



Magnificent Hall with Established Lifestyle Business

— NEAR PENRITH | CUMBRIA —

A beautiful Grade II Listed Victorian hall with extensive grounds and portfolio of successful holiday lodges offering a unique lifestyle and business opportunity

J41 M6 4.9 miles | Penrith 7.4 miles | J42 M6 8.6 miles | Carlisle City Centre 11.4 miles | Keswick 20.4 miles

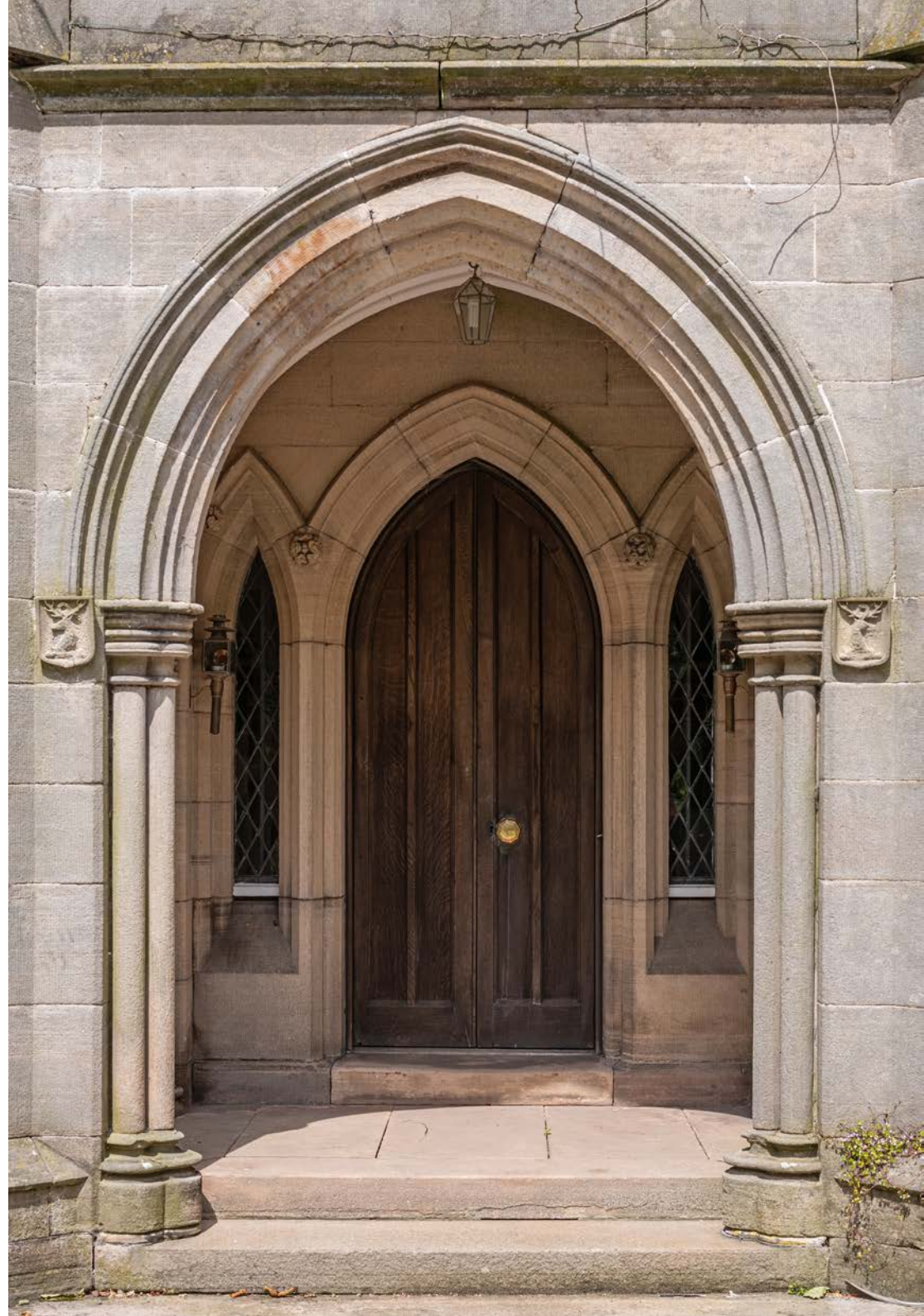


The Property

A truly magnificent Grade II Listed Victorian hall occupying extensive private gardens and grounds with a portfolio of nine luxury holiday lodges, separate cottage, comprehensive equestrian facilities, swimming pool and a remarkable purpose-built orangery ready to host guests for memorable events in fitting style. The property is currently operated as a successful lifestyle and business venture catering to weddings and luxurious holiday escapes. Both the stunning private home and the guest accommodation bring a wealth of opportunities to relax in style. The location in north Cumbria offers picturesque surroundings, nestled between the renowned UNESCO world heritage site of the Lake District National Park and the North Pennines AONB, all with easy access to the M6 for all visitors.

