



# FOR SALE

**BELMOUNT HALL**  
OUTGATE, AMBLESIDE, LAKE DISTRICT

Offers Invited – Leasehold

## SUMMARY

- Glorious Georgian country house bed and breakfast and wedding venue
- Formerly owned by Beatrix Potter
- 8 exceptionally high quality bedrooms currently used as 6 letting bedrooms and 2 owner's bedrooms
- Outstanding wedding facilities and public areas including a bar
- Includes charming owner's accommodation
- 3.5 acres of mature gardens including a walled garden
- Facilities include two commercial kitchens
- Offers Invited – Leasehold

## INTRODUCTION & LOCATION

Belmount Hall is situated in a commanding position at the head of the Hawkshead / Sawrey valley made famous by Beatrix Potter. The house, built to take advantage of the views, occupies a stunning location amid delightful rolling countryside on the west side of Lake Windermere; with views of Esthwaite Water, Coniston Old Man and Gummars How. It is on the main tourist route between Hawkshead and Ambleside in the Lake District National Park.

The Grade II Listed Georgian house has been skilfully converted into an exclusive wedding and events venue and B&B, offering a unique and flexible experience for its guests in an informal atmosphere. Benefitting from original features throughout, the property combines new with old perfectly. It offers an outstanding Lake District wedding venue with exceptional opportunities for a new operator to take the property to the next stage.

Built in 1776, the Belmount estate was acquired by the world-renowned children's author Beatrix Potter. On her death in 1943 Belmount Hall was included in Beatrix Potter's substantial bequest to the National Trust.

The present tenants have carried on Beatrix Potter's ethos and have spent over £400,000 renovating the property and gardens/grounds over the last 13 years to create the successful and impressive property that exists today. For its part, the National Trust, as landlord, has contributed some £400,000 of building works and improvements.

As part of the renovations, the present tenants created the West Barn Rooms, a superb set of function rooms suitable for weddings, events, art and yoga courses, and corporate functions.

Belmount Hall occupies a delightful location at Outgate which is about a mile from the historic and picturesque village of Hawkshead where William Wordsworth attended the Grammar School. It is only around 4.5 miles from the honeypot Lakes town of Ambleside and all its amenities. The area benefits from an active local business community which supports Belmount Hall to bring trade into the area. The town of Coniston is also only 4 miles away with access to Coniston Water and Coniston Old Man and within 5 miles' drive is a short ferry crossing which takes you across Lake Windermere to Bowness Bay, all at the heart of the Lake District National Park, renowned the world over for its delightful walks and superb countryside.



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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 importantly these visitors are attracted all year round.

## THE PROPERTY

Belmont Hall is a Grade II listed Georgian Manor house with traditional Lake District style barns. The original building and its two barns are constructed of local slate and lime mortar under a pitched slate roof. The link building between the main house and West Barn was rebuilt in 1981 with modern materials under a pitched slate roof.

The interior was fully remodelled in 2006 with new electrics, plumbing and heating systems.

## PUBLIC AREAS

Guest entrance hall to the side of the building with slate floor which leads to the inner guest hall and guest toilet facilities.

The majestic main entrance with its pillared portico looks south, over the large gravel apron, the front lawn, with the 'Haha' wall, and the 'parkland' down the valley to Esthwaite Water. Inside is a Travertine floored hall with a sweeping staircase, and the historic stained glass 'Whittaker window'.

On the west side is the library/music room, an attractive lounge room with original Dent marble fire place. On the east side of the Hall is the magnificent Drawing Room, a lovely through room with original Webster marble fire place, cornices and pine floor.

These rooms (and the large gravel area at the front of the house) are used during weddings for the wedding receptions.

The decorative plasterwork, large fireplaces, wooden flooring, sash windows and Georgian shutters have all been expertly restored throughout.

