



The Sun Hotel & The Log House





The Sun Hotel & The Log House

Coniston, Cumbria, LA21 8HQ

Thought to date from the 16th Century, although evidence suggests that parts of the building may be even older, The Sun (also previously known as The Rising Sun and The Huntsman during its long history) would have once catered to those passing along the old trade routes to and from the west coast ports. Today the Inn refreshes many a thirsty hiker who has descended from Coniston Old Man whilst also serving the wider community, not to mention the millions of visitors who have a love of the Lake District and visit all year round, year in, year out. Indeed, it is thought that The Lake District National Park, a Unesco World Heritage Site, attracts over 20 million visitors each year, so what better location could there be to run your own hospitality business?

Quick Overview

- Superb 16th Century Inn
- 8 en-suite letting bedrooms
- 6 bedroomed Staff accommodation
- 4 bedroomed detached owners or managers home
- Large commercial kitchen, dining areas and lounge
- Superb views
- Large car park and Beer Garden
- Superb package within The Lake District National Park
- Occupancy conditions apply to The Log House





The Sun Hotel truly is a multi-faceted opportunity with everything provided in one location, and what a location! Magnificent views, wonderful walks for guests and visitors from the doorstep, Coniston village centre and the lake itself just down the lane - it is simply the perfect setting. The Inn was even employed in the 1988 film "Across the Lake" starring Anthony Hopkins as Donald Campbell which centred around his famous world record breaking feats in Bluebird on Coniston Water until 1967. It is also where the Coniston Mountain Rescue was founded in 1948 - the first of its kind in The Lake District.

The original Inn became a Hotel when it was substantially extended in 1902, and again subsequently over the years to now provide a superb self contained package which really does contain everything required to run a successful hospitality business. The fully operational main bar includes around 40 covers and is full of character with exposed beams, stone flagged floors and a lovely Victorian style range which includes a back boiler making a significant contribution to the hot water when in use. This is now supplemented by a small snug and a substantial twin bay fronted lounge with a further 40 covers which can be sub-divided by tri-fold doors to accommodate functions or private parties. The separate purpose built dining room adds another 40 or so covers, in addition to those provided in the splendid raised terrace and beer garden outside, where the views enjoyed only get better. The well equipped commercial kitchen has also been extended and is large enough to provide for all tables and combined with excellent dining space might lead you towards considering leaning towards creating a more restaurant based destination venue, and includes additional storage and preparation areas. There is of course a substantial beer cellar below with a 16 barrel, tilting stillage installed and a further 8 keg products, as well as a former smaller first floor restaurant, now a games and entertainment room, alongside an office.

There are now eight splendid en-suite letting bedrooms (there were once nine bedrooms, but one, which did not have an en-suite, is now utilised as a store, but could be readily revert if desired). Every single bedroom enjoys a magnificent view. To the rear is a detached staff accommodation block, which is vital to success, and includes six bedrooms. There is a car park which can accommodate over a dozen cars with plenty of roadside car parking to supplement this.

The detached owners residence, known as The Log House, adjoins the site, but does not have to be associated with The Sun Inn and can be sold or occupied separately. This bright and sunny home provides outstanding contemporary accommodation built to the Finnish Kontio design in laminated timber (for strength and stability) with Mechanical Heat Recovery Airflow and an Air Source Heat Pump which supports heating or cooling the property. This superb split level accommodation includes two reception rooms, a family kitchen, four double bedrooms, two of which are en-suite, plus a house bathroom, a double garage and a large undercroft room perfect for creating a home gym, an entertainment room, home office space or similar. The Log House also enjoys its own access and car parking separate from the hotel, and can be owned and occupied completely independently of The Sun, but does have an occupancy condition which states that it has to be the occupiers principle residence and that person has to have either been resident in the locality for three years prior to taking up occupation or has been in continuous employment for at least 6 months in the locality. The full details are available online or from our Ambleside office. A staged sale may be possible should it prove necessary in order to comply.

The Sun Hotel owners have elected not to provide meals since 2020 and generates an excellent income from wet sales and the letting bedrooms alone. The potential to significantly develop the dining and restaurant side of the business is considerable and will be self evident to anyone who views.