The gorgeous hall and ancillary properties rest in around 7½ acres of private grounds, set amongst peaceful Cumbrian countryside in a small and peaceful village. The whole set up has been developed and operated by the current owner as a stunning and desirable venue to host beautiful weddings, family gatherings and relaxing private holidays.

The business has proved hugely successful, providing both a fabulous home and a varied income stream from the accommodation and the hosting of unforgettable events. The business is firmly established with future bookings in place, providing a rare chance to secure immediate and ongoing income.





The Hall

Originally built in the mid-19th century, the hall boasts wealth of historic interest and was the home to many notable figures over the next 150 years. The handsome grey sandstone construction presents a wonderful example of Gothic architecture and the hall retains a host of period features.

The expansive accommodation includes hugely spacious and versatile reception rooms with splendid proportions and gorgeous character. Soaring ceilings and elegant, towering windows create a grand yet welcoming atmosphere, with swathes of natural light highlighting striking period fireplaces, original window shutters and decorative coving and cornicing. Thoughtfully considered décor and colour palettes reflect the history of the property, married to perfection with high quality modern finishes for comfort and style. The reception rooms are complemented by a fabulous country house kitchen and an abundance of practical rooms including a utility, laundry and store rooms, as well as a huge cellar incorporating a scullery, wine store, preparation rooms and further stores.

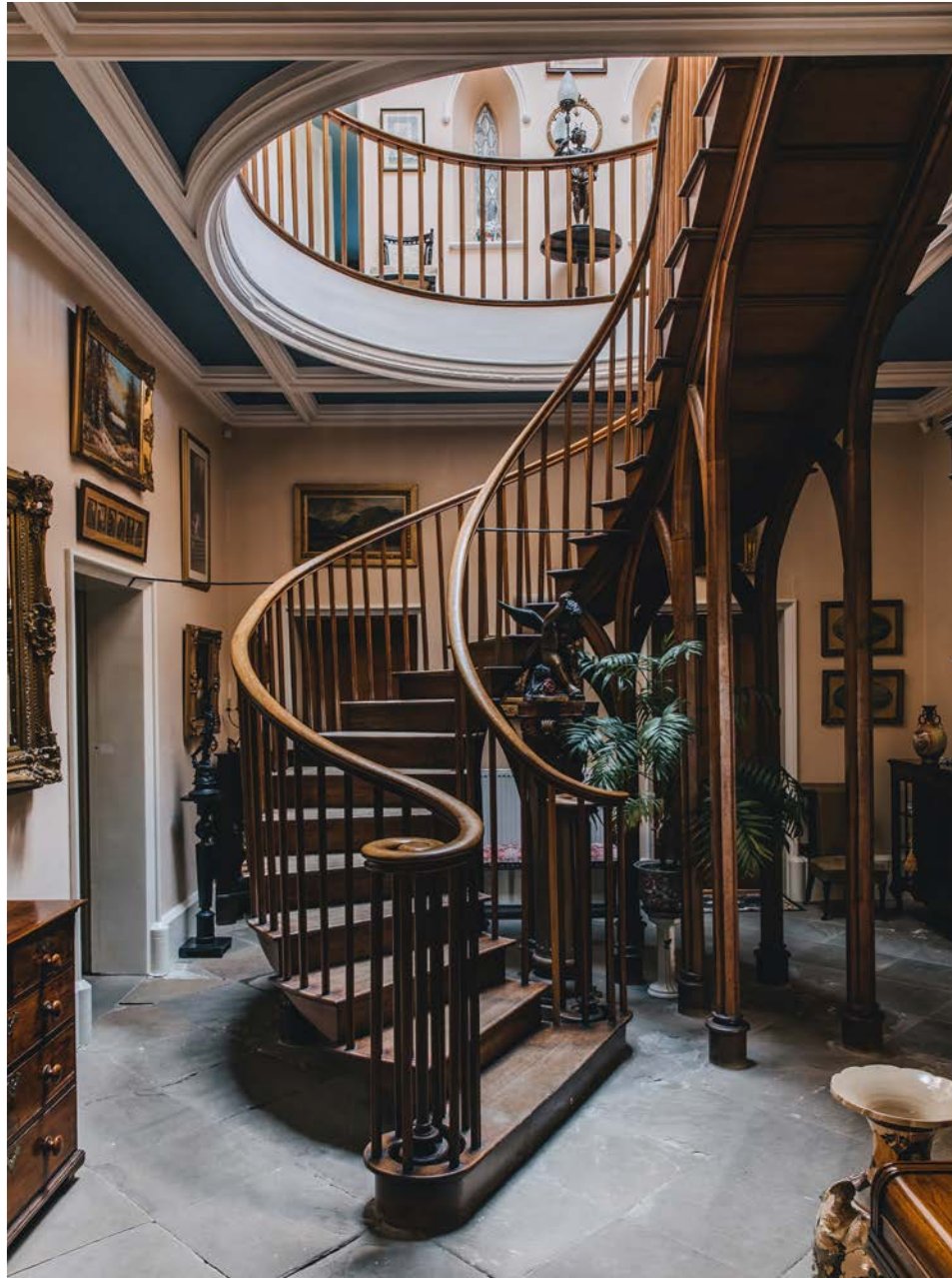
The spectacular bespoke staircase spirals from the entrance hall to the first floor with the galleried upper landing above, all illuminated by the sensational glazed roof lantern. There are five large double bedrooms arranged across the first floor with a mix of beautiful en-suite facilities and well-appointed bathrooms, and another three bedrooms on the second floor. The west wing of the property adds another three bedrooms at first floor level, along with a sitting room and kitchen, allowing the whole wing to operate as a self-contained annexe if required.























