

Hampsfell House Hotel

Hampsfell Road, Grange over Sands, LA11 6BG



For Sale

Contact Us

Viewing is strictly by
appointment through Colliers

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- Glorious, detached country house hotel set in over an acre of lovely, landscaped gardens
- 8 high quality and individually-styled en suite quality letting bedrooms
- Spacious restaurant (50) and 1 bed owners' flat
- £252,024 net T/O - solid profitability

Offers around £835,000 - Freehold

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Hampsfell House Hotel was built in 1800 for a prominent Lancastrian Mill owner and was called Sandyfield House. It remained in residential use as part of the 2000 acre Sandyfield Estate for a considerable period before becoming a delightful country house hotel in 1945. Prominently situated with lovely estuary views and at the end of a glorious winding driveway, the property stands in over an acre of landscaped and wooded grounds in a delightful quiet location away from the main road, yet only a short easy walk into the centre of Grange, making it an ideal location for enjoying the South Lakeland area.

Grange-over-Sands is a charming Edwardian resort with breath-taking panoramic views across Morecambe Bay from its classic promenade. The town really took off in 1857 with the arrival of the railway. This allowed the many Yorkshire and Lancastrian industrialists to build homes in the town, and the surrounding area and enjoy the sea air and the superb views. With its traditional shopping area and outstanding architecture, the town is not only an enjoyable place to visit, but is also only 10 minutes from Windermere, making it ideal for touring one of England's most beautiful regions. Also close by is Cartmel, with its noted monastic priory, as well as Sizergh Castle and Holker Hall.

Hampsfell House was acquired by the present owners in 2006 and they immediately set about a comprehensive program of refurbishment. The restaurant was extended and completely refurbished, increasing the number of covers from 18 to 50, the kitchen was re-fitted as well as the ground floor refurbished and the al fresco dining area was created within the re-configured gardens. The refurbished hotel

has provided not only a greatly increased bedroom occupancy but also created substantial non-resident trade with turnover dramatically increasing. During COVID they ran a takeaway meals service, much appreciated by the local community and further enhancing their reputation. Having enjoyed their time at Hampsfell House, the owners are now to retire from the business.

The Property

The Hampsfell House Hotel is constructed of local stone and under a pitched slate roof. The accommodation is laid out on ground and upper floors.

Public Areas

Entrance with boiler room and store. Reception hall. Delightful lounge to the front with feature fireplace with open fire. U-shaped serving bar. Upper lounge (also over spill dining) to seat up to 16 with attractive Adam-style fireplace. Recently refurbished and extended restaurant to seat up to 50 with a delightful outlook over the garden and estuary.

Letting Bedrooms

8 Letting Bedrooms to sleep 16 (all double). 2 have en suite shower rooms while the remaining 6 have en suite bathrooms. All letting bedrooms have central heating radiator, television, radio/clock alarm, hairdryer and tea and coffee making facilities. One bedroom has a four-poster bed and Jacuzzi bath.

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Owners' Accommodation

The resident owners have the benefit of a separate self-contained flat with bedroom and en suite bathroom and lovely conservatory lounge which overlooks the rear garden.

Service Areas

Catering kitchen with canopy and extraction, panelled walls, fluorescent lighting and tiled floor. Walk-in chiller. Store.

Outside

Sweeping driveway to excellent parking area to the front. Delightful mature landscaped gardens extending to over an acre surround the property including a lovely Alfresco dining area to seat up to 30.

Services

South Lakeland District Council at Kendal (01395) 733333.

Mains, water, electricity and gas. Private drainage. Gas fired central heating, partially double-glazed.

Bungalow

Planning permission (SL/2017/1088) was gained in 2018 for the construction of a 2 bedroom detached bungalow in the garden. The footings have already been built together with a separate driveway.

Website

www.hampsfellhouse.co.uk

Trade

Certified accounts as provided by the owners' Chartered Accountants in the form of a Trading & Profit & Loss Account show (net) turnover of £252,024 for the year ended 28 February 2020.

Price

Offers around £835,000 for the freehold complete with goodwill and trade contents (according to inventory), 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.

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.

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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 36 and travel on the A590 to Barrow-in-Furness. At the first roundabout turn left signposted Grange-over-Sands. On entering the town, pass the railway station on your left and continue to the mini roundabout. Turn left continuing to the first part of the retail area and up the hill to the mini roundabout. Take the second turn off the mini roundabout down through the retail area to the T junction at the end. Turn right and left after approximately 100 yards. Continue along this road to the very end along a sign posted route marked Hampsfell House Hotel.

Further Information

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



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