A superb all-encompassing proposition for anyone with an eye for a superb business opening or is simply looking for an imaginative change of lifestyle. Truly, a once in a lifetime opportunity.



The Sun Hotel



Specifications

Bar
44' 9" x 38' 10"
(13.64m x 11.84m max)

Lounge
43' 11" x 26' 6"
(13.41m x 8.08m max)

Entrance Porch With bespoke Minton Hollins mosaic tiled floor, and stained glass window.

Entrance Hall A welcoming entrance with mosaic floor, ceiling rose and stairs leading to the first floor. The reception counter interestingly was built especially for the Donald Campbell film, and remains in situ.

Bar A welcoming room, full of character with its slate flagged floor, exposed stone walls with alcoves and a spice cupboard, timber beams and a lovely range, having space for approximately 40 covers. Behind the bar counter, and included in the service area, are the following appliances - Haier wine storage unit, Coolpoint counter drinks fridge, Comenda glass washer, Polar ice machine, a coffee machine and two electronic tills. There is also a Belfast sink and mixer tap.

Snug With quarry tiled floor and window seat, a cosy area for relaxing in.

Gentlemen's Cloakroom Having a tiled floor and a WC cubicle and separate Urinals, both with wash hand basin, soap dispenser and hand dryer.

Lounge Light and airy this spacious twin bay fronted lounge can be sub-divided by tri-fold doors to accommodate functions or private parties. With Tiger log burner in the seating area, timber floor and wall panelling, this is a comfortable room to both relax and dine in with approximately 40 covers. There are internal doors leading to the Entrance Hall and Dining Room.

Ladies Cloakroom With tiled floor and three cubicles each having a WC, paper dispenser, wash hand basin, soap dispenser, and hand dryer.





Wine & Dine

Specifications

Dining Room
43' 10" x 18' 6"
(13.37m x 5.64m max)

Kitchen
39' 11" x 29' 3"
(12.19m x 8.92m)

Beer Cellar
23' 7" x 14' 2"
(7.19m x 4.32m)



Dining Room A light dual aspect room with views, having timber floor, and ornate fireplace (not in use). Double doors lead to the patio terrace, and there is a counter service area with useful storage space and an electronic till. This room can accommodate another 40 covers.

Kitchen Fully equipped with numerous stainless steel counters and shelving work units, and three stainless steel sink units, and having appliances which include a Bar Aid dishwasher, Hoover under counter freezer, Instanta boiling water dispenser, Rowlett toaster, Daewoo full size fridge freezer, Rationale Combimaster counter oven, Lincat double fryer, Cater Cook double fryer, Supergrill, Excel warming unit with 4 heat lamp points, a Parry 4-pot foodwarmer, 2 Easy microwaves, a Samsung Microwave, Falcon Domination Commercial gas 10 ring oven, walk in refrigerator unit, an under counter fridge and a Whirlpool freezer. There is an external door to the patio area, and an internal door to the timber food store.

Timber Food Store With freezer cabinet, and a cloakroom with WC and wash hand basin. There is also an external door to the rear.

Beer Cellar Located in the basement and being fully equipped and having a J&E Hall Hydrocarbon air conditioning unit and a Viessmann cold room. There is an external door for deliveries.

First Floor Bedrooms

Boiler Room Housing two Vaillant boilers and a hot water cylinder.

Office Having an exposed beam, window and CCTV system.

Games Room Full of character this first floor room with its own staircase formerly provided a smaller dining room area and has an exposed timber floor, beams, feature stone walls and open fire place (not in use). Lovely and light thanks to the two windows both with window seats. An ideal entertainment room equipped with a pool table, and a dumb waiter with a mezzanine display area above.

Landing With integrated store, and access point to the boarded loft which has a light point.

Bedroom 1/Store No longer employed as a letting bedroom and currently providing excellent office/storage space, this is a bright spacious room with lovely high ceiling.

Bedroom 2 with En Suite Bathroom This spacious family double bedroom with bunk beds is dual aspect and benefits from having a bay window with fabulous views. The En suite is part tiled having a three piece suite comprising corner bath and shower over, pedestal wash hand basin and WC.