The Hall Floor Plans

Total area: approx. 929.3 sq. metres (10003.2 sq. feet)

First Floor



Second Floor



Cellar



Ground Floor

The Orangery

The spectacular purpose-built orangery is a magical luxury venue with formal seating for up to 100 guests. Italian marble flooring flows underfoot, and the glass-fronted design looks onto surrounding gardens with Mediterranean inspiration. The lantern roof opens electronically to bring the fragrant scents of the gardens inside during the summer months. This gorgeous space is sure to provide an unforgettable experience to every visitor. The orangery has a bar and an adjoining commercial kitchen to allow the seamless hosting of amazing events.

The Holiday Cottage

Converted from a former outbuilding within the curtilage of the hall, the cottage is a fabulous two bedroom property adding another dimension to the available holiday accommodation and an additional income stream to the business. Blending sympathetically with the surroundings, the cottage is finished to the same high standards found across the whole site and features a large open plan kitchen/living area to the ground floor. There is one bedroom on the ground floor with the second occupying the first floor. Both bedrooms benefit from an en-suite shower room. The cottage is a charming holiday destination and sleeps up to five guests.

Additional Cottage with Planning

Adjacent to the holiday cottage is a further outbuilding and the opportunity to create a one bedroom holiday unit. Planning permission was previously granted and architects plans drawn up to expand the holiday let business with this additional delightful cottage. Water, electricity and drainage are already in place to expedite the project.



The Lodges

The easily manageable park extends in total to approximately 1.9 acres with a central hardstanding roadway providing access to each of the lodge's car parking spaces.

The park enjoys a discreet separate entrance via a quiet village roadway.

The hire fleet lodges are all laid out in an attractive yet secluded fashion providing privacy for each occupant. The park is developed with nine luxury lodges as follows:

- 4 single holiday lodges sleeping 4 (16^{ft} x 40^{ft})
- 1 single luxury holiday lodge sleeping 4 (16^{ft} x 45^{ft})
 - 1 twin holiday lodge sleeping 4 (20^{ft} x 40^{ft})
 - 3 micro lodge pods sleeping 2 (17^{ft} x 10^{ft})

Each lodge and pod benefits from a large decked area and a veranda covered hot tub as well as dedicated parking space. The park is very well developed with mature planting, gravelled roadway, CCTV and lighting throughout along with an electric security gate providing a grand arrival.

At the entrance to the main park area is a newly constructed timber building currently used for storage which has been built with the intention and design that it would become a dedicated reception building complete with services in place.

At the bottom of the park is a flat grass paddock area where planning has been obtained for nine further lodges.





The Business

At present, the popular lodge holidays are sold via a third party booking system with limited ownership input, with the owners focusing on using the main hall and orangery as a high class wedding venue.

The lodge element of the property provides an excellent opportunity for a purchaser to benefit from the established trade driven by the sustained demand for UK short break holidays as well as offering lucrative wedding accommodation from the main property. There is also an opportunity for a new owner to take advantage of significant sales opportunities should they choose to sell the lodges to private owners, whether that be existing units or via developing the new permitted lodges.

