



## Ireby

**Offers in the region of £450,000**

Emily's Black Lion, The Square, Ireby, Wigton, CA7 1EA

An established traditional village public house together with two self catering holiday let apartments located in the centre of Ireby village on the northern fringe of the Lake District National Park approximately twelve miles from Keswick, thirteen miles from Cockermouth and seven miles from the northern shore of Bassenthwaite.

Nearby attractions include the Lake District Wildlife Park, Bassenthwaite Sailing Club, Lakes Distillery, Dodd Wood Forest and the Skiddaw range.

The property provides a lucrative freehold investment opportunity with potential to convert the public house to an additional apartment subject to obtaining planning consent.

### Quick Overview

Traditional village public house with two self catering holiday let apartments

Successfully established business with over thirty five internal covers and fifteen externally

Potential to convert the public house to an additional apartment subject to planning consent

Central location in Ireby village on the fringe of the Lake District National Park

Twelve miles from Keswick and thirteen miles from Cockermouth

Lucrative freehold investment opportunity



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Superfast  
Broadband  
Available



On Street

Property Reference: KW0422



Main Bar



Main Bar/Dining Area



Snug



Living Room

## Accommodation

### Public House

#### Ground Floor:

##### Lounge Bar

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

##### Snug

With exposed beams, panelled walls, radiator.

##### Kitchen

##### Inner Hall

##### Ladies WC

##### Gents WC

##### Apartments

##### Emily's View

#### Lower Floor:

##### Entrance Hall

With radiator, built in cupboard.

##### Inner Hall

With walk in cupboard.

##### Living Room / Additional Bedroom

With radiator, built in cupboard.

##### Dining Room / Additional Bedroom

With radiator.

##### Kitchen

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.



Dining Area



Living Room



Kitchen



Dining Room



Bedroom One



Bedroom Two

### Upper Floor:

#### Landing

#### Sitting Room

With roof windows, exposed beams.

#### Bedroom One

With roof windows, electric heater.

#### Bedroom Two

With roof window, electric heater.

#### Emily's Nook

#### Entrance Hall

#### Open Plan Living Room / Dining Kitchen

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

#### Bedroom

With radiator.

#### Shower Room

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

#### 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

#### VAT

The purchaser will be liable for any VAT payable on the purchase.

#### Licences

There is a current Premises Licence that will transfer on sale and the purchase will require a Personal Licence in order to continue the business.

#### Trading Figures

Trading figures are available to genuinely interested prospective buyers.



Sitting Room



Sitting Room



Living Room/Dining Kitchen



Living Room/Dining Kitchen



Bedroom

#### 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.

#### What3words

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#### Viewings

By appointment with Hackney & Leigh's Keswick office.

#### Price

Offers in the region of £450,000.

#### 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).

# Meet the Team

## Nick Elgey

Sales Manager

Tel: 017687 41741  
Mobile: 07368 416931  
nre@hackney-leigh.co.uk



## Simon Bennett

Sales Team

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



## Jane Irving

Sales Team

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



## Amy Robinson

Sales Team

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



## Helen Holt

Viewing Team

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



## Steve Hodgson

Viewing Team

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **01768 741741** or request online.



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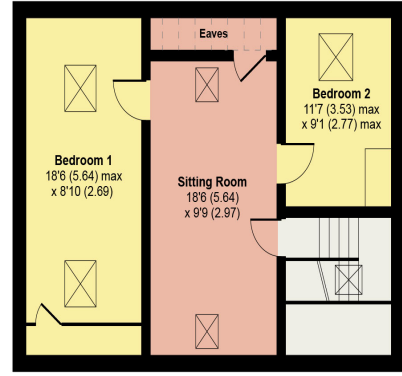
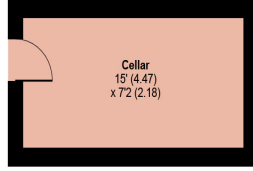


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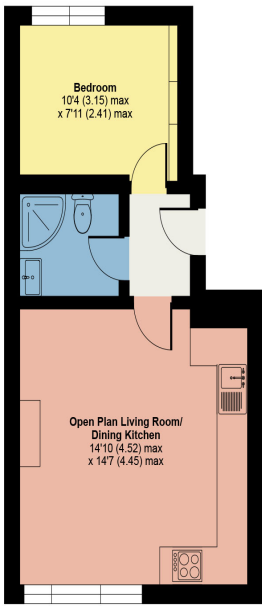
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# Emily's Black Lion, The Square, Ireby, Cumbria, CA7

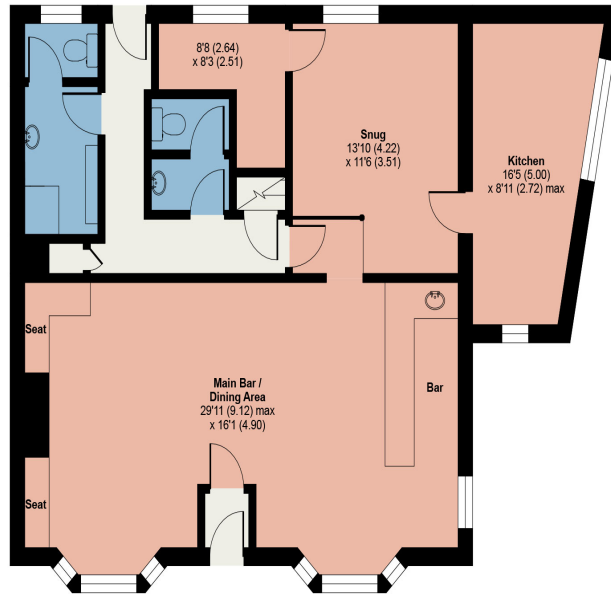
Denotes restricted head height



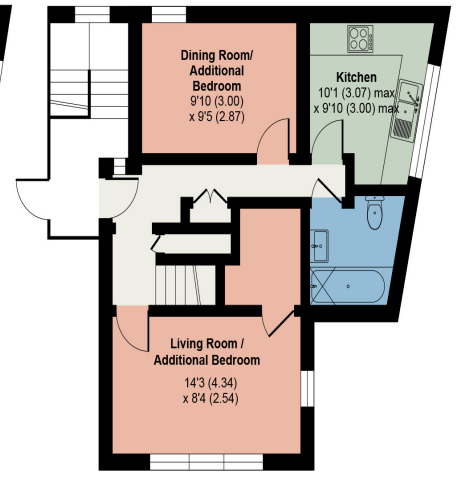
SECOND FLOOR



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). © n|checon 2021. Produced for Hackney & Leigh. REF: 739950

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