Bedroom 3 with En Suite Bathroom A double room again benefitting from stunning views. The En Suite has a three piece suite comprising a corner bath with shower over, wash hand basin and WC. Additionally there is a heated ladder style towel rail/radiator, shaver point and Xpelair extractor fan.

Bedroom 4 with En Suite Bathroom Currently operating as a twin room and having stunning views from the window. There is an ornate open fireplace (not in use). The En Suite has a three piece suite comprising a corner bath with Bristan shower over, wash hand basin and WC.

Bedroom 5 with En Suite Shower Room A lovely double room with fell views, a sliding door leads to the En Suite which has a three piece suite comprising a Briston double headed shower, wash hand basin and WC. With views from the window, a heated ladder style towel rail/ radiator, LED mirror, and extractor fan.



Specifications

Office
11' 10" x 8' 0"
(3.63m x 2.44m)

Games Room
27' 10" x 17' 3"
(8.49m x 5.26m)

Bedroom 1/Store
15' 1" x 10' 7"
(4.6m x 3.23m)

Bedroom 2 with En Suite
24' 2" x 13' 10"
(7.39m into bay x 4.22m)

Bedroom 3 with En Suite
16' 2" x 10' 10"
(4.93m x 3.32m)

Bedroom 4 with En Suite
10' 2" x 10' 0"
(3.10m x 3.05m)

Bedroom 5 with En Suite
10' 2" x 10' 0"
(3.10m x 3.05m)





Second Floor Bedrooms

Specifications

Bedroom 6 with En Suite
10' 11" x 10' 7"
(3.35m max x 3.25m)

Bedroom 7 with En Suite
11' 10" x 18' 0"
(3.63m x 5.50m max)

Bedroom 8 with En Suite
17' 3" x 8' 11"
(5.27m max x 2.72m)

Bedroom 9 with En Suite
13' 10" x 11' 10"
(4.24m x 3.63m)

First Floor

Laundry With a window and having plumbing for the Smart Team automatic washing machine, and provision for the Beko tumble dryer.

Cloakroom Having two contemporary Deca wash hand basins set within a counter top, a Sector hand dryer and two cubicles with WC's

Cloakroom With WC and wash hand basin.

Second Floor Landing.

Bedroom 6 with En Suite Shower Room A wonderfully light and airy double room thanks to its dual aspect with views over Coniston towards the fells. Having a loft access

point. The En Suite has a three piece suite comprising a shower set within a curved glazed cubicle, wash hand basin and WC, with a view to be enjoyed from the window.

Bedroom 7 with En Suite Bathroom A double room with dormer window and views. The En Suite is part tiled and has a three piece suite comprising a panel bath with shower over, a wash hand basin and WC. There is a heated ladder style towel rail/radiator and Coniston and surrounding fells can be seen from the window.

Bedroom 8 and En Suite Bathroom A welcoming double room with dormer window and view. The En Suite is part tiled and has a three piece suite comprising corner bath with shower over, WC and wash hand basin with mirror and shaver point above. In addition there is a heated ladder style towel rail/radiator and an Xpelair extractor fan.

Bedroom 9 with En Suite Shower Room light and airy double room with dormer window and view. The En Suite has a three piece suite comprising SIRRUS shower, WC and wash hand basin. Additionally there is an Acova heated ladder style towel rail/radiator.

Staff Accommodation & Outside

Staff Bedroom 1 with En Suite Shower Room A double room with dual aspect. En Suite with shower, WC, and wash hand basin.

Staff Bedroom 2 with En Suite Shower Room A double room and En Suite with shower, WC and wash hand basin.

Staff Bedroom 3 with En Suite Shower Room double room and En Suite with shower, WC and wash hand basin.

Staff Accommodation First Floor

Kitchenette Having wall and base units with complimentary work surface and a sink and a half with drainer.

Living Room/Bedroom 4 A light and airy dual aspect living room with views and having a Montrose log burner.

Staff Bedroom 5 A double room.

Bathroom Having a three piece suite comprising a bath, wash hand basin and WC. Also having plumbing for an automatic washing machine.

Bedsit Studio Suite (Bedroom 6) The welcoming sitting room has timber stairs leading to the mezzanine bedroom (3.30m x 3.30m), with two Velux sky lights. The shower room has a three piece suite comprising Mira shower, dual flush WC and wash hand basin and also has a heated ladder style towel rail/radiator.

