THE PHEASANT INN
Bassenthwaite Lake, Cockermouth, Cumbria CA13 9YE

Cockermouth 5.7 miles, Keswick 7.5 miles, Whitehaven 19.3 miles, Ambleside 25.2 miles
(all distances approximate)

A truly unique opportunity to acquire the freehold interest in the illustrious Pheasant Inn on the edge of Bassenthwaite Lake. The historic Lakeland staging post and coaching inn is set within its own grounds.

Renowned historic staging post and coaching inn, dating back over two centuries

15 traditionally furnished en-suite bedrooms

High quality food and beverage offerings in the 2 AA Rosette restaurant, bistro and bar

3 bedroom managers house

Onsite car parking

Attractive landscaped gardens and woodland

Situated in the Lake District National Park on the western side of the picturesque Bassenthwaite Lake

Genuine opportunities to enhance the facilities and increase revenue

THE PHEASANT INN

The Pheasant Inn at Bassenthwaite Lake was originally a staging post and coaching inn, before becoming a unique hotel and 2 AA Rosette restaurant, combining outstanding hospitality and local character. Situated next to Bassenthwaite Lake, the Pheasant benefits from landscaped gardens and woodlands.

The Pheasant Inn comprises a detached roughly “L” shaped building of traditional stone construction which trades over two levels, surmounted by a pitched slate covered roof. Externally finished with white washed elevations with box paned double glazed windows. A welcoming entrance porch leads internally to a property which is finished in a traditional country house theme, retaining original features such as beamed ceilings and fireplaces with the fixtures and fitting sympathetic to the rural Lakeland setting.

The hotel is located in the north of the Lake District, on the western side of the picturesque Bassenthwaite Lake, roughly equidistant between the market towns of Cockermouth and Keswick. The Pheasant Inn is easily accessible off the A66, which runs from the east to the west coast and provides access to the M6, approximately 24 miles to the east.
LOCAL ATTRACTIONS

Cumbria is one of the largest and most rural counties in England. The Lake District National Park covers over 500,000 acres and is one of the UK’s premier tourist destinations attracting over 19.7 million tourists in 2018. Home to England’s highest mountain range, tarns, meres and 12 of the largest lakes in England, the National Park offers extensive walking and cycling routes, along with the opportunity to climb England’s highest mountain, Scafell Pike. Other nearby attractions within the Lake District include Whinlatter Forest, Honister Slate Mine and the Lake District Wildlife Park.

LETTING BEDROOMS

The hotel provides 15 en-suite guest bedrooms, 13 of which are located on the first floor of the hotel and the remaining 2 in a detached lodge. All the rooms are furnished in keeping with the traditional Cumbrian character of the hotel, with plaster painted ceilings and walls, carpet floor coverings and timber casement goods. All of the bedrooms offer tea and coffee making facilities, a TV and complimentary WiFi.

A breakdown of accommodation is as follows:

<table>
<thead>
<tr>
<th>Room Type</th>
<th>Number of Rooms</th>
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<tbody>
<tr>
<td>Standard</td>
<td>5</td>
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<tr>
<td>Classic</td>
<td>5</td>
</tr>
<tr>
<td>Superior</td>
<td>3</td>
</tr>
<tr>
<td>Garden Lodge</td>
<td>2</td>
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The two Garden Lodges along with two of the Classic bedrooms are dog friendly. There is also one accessible bedroom in the hotel.
FOOD AND BEVERAGE
The public space comprises a combination of formal and informal accommodation across the ground floor.
The two AA Rosette Fell Restaurant (36 covers) offers fine dining in a formal environment, whilst the Bistro (42 covers) offers a more relaxed dining setting for guests. The Pheasant also offers a traditional bar (20 covers) and guest lounge.
The Pheasant Inn’s private dining room can cater for up to 24 guests, with a dedicated lounge.
Externally the immediate ground comprise manicured and landscaped gardens which gradually lead into mature woodland.

MANAGERS ACCOMMODATION
The managers accommodation comprises a two storey detached property with a private garden and parking.
The ground floor comprises an entrance hall, office, kitchen, lounge, dining room and bathroom.
The first floor comprises three bedrooms and a bathroom.

GENERAL INFORMATION
Business
Trading information is available to bona fida parties upon completion of a non-disclosure agreement.
Tenure
Freehold.
Energy Rating
EPCs are available upon request.
Services
The property is connected to mains water, electricity and private drainage.

TUPE
The purchaser will be required to comply with the relevant legislation in respect of current employees.
Licence
The Hotel has a Premises Licence.
Planning
For all planning enquiries, please contact The Lake District National Park Planning Authority on 01539 724555.
VAT
Should the sale of the property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.
Rateable Value
The Hotel has a rateable value of £95,500.
CONTACTS

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VIEWINGS

Strictly by appointment with Savills or Jones Lang LaSalle. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

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