The flexible property offers myriad opportunities depending on the owner, from a full scale wedding venue and lodge park, to a lodge park only or even as a boutique B&B with small wedding venue in the orangery.

In it's present form, turnover has been growing with the year ending 31st March 2022 generating a net figure of c.£350,000.





Equestrian Facilities

The extensive and beautifully maintained grounds stretch away to the north east where the land is divided into well-fenced paddocks. The paddocks combine with stables, a tack room and a superb floodlit manège to provide an equestrian set up that is both impressive and manageable. This could also be operated as a horse livery business, adding yet another potential income stream.



Gardens & Grounds

Landscaped gardens have been thoughtfully laid out and carefully tended to provide suitably elegant surroundings to the hall. The stunning formal gardens include manicured lawns and charming topiary along with delightful water features that add to the sense of historic grandeur. Mature trees and established woodland are a haven for wildlife, whilst also bringing peace and privacy to the whole property.





Local Information

The property is located in a quiet village to the north of Penrith and within close proximity of the Lake District National Park. The village offers a primary school and a popular public house. The regional capital of Carlisle is within easy reach and offers an excellent range of social, leisure and retail opportunities and an attractive pedestrian area, along with an impressive cathedral and castle. The property is well-located for access across the Lake District National Park, the North Pennines AONB and the Scottish Borders.

For schooling, the local primary school is joined by further primary schools in nearby villages. The excellent Queen Elizabeth Grammar School is in nearby Penrith and private schooling is available at Lime House School in Dalston which provides co-educational schooling from 3-18 years.

For the commuter the M6 is within easy reach for onward travel north and south. There is a rail station at Dalston offering local services, while mainline rail services are available at Penrith and Carlisle which provides fast and frequent services to London in the south and Glasgow in the north.

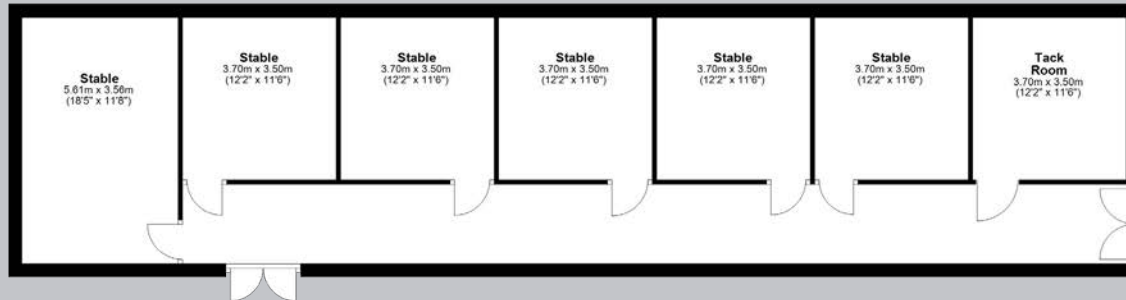
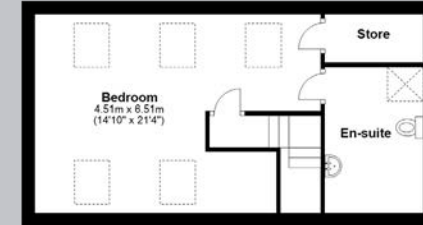
Floor Plans

Outbuildings total area: approx. 294.3 sq. metres (3167.7 sq. feet)

The Holiday Cottage total area: approx. 112.9 sq. feet (1214.9 sq. feet)



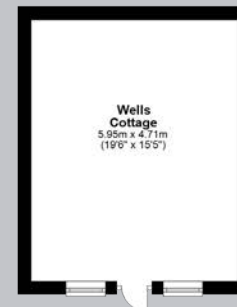
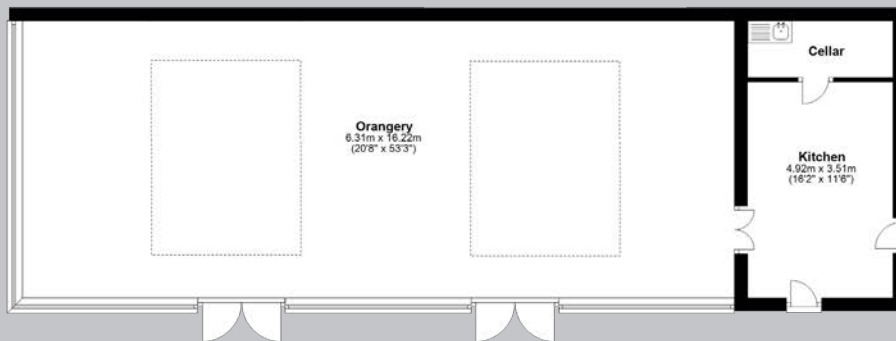
The Holiday Cottage