Outside

Hotel Garden The hotel benefits from having excellent and much in demand outside space, lacking in many a country pub, which includes a large paved patio terrace and a grassed beer garden providing combined seating for over 120. The beer garden also has a designated play are for younger children - perfect for families.

Hotel Parking The Hotel benefits from having its own car parking area with room for approximately 12 cars.

Specifications

Staff Bedroom 1 with En Suite
12' 4" x 11' 8"
(3.76m x 3.56m)

Staff Bedroom 2 with En Suite
12' 1" x 11' 9"
(3.70m x 3.60m max)

Staff Bedroom 3 with En Suite
11' 5" x 10' 2"
(3.50m max x 3.10m)

Living Room/Bedroom 4
14' 9" x 11' 8"
(4.52m x 3.58m)

Staff Bedroom 5
13' 1" x 8' 10"
(4.00m x 2.70m)

Bedsit Studio Suite (Bedroom 6)
18' 4" x 11' 1"
(5.60m max x 3.38m max)

Staff Boiler Room
5' 2" x 4' 6"
(1.60m x 1.38m)

Kitchenette
(0' 0" x 0' 0" x 0m)

Store
12' 9" x 5' 6"
(3.90m x 1.70m)





The Log House

Split Level Ground Floor

Dining Room With double doors to the family kitchen and stairs up to the open plan sitting room.

Family Kitchen Having stylish oak base units with complimentary work surface incorporating a breakfast bar. With integrated appliances including a Rangemaster stove with five ring induction hob, a CDA wine fridge and a Miele dishwasher. There is a Toshiba heater and an external door to the decking patio area. There is a designated breakfast area ideal for gathering with friends and family, again with Toshiba heater. Timber steps lead to:

Sitting Room A bright and airy triple aspect room perfect for relaxation, the vaulted ceiling really enhances the wonderful feeling of space and light. There is a log burning stove and a Toshiba heater for those cooler evenings.

House Bathroom Having a three piece suite comprising a panel bath with shower over, a WC and a wash hand basin.

Log House Bedroom 3 A light and airy double dual aspect double room.

Log House Bedroom 4 A lovely light dual aspect double room.

Specifications

Dining Room
15' 1" x 14' 2"
(4.60m x 4.34m)

Family Kitchen
18' 8" x 13' 1"
(5.69m x 4.01m)

Sitting Room
28' 10" x 15' 10"
(8.81m x 4.83m)

Log House Bedroom 3
13' 10" x 11' 10"
(4.24m x 3.63m)

Log House Bedroom 4
12' 11" x 10' 0"
(3.96m x 3.07m)



First & Lower Floor

First Floor Landing With an integrated airing cupboard housing the hot water cylinder and benefitting from a generous amount of additional storage space in a large walk-in box room (2.1m x 2m).

Log House Bedroom 1 and En Suite A spacious double room having a view to the hotel and garden. The En Suite has a four piece suite comprising a panel bath, a shower set within a glazed cubicle, and an Imperial wash hand basin set within a vanity style unit and WC. Also with a shaver point.

Log House Bedroom 2 and En Suite A double bedroom with views and an En Suite with three piece suite comprising a shower set within a corner unit, a pedestal wash hand basin with mixer tap, and WC. Also having a shaver point and a heated ladder style towel rail/radiator.

Lower Floor

Double Garage The integrated garage has an up and over external door with light and power points. Benefitting from plumbing for an automatic washing machine, and provision for a tumble dryer.

Undercroft This is a wonderful space currently providing additional storage, but having superb potential for creating a home gym area, games or office space. There is a Paul Warmeruckgewinnung air flow and heat recovery system serving The Log House.

Garden There is a decking patio area directly off the kitchen, steps lead down to a wrap around path and the garden set to lawn at the rear, with provision for a hot tub (not included)



Specifications

Bedroom 1 and En Suite
19' 5" x 17' 3"
(5.94m x 5.28m)

Bedroom 2 and En Suite
18' 8" x 13' 1"
(5.69m x 4.01m)

Double Garage
28' 10" x 15' 10"
(8.81m x 4.83m)

Undercroft
28' 10" x 18' 8"
(8.81m x 5.69m)



Important Information

Services:

The Sun Hotel - This property is connected to mains gas, electricity, water and drainage.

