



# FOR SALE

**NEW DUNGEON GHYLL**  
GREAT LANGDALE, AMBLESIDE, CUMBRIA, LA22 9JX

Offers in excess of  
**£3,000,000 – Freehold**



## INVESTMENT SUMMARY

- One of the Lake District's best known and much revered Country hotels set in a glorious location
- 23 wonderful en suite letting bedrooms
- Impressive Public Areas with Restaurant, Bars and Lounges
- Delightful landscaped gardens and grounds extending to around 8 acres
- Turnover to year end December 2018 of £1,027,000 excluding VAT with high profit margins and further potential

## INTRODUCTION & LOCATION

Enjoying one of the most beautiful locations in England, the New Dungeon Ghyll Hotel is a superb Lakeland Hotel providing unrivalled facilities. Set amidst the lake districts most dramatic fells in the picturesque Langdale Valley the hotel nestles beneath the Langdale Pikes in around 6 acres of mature gardens and pastures.

The hotel is also of historical interest being built on a medieval settlement and it enjoys the most breathtaking views of Langdale at every point of the compass.

Adjoining the property is a large public car park in addition to one just across the road and these provide the starting point for a number of famous Lake District walks. Stickle Tarn, Blea Tarn, Dungeon Ghyll Waterfalls, Langdale Pikes, Pavey Ark, Bow Fell, and the highest mountain in England, Scafell Pike, are all close by and are tremendous attractions to all walkers, mountaineers, geologists and visitors. The hotel is thus perfectly placed to cater for residential guests looking to explore the area but also passing walkers, campers and other visitors this beautiful valley.

The Lake District National Park is a UNESCO world heritage site and is one of the UK's most popular tourist destinations. The lake district boasts the only true

mountain range in England with over 850 square miles of rural beauty. Whilst the national park aims to preserve the nature beauty of the area it also welcomes the 15.5 million tourists that visit annually and an importantly these visitors are attracted all year round.

The New Dungeon Ghyll hotel is an idyllic family owned and run hotel offering excellent quality accommodation in a stunning location which is now for sale to allow the owners to focus on other business interests.

## HISTORY & REASON FOR SALE

The original property was a farmhouse and in 1832 changed to a hotel, which took just over 30 years to build and was finished in 1862. In the 1950s and 1960s the hotel was a local shop and petrol station.

The 1980s saw the hotel change usage to an outward-bound centre for under privileged children before being bought in 1991 by the current owners. The New Dungeon Ghyll hotel is a family owned and run hotel offering excellent quality accommodation in a stunning location which is now for sale to allow the owners to focus on other business interests.





NEW DUNGEON GHYLL, GREAT LANGDALE, AMBLESIDE, CUMBRIA, LA22 9JX





## THE PROPERTY

The New Dungeon Ghyll Hotel is a 3-star hotel within a detached, landmark building. The original house has accommodation over three floors plus a basement with one and two storey extensions added to the sides of the original building and four bedrooms, which were built in 1999, and a further bedroom extension, which added a net two rooms, added in 2007/8.

The property is traditionally constructed of Lakeland stone beneath pitched slate roof coverings with dormer windows at second floor level.

## PUBLIC AREAS

The property benefits from two entrances into the property: one leading to the hotel reception and a second giving direct access into the public bar which is ideal to benefit from passing trade.

The main hotel entrance leads into an entrance lobby and from here into the well-appointed Reception. There is an office to the rear.

The Residents' Lounge (20) is to the right-hand side of the reception. It presents a homely atmosphere with feature fireplace, providing incredible views over the valley.

On the opposite side of the reception is the Residents' Bar/Snug (16) with wooden corner bar and log burner.

Both of the resident's areas have recently been refurbished to an excellent standard.

Beyond the residents' bar is the well decorated Restaurant (50).

The public bar, also known as the Walkers' Bar (26), with wooden bar and its own W/C facilities is extremely popular with both residents and non-residents alike.

Ladies and Gentlemen's toilets.

## LETTING BEDROOMS

The hotel hosts a magnificent set of 23 individually styled high quality letting bedrooms; all are en suite and can be summarised as follows;

Twin/Double – 21

Four Poster – 1

Family – 1

Total – 23

14 of the bedrooms are of superior standard with 8 being standard.

2 of the ground floor bedrooms are disabled access rooms.

