

Colliers



**FOR SALE**

**CUCKOO BROW INN**

FAR SAWREY, AMBLESIDE, LA22 0LQ

**£2,500,000 – Freehold**



## SUMMARY

- Renowned and Characterful Lakeland Country Inn
- Outstanding trading location, beer garden and car parking
- 14 en suite letting bedrooms & 4 staff bedrooms
- Extensive Dining and Drinking Areas
- Turnover for the period ended 31 Dec 2019 - £1,006,028 maintainable EBITDA c. £245,000

Cuckoo Brow is a contemporary Lake District Bed & Breakfast and county Inn, which has been renovated and lovingly restored to its former glory. There are 14 beautiful en suite bedrooms, the main bar and open plan dining room seating around 65 and set around an open log burner fire, serves hearty and food, a perfect venue for its customer to relax after their long walks around the Lake District Fells. The "Stables provides a more relaxed, traditional and historic environment with cosy stalls and seating areas for around 50, featuring wood beams, and painted exposed stone walls which offer a little haven for a quiet pint or coffee.

Cuckoo Brow Situated in the heart of the quiet village of the Far Sawrey, just a ¾ mile pleasant stroll to the National Trust home of Beatrix Potter, The Inn is situated at the top of the hill in between Lake Windermere and Hawkshead Village, where William Wordsworth went to school not forgetting the delights of Esthwaitewater along the way. A short ferry crossing in the other direction takes you across Lake Windermere to Bowness Bay, all at the heart of the Lake District National Park, renowned for its delightful walks and superb countryside the world over, surrounded by beautiful scenery.

The business is operated by a an experienced and well regarded head chef and manager together with a full complement of staff, who have assisted the owners to establish a highly successful and profitable business, offering a relatively easy to run opportunity for a new owner operator or investor to acquire. The owners now wish to sell Cuckoo Brow however to concentrate on other business interest.





## THE PROPERTY

Cuckoo Brow Inn is set within a traditional Lakeland detached property, under a slate tiled roof.

## PUBLIC AREAS

From the main entrance, a door leads in to a welcoming lounge area with staircase to first floor and small reception area to the right with reception counter, disabled WC. The main dining room is open plan with traditional bar servery. There are tables and chairs with seating for approximately 65 guests with centrally located open plan wood burning stove. Stairs lead down into the "Stables", a more relaxed eating and drinking space featuring traditional stable, wood burning stove and exposed beams and painted exposed stone walls. Ladies and gents WCs.

## LETTING BEDROOMS

Located on the first floor, there are 14 en suite letting bedrooms, all individually decorated with modern en suite bathrooms and shower rooms, some with roll top baths.

All of the rooms have flat screen TVs, tea and coffee making facilities, hairdryer and Wi-Fi access.

## SERVICE AREAS

There is a fully equipped commercial kitchen servicing the main bar and restaurant and Stables.

## STAFF ACCOMMODATION

Located on the ground floor, is the staff quarters with four bedrooms with an arrangement of

bunkbeds. There is a staff room, 2 bathrooms/WC, bathroom.

## FERN COTTAGE

Available by separate negotiation is Fern Cottage, a traditional semi-detached stone dwelling located across the road from Cuckoo Brow Inn. The accommodation comprises of four bedrooms, two bathrooms, kitchen, lounge and small rear yard. This accommodation is currently used as additional staff accommodation, however could make an ideal owners' property if required.

## OUTSIDE

The property has a well-maintained beer garden and car parking for 20 vehicles.

## LISTINGS

Trip Advisor – Certificate of Excellence (last five years)

Booking.com – 8.9

The Good Hotel Guide

## WEBSITE

[www.cuckoobrow.co.uk](http://www.cuckoobrow.co.uk)

## PLANNING PERMISSION

There is planning approval (7/2017/5525) for the addition of 5 letting bedrooms to the first floor.

## LICENCE

Premises Licence



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## TRADE

Turnover for the period ended 31 Dec 2019 £1,006,028 with a maintainable EBITDA of £246,610 (before finance costs, tax and depreciation).

## PRICE

Offers of £2,500,000 are invited for the freehold complete with goodwill and trade contents (according to inventory), excluding personal items. 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.

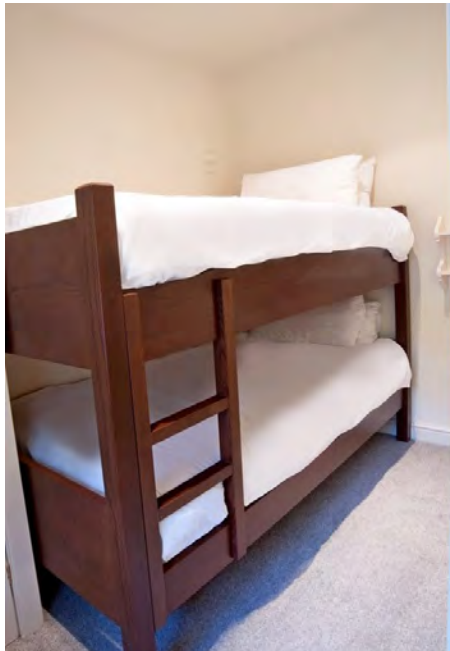
## IDENTITY CHECKS

In order to comply with the 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.



