

# Scafell Hotel

Rosthwaite, Keswick, Cumbria CA12 5XB

Colliers



- Attractive and Renowned 18th Century Coaching Inn
- Ideal opportunity to develop the current business or create self-catering.
- Picturesque trading location in the heart of the Lake District National Park
- 23 en suite letting bedrooms
- Extensive Public Areas including the renowned "Riverside Bar"
- Substantial site area extending to approaching 5 acres
- The business is currently closed

**Price Reduced to  
Offers in excess of  
£1,500,000 - Freehold**



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## Location

Scafell Hotel is located in the small village of Rosthwaite in the Lake District National Park. Its backdrop of Lakeland fells including Great Gable, Dale Head, High Spy, Scafell Pike and Great End provide a particular attraction to seasoned fell walkers whilst its close proximity to the banks of the River Derwent, along Langstrath or up the Watendlath, appeal equally to those seeking a gentler stroll. The shores of Derwent Water, "The Queen of the Lakes", lie further up the valley whilst the Honister Pass, at the head of Borrowdale, links to the lakes of Loweswater, Buttermere and Crummoach.

The Property is situated approximately six and a half miles south of the market town of Keswick, Situated between the famous Skiddaw and the gentle beauty of Derwent

Water, it has become the major centre for tourism in the northern Lake District. This pretty market town offers a wide range of attractions for visitors, from shops and restaurants to museums with a difference, and boating trips around lake Derwent Water.

The Lake District National Park is one of the UK's premier tourist destinations. England's largest National Park it was designated a UNESCO World Heritage Site in 2017. It covers over 850 square miles and boasts England's only true mountain range and several lakes, tarns, meres and waters that gives the area its name. Whilst it is the UK's most densely populated National Park, there are no major conurbations and with inbound tourists numbering an average of around 15.5million per year, it really has proved itself to be a tourist hot spot.

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## The Property

The Scafell Hotel comprises a detached hotel building that has been extended and reconfigured on a number of occasions. The Hotel is set in its own grounds that extend to approximately 1.96 hectares (4.82 acres) in total on a split site. The original building was constructed during the early 18th century as a residential dwelling prior to being used as a coaching inn. Since the current owner's acquisition in 1971 the Property has been extended and reconfigured to provide 23 en suite letting bedrooms, a range of public areas within the main Hotel together with the Riverside Bar which was extended in the 1990s and adjoins the Hotel. The original building is of Lakeland stone elevations beneath pitched slate roofs with the extensions being sympathetically constructed.

## Public Areas

The Hotel entrance is to the side of the Property and leads into the Hotel Reception with counter and seating for four persons.

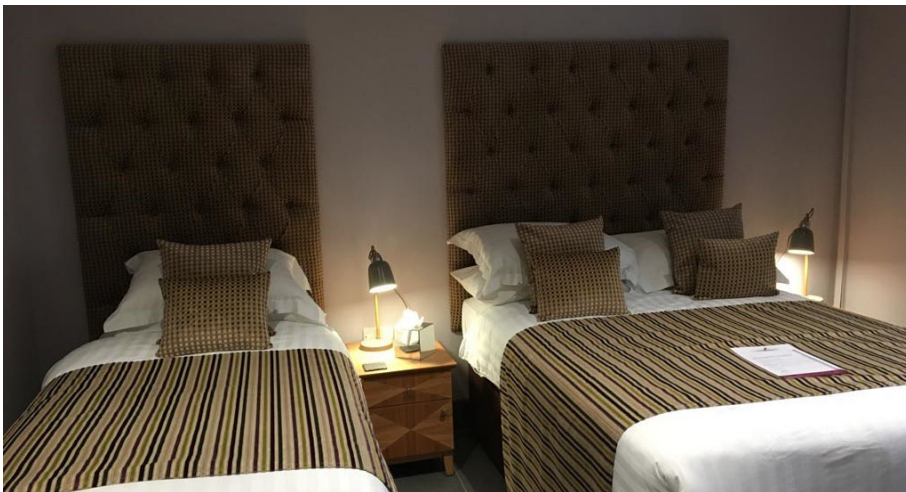
- The Residents' Lounge has sofas and soft chairs seating circa 10 guests and the room is centred around a large open fire.
- The Cocktail Bar is the formal bar used in conjunction with the restaurant and for hotel guests seeking a relaxed drink. It has its own bar servery and open fire and has seating, as set out, for around 30 persons.
- The Sun Lounge is a relaxed lounge with wicker furniture seating 10 guests and can be accessed from the main hallway, residents' lounge and the cocktail bar.