The Log House - This property is connected to mains electricity, water and drainage. Additionally there is a Mechanical Heat Recovery Airflow and an Air Source Heat Pump which supports heating or cooling the property.

Business Rates:

Business Rates - The Sun Hotel has a rateable value of £38,450 with the amount payable to South Lakeland District Council for 2022/23 being £19,161.60

Council Tax: The Log House is Band G, payable to South Lakeland District Council.

Energy Performance Certificate:

The Sun Hotel - Band C

The Log House - Band D

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

Viewings:

Please note that as this is a successful business, viewings may be arranged to accommodate guests requirements.

***Note:** All bedroom measurements, including the letting and staff bedrooms exclude the En Suite facilities.

Directions

On entering the village of Coniston from the direction of Ambleside, proceed through the centre of the village crossing over Church Bridge and turning right at The Coppermines office. The Sun Hotel is located a short drive up the hill on the right hand side. Car parking is available within the private car park, on the roadside or alongside The Log House.

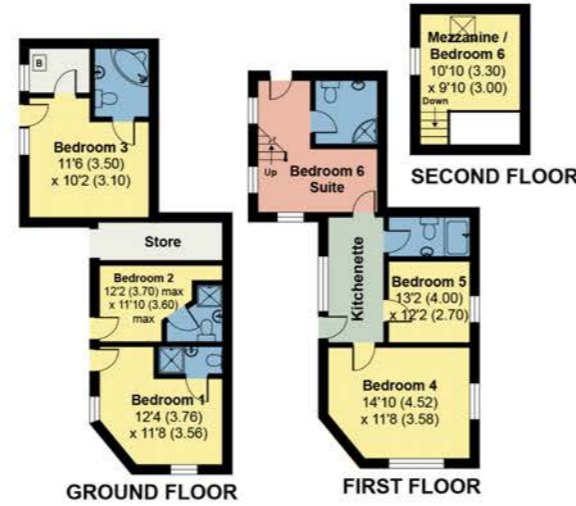
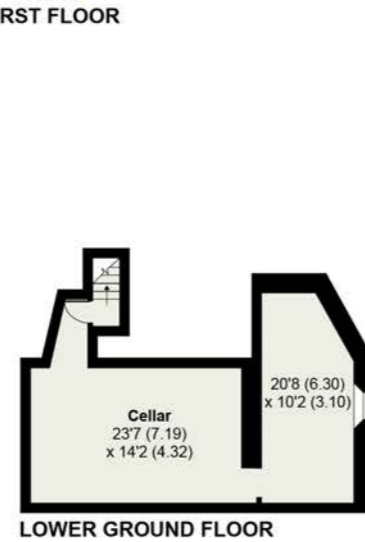
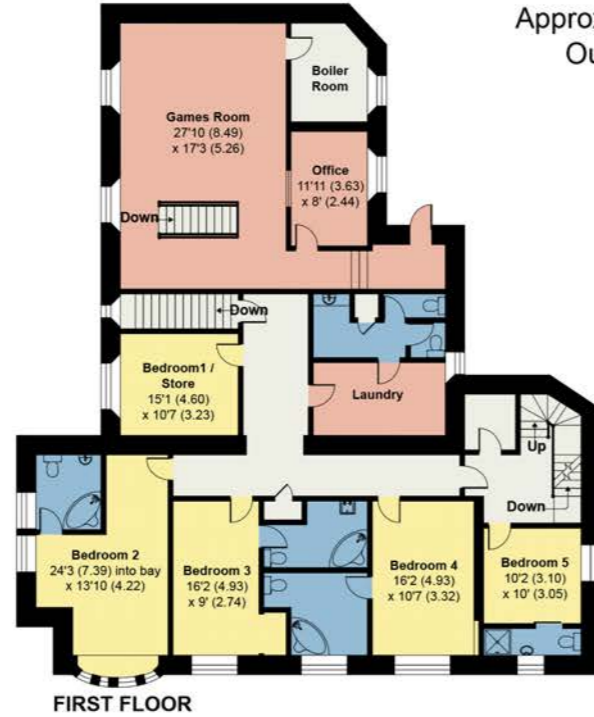
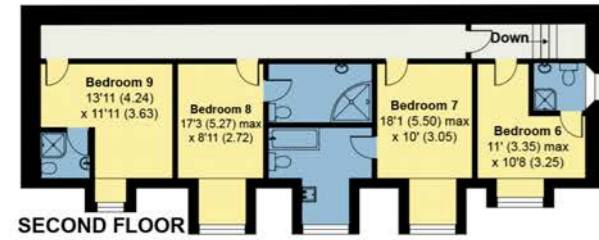
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The Sun Hotel , Coniston, LA21

