

The Troutbeck Hotel

Troutbeck, Penrith, CA11 0SJ



- Renowned Lakeland hotel set in a delightful, detached position with superb views
- 7 high quality en suite letting bedrooms
- Spacious separate self-contained, 2 bedroom owners' apartment with breathtaking views of Blencathra and Keswick
- £312,478 net T/O with solid profits and further potential

**Offers around
£1,200,000 - Freehold**

Viewing is strictly by appointment
through Colliers

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The Troutbeck Hotel is a former railway hotel to Troutbeck station on the old CKP Line (Cockermouth-Keswick-Penrith), which was closed in the late 1960s. For over 150 years this delightful property has offered a warm welcome to many weary travellers between Keswick and Penrith but is now a haven for walkers and lovers of the northern reaches of the Lake District National Park. The Troutbeck Hotel has excellent dining and bar facilities as well as the separate dining room, for which it has achieved an outstanding reputation. The residents meanwhile enjoy high quality letting bedrooms.

Set in the Lake District National Park – a UNESCO World Heritage Site - the picturesque hamlet of Troutbeck lies almost midway between Keswick and Penrith to the East, just off the A66. Topped and tailed by Pooley Bridge in the North and Glenridding in the South, Ullswater lies only a few miles away with its steamers ploughing its 4 reaches and offering tourists a superb view of its fantastic scenery. Penrith, once the capital of Cumbria is now the bustling heart of the Eden Valley and offers excellent access to the M6 Motorway, while to the west lies Keswick-on-Derwentwater - "The Queen of The Lake District". This bustling market town is steeped in history from the 4,000-year-old Castlerigg stone circle to the 13th Century Charter Market and onto its modern specialty shopping, all making this area a haven for tourists throughout an ever-increasing season.

The Troutbeck Hotel was acquired by the present owners in 2017. During their ownership, they have extensively upgraded the hotel with particular attention being given to the upgrading of the en suite facilities to all of the letting bedrooms as well as a particularly good reconfiguration of the owners' self-contained flat to make the most of the glorious views. The owners have chosen to operate the restaurant on a relaxed basis, so there is plenty of opportunity to increase turnover if desired. Having enjoyed their years at The Troutbeck Hotel, the owners are now looking to retire to live locally.

The Property

Built of Eden red sandstone and under a pitched slate roof, the accommodation to the hotel is laid out on 3 floors.

Public Areas

Vestibule. Lovely period Victorian door to reception hall. The bar restaurant areas can seat up to 85 set over 3 separate areas, two of which have solid floors and are dog friendly. The main bar has a double sided multifuel burner which, together with the recently extended bar, makes for those perfect, welcoming and cosy winter evenings. There is an additional multifuel powering the whole of the downstairs heating for additional cosy dining.

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Letting Bedrooms

7 letting bedrooms to sleep 13 (4 large doubles, 1 standard double, 1 twin and 1 single room). All have en suite shower rooms as well as flat screen TV, Wi-Fi, hairdryer and tea and coffee making facilities. All have been fully refurbished during the present ownership.

Owners' Apartment

The owner have the benefit of a completely self-contained "penthouse" flat at the top of the property, which they have recently completely refurbished to the highest of standards.

Feature archway to breakfast kitchen which has recently fitted country-style units with delightful handmade work tops and includes fridge/freezer, microwave, induction hobs, oven, dishwasher and washing machine. There are amazing views out to Blencathra, Clough Head and to the Borrowdale Fells beyond. Lounge with multifuel burner, two double bedrooms and recently refitted bathroom. The flat has its own separate access from the extensive private gardens and small paddock.

Staff Accommodation

There is a modern caravan for staff accommodation, landscaped into the garden and comprising lounge/kitchen,

shower room and two bedrooms, one having en suite toilet/WC.

Service Areas

Excellent well fitted catering kitchen with canopy and extraction. Back cool storage area, external fridge and freezer areas

Outside

Excellent car parking to the front. Really large owners' private garden and paved yard to the rear. Larch built decking area with hot tub house and lounge area. Stables/workshop with development potential (subject to PP) for additional bedrooms

Services

Cumberland Council at Penrith (01768) 864671.

Mains water and electricity. Private drainage. Predominantly double glazed.

Licence

Full Premises Licence

Website

www.troutbeckinn.co.uk



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Trade

Certified draft accounts provided by the vendors' Chartered Accountants in the form of a Trading and Profit and Loss Account show a (net) turnover of £312,478 for the year ended 31 March 2025 with trading profits (before finance costs and depreciation) of £62,359.

Further trading information can be made available to serious interested parties after viewing.

Price

Offers around £1,200,000 for the freehold property complete with goodwill and trade contents (according to inventory) but excluding personal items. Stock at valuation.

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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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.

To View

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

Directions

Leave the M6 Motorway at junction 40 (Penrith) and turn West onto the A66. Continue for approximately 8 miles to Troutbeck and turn left onto the A5091. The Troutbeck Inn & Holiday Cottages are situated immediately on the left-hand side.

For more information, contact:



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