- The Sun Lounge and Cocktail Bar could at one time be accessed from the front of the hotel via a separate entrance, which could be reinstated, and leads out onto the front lawn.
- The Restaurant comprises a large open plan space and is able to seat up to 60 covers in total.
- The Riverside Bar has a separate entrance to the opposite side of the Property and is a traditional locals' and walkers' bar providing a range of real ales and food all day. It has a large bar servery and has seating for approximately 50.
- There are ladies' and gentlemen's toilet facilities situated by the reception and also in the Riverside Bar.





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## Service Areas

The Hotel has a catering kitchen adjacent to the Restaurant and is also within easy reach of the Riverside Bar. It is of a good size with separate pot wash area, various cold and dry stores, walk-in fridges and freezers, and is fully equipped with commercial grade catering equipment that we are advised is commensurate with the trade in hand.

## Owners/Staff Accommodation

The Property has a self-contained owner's/manager's flat on the first floor with a lounge, dining room/office, kitchenette and double sized bedroom with en suite bathroom. Staff accommodation comprises three bedrooms, which are situated on the first floor of the main house and share the use of a communal bathroom.

## Letting Bedrooms

There are a total of 23 letting bedrooms arranged as follows:

Type	Number
Single	3
Twin	7
Double	9
Family	3
Suite (Barnes Wallis Suite)	1
Total	23

All bedrooms have en suite bathrooms. All the bedrooms have, direct dial telephone, tea and coffee making facilities, bottled water, flat screen television and hairdryer.

## External

There is a large lawned area where there are a number of picnic tables. Adjoining the main building alongside this is the main hotel car park. We understand that the Hotel owns a section of riverbank with fishing rights.

A separate access/egress point from the public highway to the south of the Hotel building provides access to a larger car park facility that is made available to the general public as well as to hotel guests (charged at £5 per day for non-residents). We understand that there is space for approximately 100 cars to park in total. Across the road is a large paddock that has scope for the establishment of four "glamping" pods.





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## Services

Mains electricity supply.  
Mains Drainage  
Mains water supply  
LPG Gas Central Heating

## Registration & Licences

It is understood that the property benefits from a Premises Licence and a Civil Marriage Licence.

## Tenure

The property is held Freehold. **Consideration may also be given by our clients to offering a lease on the property and business. Further information is available on request.**

## Business Information

The inn is privately owned and operated under management with a compliment of staff. It was acquired by our clients in May 1971 and since then the building has been substantially extended and reconfigured to create a highly successful Inn/Hotel, attracting a high level of repeat custom and passing trade. Supplemented by a solid locally driven flow of customers Forecast net turnover to year end November 2023 is circa £980,545 from a balanced mix of income streams, with high profit margins being achieved.

Further financial information is available to seriously interested parties on the back of a signed NDA.

## History & Reason For Sale

The business has been in our client's hands for over 50 years.

The decision to sell is due to retirement

## Mileages & Directions

Keswick is approximately 6.5 miles, Grasmere approximately 19 miles, Ambleside approximately 23 miles and Windermere approximately 27.5 miles. Junction 40 of the M6 Motorway is approximately 24 miles.

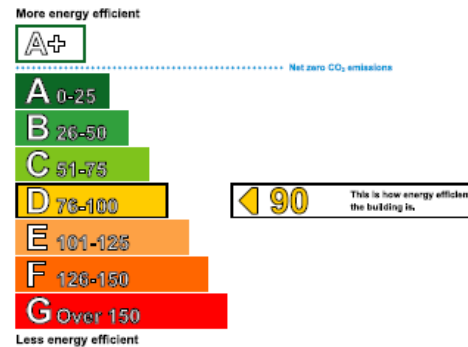
If travelling north on the M6, leave the motorway at junction 40 then follow the A66 signposted Keswick.  
From Keswick travel south down the Borrowdale Road (with Derwentwater on the right-hand side) B5289 for 6.5 miles. The beautiful village of Rosthwaite is well signposted.

## Finance

Colliers is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.



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## To View

All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.

## Identity Check

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

## For more information please contact:



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