All rooms are equipped with direct dial telephones, flat screen television with Freeview, tea and coffee making facilities, free Wi-Fi and hairdryer. All bedrooms are also centrally heated and have excellent views over the surrounding scenery.



## MANAGER'S ACCOMMODATION

The hotel benefits from a 2-bedroom manager's flat to the side of the hotel. This first floor flat has its own separate external access and has accommodation comprising a large lounge, a shower room and two good sized bedrooms.

There is also a detached timber staff chalet to the rear of the site with 1 single bedroom, 4 double bedrooms and a 2-communal bathroom.

## EXTERNAL

The hotel occupies a substantial site that we are informed extends to approximately 12 acres.

To the rear of the hotel there is parking for at least 20 vehicles, with further sizeable areas mainly laid to lawn and sheltered by stands of mature and semi-mature woodland.

There is also seating to the front of the hotel for at least 100 persons on timber picnic style benches as well as a resident's patio area (24).

Besides the main site, the north-westerly section mainly comprises hill grazing land as well as the attractive Dungeon Ghyll Waterfall. The south-easterly section, which is on the opposite side of the A5343, is currently occupied by a farmer for sheep grazing. An additional plot of land between the hotel and the main road is partly set aside as an orchard, with another area used to house the private sewerage plant.

There is also a timber workshop, a detached stone built store and a stone built former generator house which is adjacent to the waterfall comprising a workshop and the hotel's water treatment system.

## SERVICE AREAS

The well-equipped commercial kitchen has a central position with direct access into the restaurant and the public bar.

Elsewhere in the hotel there are a dry goods store and a beer store in the basement, a housekeeper's store, two linen stores and various general stores on the first floor, two stores on the second floor and external storerooms. In addition, there is a detached

laundry and drying room as well as a log store and a workshop.

## PLANNING & DEVELOPMENT

The property is located within the Lake District National Park.

We understand that the hotel has formally benefitted from 2 semi-detached staff properties on the site of the timber chalet. This has now lapsed however we are informed it should be possible to resurrect the planning.

Plans have also been drawn up for a number of schemes including the extension to the restaurant at ground floor level with 4 addition letting bedrooms on the first and second floors. Plans are available to seriously interested parties within a secure data site.

## LICENCES

It is understood that the hotel has a premises license.

## TENURE

Freehold.









# NEW DUNGEON GHYLL, GREAT LANGDALE, AMBLESIDE, CUMBRIA, LA22 9JX

## SERVICES

The property has a mains electricity supply only.

Heating is provided by an oil-fired central heating system; the kitchen is served by LPG; for which there is 1 tank.

There is a private water system and private sewerage treatment plant which is situated to the side of the hotel. There are three bunded oil tanks (each 500-gallon capacity) situated to the rear of the hotel.

The hotel also benefits from a backup generator.

## THE BUSINESS

The hotel offers an outstanding opportunity to acquire a, high quality hotel asset in an excellent tourist location; generating significant trade but with the opportunity to add further growth through possible further development subject to planning.

The hotel benefits from outstanding occupancy in the summer months and to Year End 31st December 2018 generated an impressive £1,027,613 turnover (net) and an adjusted net profit in excess of £332,000.

The sale of the New Dungeon Ghyll Hotel offers the opportunity to acquire a well-established and popular hotel business located in the heart of one of the most popular tourist areas of the United Kingdom, The Lake District.

## DIRECTIONS

From Ambleside, take the A593 toward Conistone and turn right to Skelwith Bridge onto the B5343. Continue through Elterwater and Chapel Stile and the New Dungeon Ghyll will be seen in Great Langdale on the right-hand side set back from the road.

Ambleside about 6 miles, Windermere 11 miles, Kendal 19 miles and Keswick 22 miles.

## PRICE

Offers in excess of £3m for the entire shareholding in the owning company on a cash free debt free basis. Stock in addition. Excluding personal items.

## FINANCE

Colliers International 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.