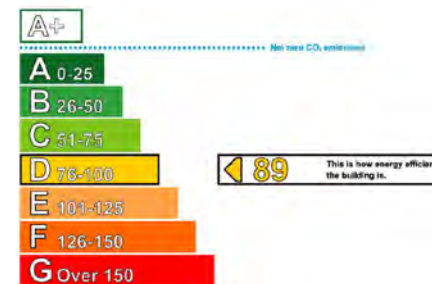
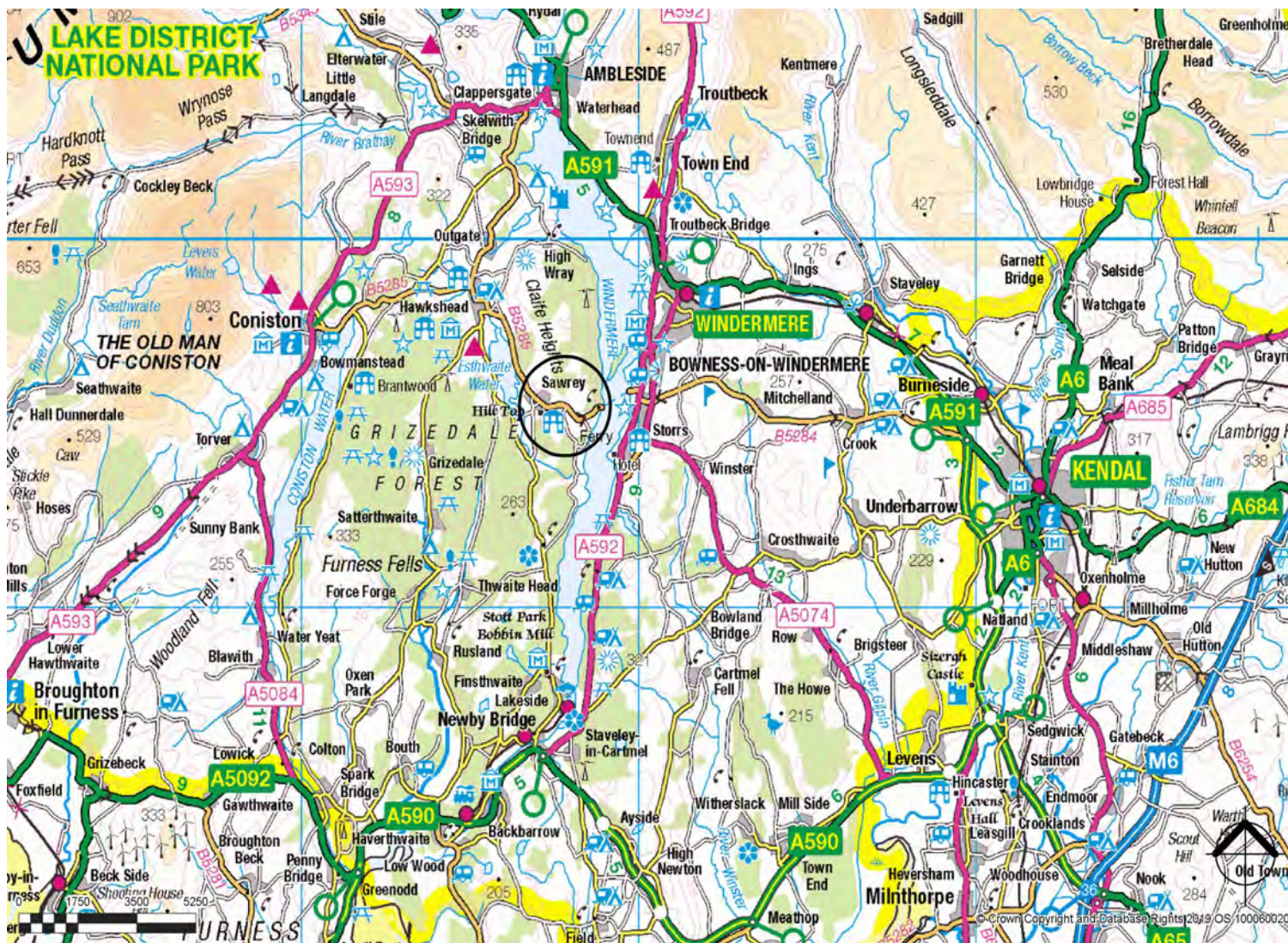


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## FURTHER INFORMATION

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



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### Disclaimer

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