Outbuildings

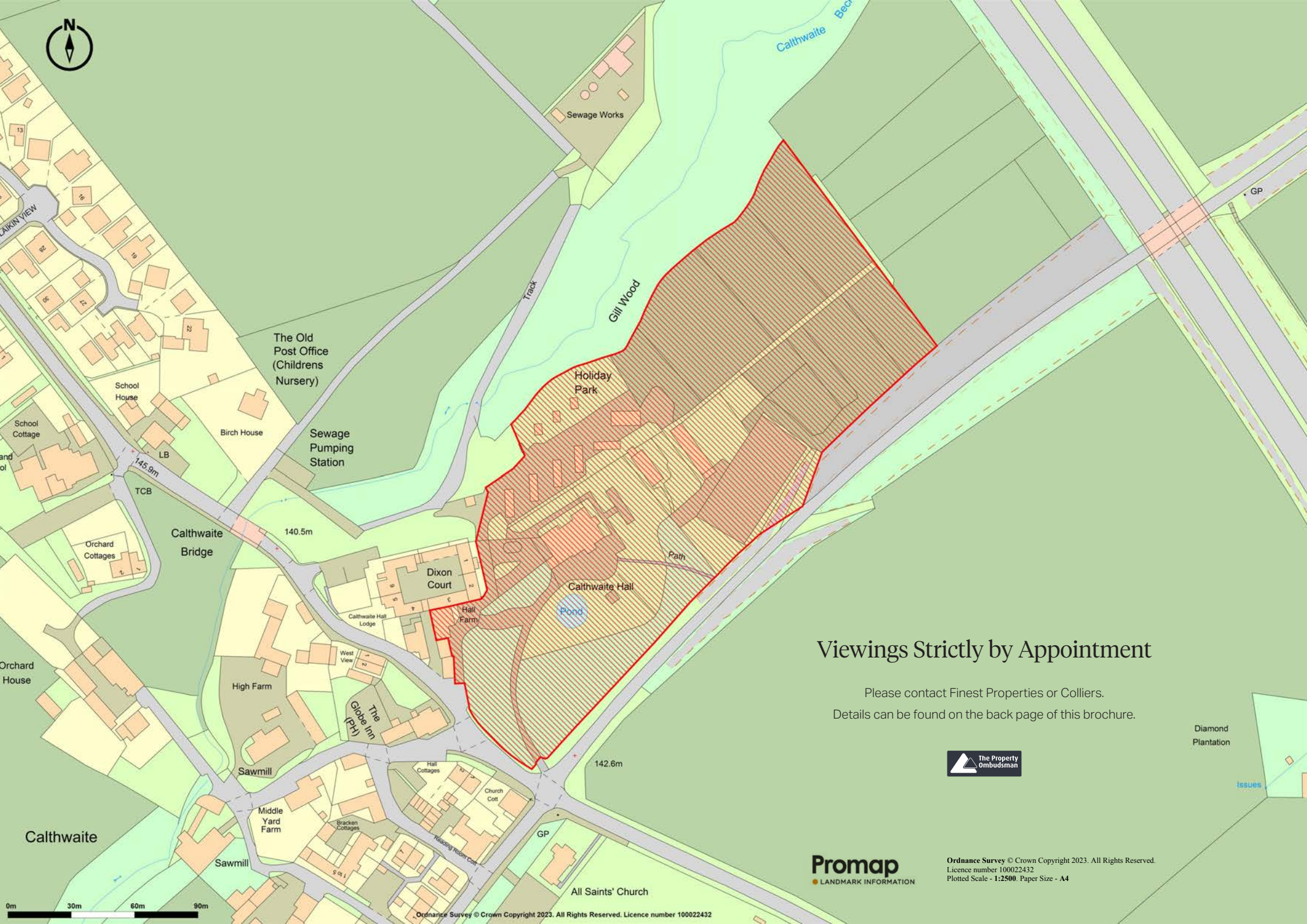
Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.



Services

Mains electricity and water. Drainage to private septic tank.
Oil-fired central heating.



Viewings Strictly by Appointment

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Details can be found on the back page of this brochure.



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