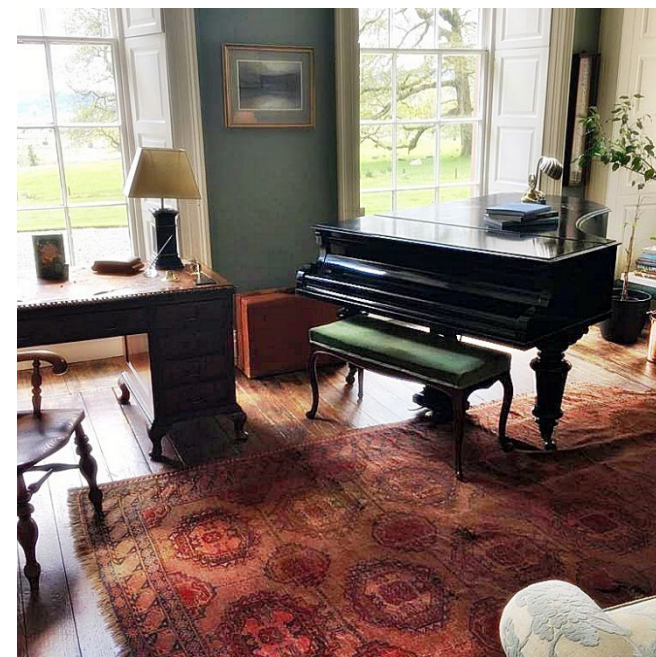
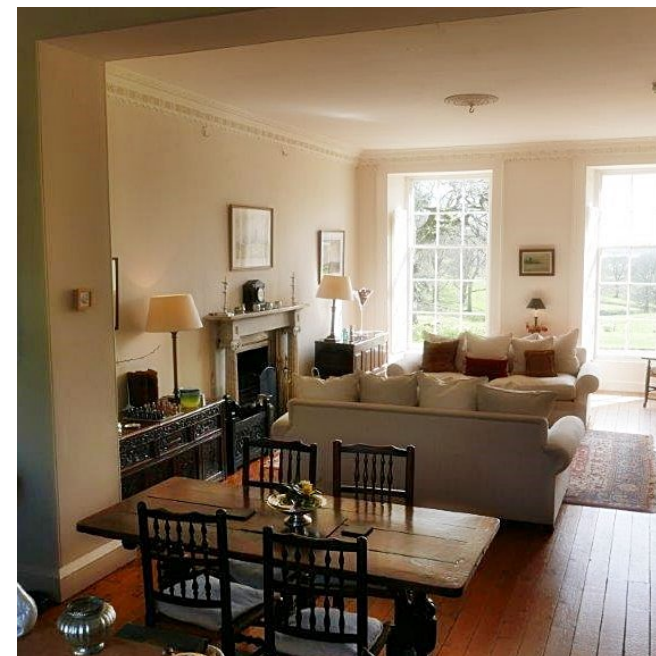
## LETTING BEDROOMS

The property benefits from 6 high-end letting bedrooms. (There is potential for creating another 8 letting bedrooms subject to the necessary consents.)

One of the letting bedrooms is on the first floor and has an en suite 'wet room' shower room, a fine cornice, and a polished original wood floor. The other 5 letting bedrooms are located on the 2nd floor. 4 of these bedrooms have en suite bathrooms, with only 1 bedroom not benefitting from an en suite; but it does have its own adjoining shower room and toilet.

All letting bedrooms are doubles (twin bed option in 2), are individually styled and have beautiful views.

There are 2 bedrooms on the east side of the house, at the top of the main staircase. These are presently used by the owners but could be used as additional letting space.



## FUNCTION & EVENT SPACE

On the first floor are the 'West Barn Rooms' forming superb function rooms ideal for events. The largest room is known as the "Indoor Marquee" and comprises a barn style room with beautiful views and beam features throughout. This lends itself to weddings and events given its size and ease of bespoke decoration. It can hold up to 90 guests (banquet), and up to 120 (theatre). For a marquee wedding, this room is used for the ceremony and for the evening party.

The 'Indoor Marquee' has access from the main house, as well as access to another function room that can be used as both an event space and for ceremonies. The original barn room with superb oak beams also provides access to a dedicated bar room to the north. There is a staircase providing direct external access to the garden and grounds, 3 W/Cs (1 with disabled facilities) and the guest access door. There is also a stylish sitting room for guest use, and an elegant dining/breakfast room which seats 12.

Subject to the necessary consents, there is also potential for developing the east barn into further usable space.

## COMMERCIAL KITCHENS

Below the West Barn rooms are the commercial kitchens. There is a commercial kitchen with fitted units, walk in chill room, and usual commercial equipment. Across the kitchen corridor, there is a further large family style kitchen with large central stainless steel preparation area, gas range with hobs, electric cooker and more commercial units. There is a more 'homely feel' to this kitchen as it has a large 4 oven Aga cooker.