## TO VIEW

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

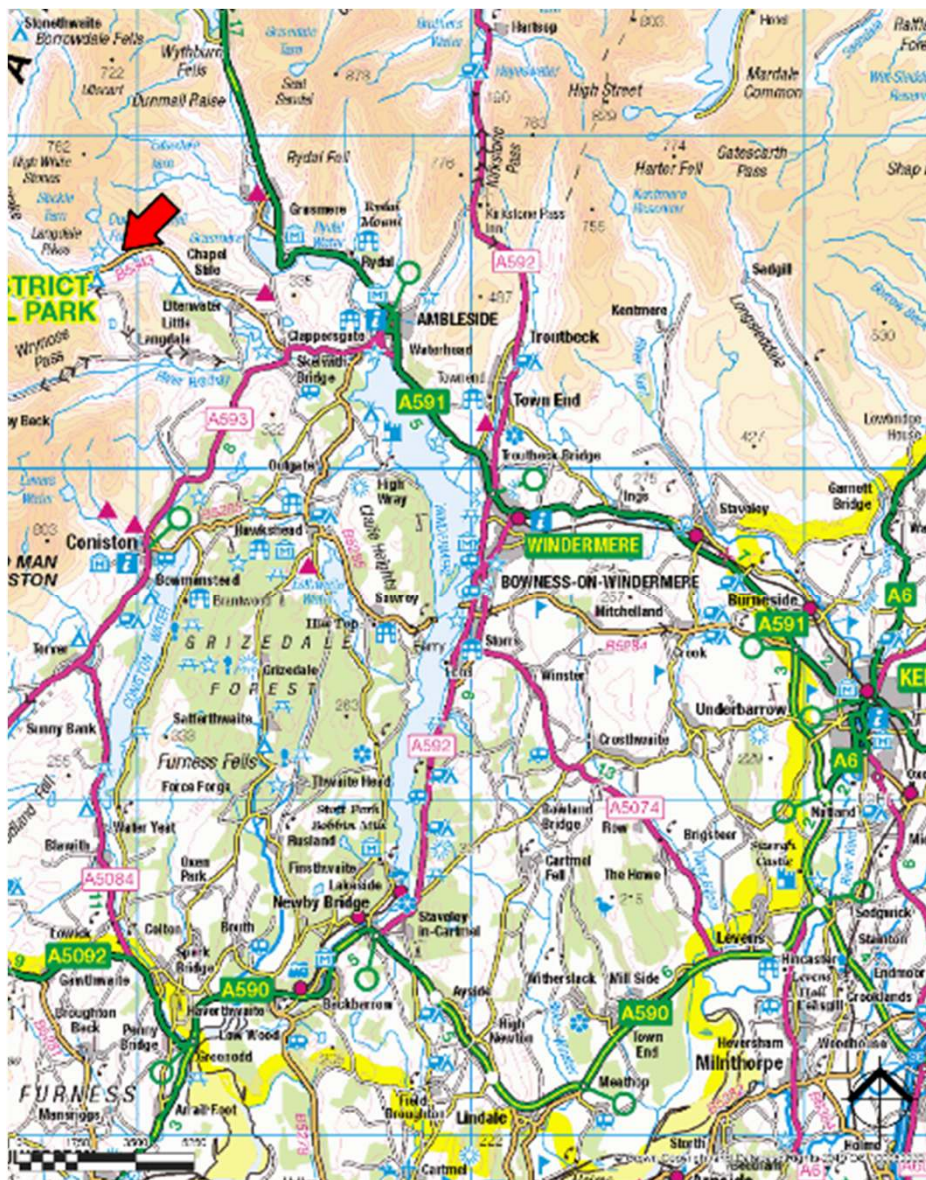
## IDENTITY CHECKS

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.





# NEW DUNGEON GHYLL, GREAT LANGDALE, AMBLESIDE, CUMBRIA, LA22 9JX



## FURTHER INFORMATION

For further information or to arrange an inspection of the property, please contact:



Julian Troup – Director

Tel: 07825 891233

Email: [julian.troup@colliers.com](mailto:julian.troup@colliers.com)



Robert Smithson – Senior Surveyor

Tel: 07825 171652

Email: [robert.smithson@colliers.com](mailto:robert.smithson@colliers.com)



## Disclaimer

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Colliers International has any authority to make any representation or warranty whatsoever in relation to this property. (October 2019) Colliers International is the licensed trading name of Colliers International Property Advisers UK LLP which is a limited liability partnership registered in England and Wales with registered number OC385143. Our registered office is at 50 George Street, London W1U 7GA.

[www.colliers.com/uk/hotels](http://www.colliers.com/uk/hotels)

