m x 2.69m)

With roof windows, electric heater.

Bedroom Two

11' 7" x 9' 1" (3.53m x 2.77m)

With roof window, electric heater.

Emily's Nook

Entrance Hall

Open Plan Living Room / Dining Kitchen

14' 10" x 14' 7" (4.52m x 4.44m)

With fitted base and wall units, sink unit, ceramic wall tiling, extractor unit, plumbing for washing machine, feature fireplace with electric stove, radiator.

Bedroom

10' 4" x 7' 11" (3.15m x 2.41m)

With radiator.

Shower Room

With WC, wash hand basin, shower cubicle, ceramic wall tiling, heated towel rail.



Living Room/Dining Kitchen



Living Room/Dining Kitchen



Living Room/Dining Kitchen



Bedroom



Shower Room



Landing

Outside:

Front forecourt providing some outdoor seating, rear self contained yard, plant room, store.

Tenure

Freehold.

Services

Mains water, electricity and drainage. Oil central heating.

Rateable Value

Public House £7,000

Holiday Let Apartments £3,400

Trading Figures

Trading figures are available to genuinely interested prospective buyers.

Energy Performance Certificate

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

Directions

From Keswick proceed west on the A591 and after approximately six miles turn right where sign posted to Caldbeck, Ireby, Uldale. Follow the road for approximately two miles and turn left where sign posted to Ireby. Upon entering the village proceed straight ahead and the property is situated on the left.

Viewings

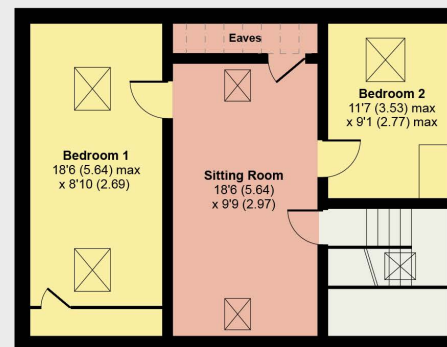
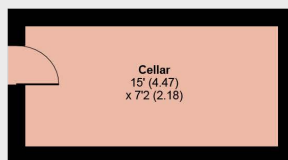
By appointment with Hackney & Leigh's Keswick office.

Price

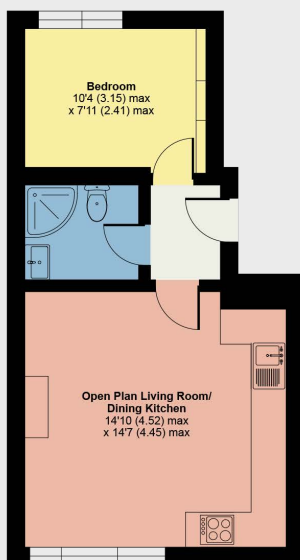
£560,000.

Emily's Black Lion, The Square, Ireby, Cumbria, CA7

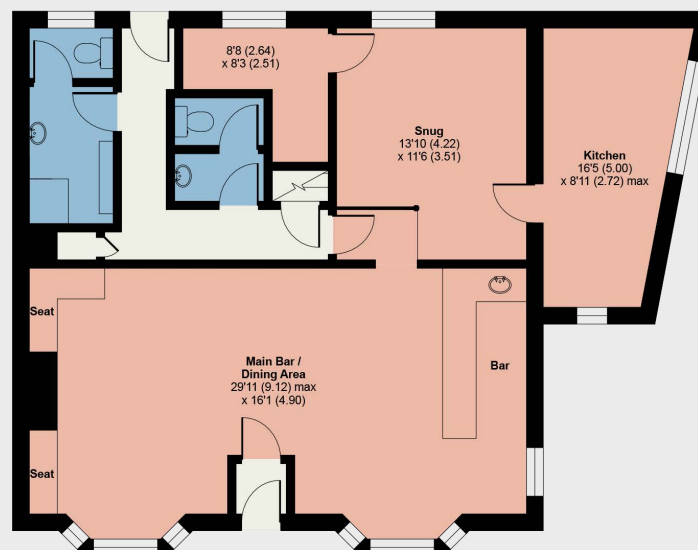
Denotes restricted head height



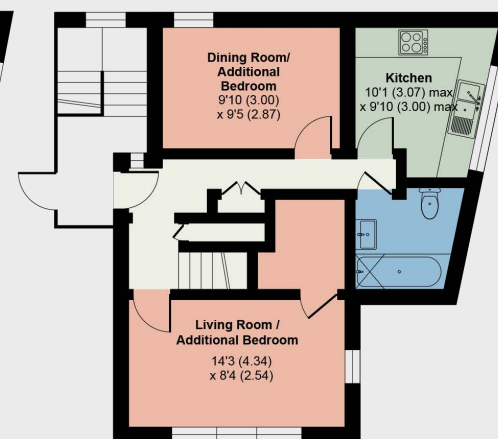
SECOND FLOOR



EMILY'S NOOK



GROUND FLOOR



FIRST FLOOR

EMILY'S VIEW



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2021. Produced for Hackney & Leigh. REF: 739950