Approximate Area = 8351 sq ft / 775.8 sq m
 Outbuilding(s) = 1224 sq ft / 113.7 sq m
 Total = 9575 sq ft / 889.5 sq m

For identification only - Not to scale

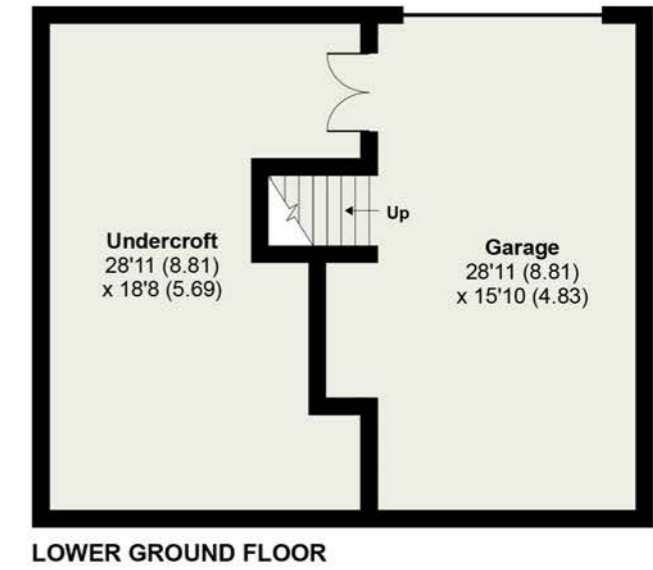
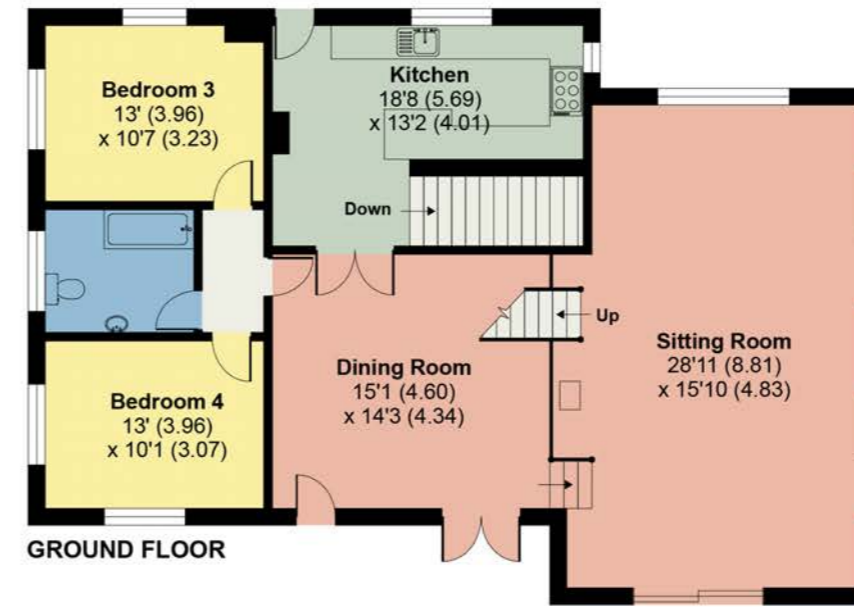


STAFF ACCOMMODATION

The Log House, Coniston, LA21

Approximate Area = 3168 sq ft / 294.3 sq m (includes garage)

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 887388



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Viewings

Strictly by appointment with Hackney & Leigh.

To view contact our Ambleside office:

Call us on 015394 32800

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