## OWNER'S ACCOMMODATION

The resident owners occupy the eastern part of the main house. This area can be conveniently separated from the west 'guest' part of the house by fire doors on both ground and first floors.

At the north end of the drawing room (of which the main use is for wedding receptions and smaller parties when the west 'guest' area is in use for other events) extends towards a family style open dining area with wood burning stove and small kitchen area with electric hob, oven, sink and fitted units. There is access from this end of the room to the utility room and boiler room via the entrance hall with feature double doors which divide up the hall. There is also a library with views down the Esthwaite valley.

On the first floor are the 2 owner's bedrooms; a large master bedroom facing south, with an en suite bathroom, dressing room and fitted wardrobes; and a double bedroom facing north with en suite shower room. On the first floor, there is also an office and toilet. In the basement there is a sitting room/storage area and a wine store.



## OUTSIDE

The property, which extends to about 3.5 acres, has exquisite private gardens with lawns, superb mature trees (some of them planted in the 18th century), shrubs and perennials that have benefitted from expert planting providing colour all year round.

There are 2 entrance gates, one with a tree lined driveway to the gravel apron in front of the house – ideal for outdoor ceremonies and wedding receptions. Both drives provide access to the parking areas to the rear of the main house.

Between the drives on the west side of the house there is a large grassed area, which is ideal for the provision of a wedding marquee (for up to 200 guests). This is close to the guest entrance to the main building, and the slate steps that provide access to the West Barn Rooms.

To the south of the south drive is the 'croquet lawn'. On the east side of the house, there is a fruit tree walk, with access to private woods (not part of the demise).

Beside the east barn, there is a 'courtyard garden' area (part cobbled and part gravel), with superb views down the valley to Hawkshead. It is ideal for wedding pictures and barbeques, and there is also the 'Provençal' seating area.

The East Barn (re-roofed, re-floored and fully refurbished, with plumbing and electric supply overhauled in 2006/2007) has typical Lakeland access to the first floor, and is currently used as storage. Subject to obtaining the relevant planning consent, there is potential for commercial use, such as events.

On the ground floor of the East Barn, there is a large garage, and an outside utility room, with Belfast sink, running water and up to date plumbing and electric.

In the stable yard, there are stables/potting shed, a workshop and a 'cart shed' for storage of mowers and other gardening equipment.

To the eastern side of the property is a large walled garden. Close to that is a paddock area laid to grass which is used for parking for events.

## SERVICES

South Lakeland District Council at Kendal (01539) 733333.

Mains water, gas and electricity. Large capacity sewage treatment plant, installed in 2006. Gas fired central heating. The property has the benefit of natural gas supply.

## TRADE

The draft Profit and Loss Account shows net turnover of £129,407 for the year ended 30th November 2019. Further detailed financial information is available to seriously interested parties upon request.

The property has been operated mainly as a weddings and events venue since 2006, with an average of 25 weddings per year. It has good potential for growth; both through trading improvements and further development.

The B&B trade has been operated since October 2018 and is growing. The property receives excellent reviews with a rating of 9.5 on [booking.com](https://www.booking.com). There are also significant development opportunities through the development of additional accommodation and facilities within the barn.

In addition, the wedding offer could be enhanced through the further development of the attractive walled garden, with its access via the front of the property giving outstanding views down the valley.

Alternatively, the west 'guest' end of the house could be rented out for exclusive use with use of the Library/music room as well as the guest sitting room, without involving the accommodation presently used by the current resident owners.

## TENURE

The property is held leasehold under a Landlord and Tenant Act lease from the National Trust for a 25-year term from 6th November 2007. (12 years remaining). The current passing rent is £30,000 exclusive of VAT until 5th November 2022 and thereafter subject to five yearly rent reviews. The property is held on an internal repairing and insuring lease with some exclusions.

A copy of the lease is available to seriously interested parties upon request.

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## EPC

Grade II Listed building

## LICENCE

Civil marriage / partnership Licences.

## PRICE

Offers are invited for the leasehold property complete with goodwill and trade contents (according to inventory), excluding personal items and items owned by the National Trust. Inventories will be made available to seriously interested parties upon request. Stock at valuation.

## 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.

## FURTHER INFORMATION

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



Haydn Spedding – Associate Director  
Tel: 07881 914867  
Email: haydn.spedding@colliers.com



Robert Smithson – Senior Surveyor  
Tel: 07825 171652  
Email: robert.smithson@colliers.com

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