

Aynsome Manor Hotel

Aynsome Lane, Cartmel, Grange over Sands, LA11 6HH



For Sale



- Elegant Country Hotel located inside the Lake District National Park
- 10 beautiful en-suite letting bedrooms, plus 2 two-bedroom cottages
- Georgian panelled dining room, and spacious lounge with stunning countryside views
- Well-manicured gardens and ample parking for guests
- Turnover y/e January 2020 £479,792 with healthy adjusted trading profits

£1,150,000 - Freehold

Viewing is strictly by appointment through Colliers

Neil Thomson
Hotels Agency
07920 258226
neil.thomson@colliers.com

colliers.com/uk/hotels

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Aynsome Manor is a privately owned and operated country hotel, located in the beautiful unspoilt village of Cartmel, at the southern edge and within The Lake District National Park. It was once the distinguished residence of the descendants of William Marshall, Earl of Pembroke, founder of the historic 12th Century Cartmel Priory, and still echoes with the character and traditions of that bygone era, with stunning views southwards to the Norman Priory, meadowlands and woods.

The hotel has 10 comfortable en-suite letting bedrooms in the main hotel, and 2 two-bedroom cottages located at the rear. These provide a flexible combination of uses for either owners/staff accommodation, or additional letting bedrooms/self-catering apartments, depending on how a new owner would prefer to use them. There is a stunning Georgian dining room, with panelled wall and finely moulded ceiling, enjoying outstanding views of the local countryside; a comfortable lounge on the first floor also provides stunning open views.

The village of Cartmel is located under a mile away, with its noted monastic from where its Monks are said to have started Cartmel races as their Whitsuntide recreation, an event that continues to this day with additional meetings in May, June, July and August drawing thousands of visitors to the area. With the Southern reaches of the Lake District National Park so close by Aynsome Manor represents an ideal centre from which to explore the richness of the English Lakes or the hidden delights of the nearby coastline with its

fascinating estuaries and inlets.

The business has been owned by the same family for over 40 years, who have dedicated their time to provide quality service, hospitality and fine dining for its guests, establishing the hotel as one of the best in the area. Due to family circumstances however, and retirement, this fine hotel, and profitable business is now being sold for the first time in its family history.

THE PROPERTY

The property was built in around 1735, of local construction with the accommodation being located over three floors. The cottages are of stone construction with the accommodation located over two floors.

PUBLIC AREAS

The main entrance leads into a lounge, with seating for around 12 guests set around a period fireplace. There is an original cantilever staircase with large glass cupola above, leading to the first floor, with the reception area leading from here with reception counter and back office. The Georgian dining room, with panelled wall and finely moulded ceiling, enjoys outstanding views of the local countryside, with a small bar located from the main reception with timber bar servery and seating for guests.

On the first floor is the main residents lounge which has comfortable seating for around 22, lovely Adams-style marble fireplace, and enjoys stunning rural views from its picture window.

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LETTING BEDROOMS

Located on the first and second floors, the hotel offers 10 sumptuous en suite letting bedrooms, all being individually decorated, and maintaining many period features, yet offering all the modern comforts.

COTTAGES

Located at the rear of the hotel are 2 two-bedroom cottages, comprising lounge, and two first floor bedrooms with private bathroom facilities. One is currently used as additional letting accommodation, providing an additional 2 letting bedrooms, the other as a manager's flat. There is also a staff bedroom with bathroom.

Depending on the new owners' preference, the layout of the cottage provides a combination of uses and could make great owners accommodation if preferred.

STAFF ACCOMMODATION

In addition to the staff bedroom in the cottage, there are three further bedrooms in the main hotel.

SERVICE AREAS

There is a fully equipped commercial kitchen with walk in pantry, Laundry, 2 offices and 2 storerooms and washroom, large stone flagged Wine and Spirit cellars. Accessed from outside is a tool/work shed and Boilers House (boilers replaced and upgraded 2020).

OUTSIDE

From the main hotel entrance, a gravelled drive leads into the car park, surrounded by lovely, well-manicured gardens, with lawns for its guest to sit out and enjoy the glorious views. At the rear is a courtyard providing access to the cottages.

SERVICES

South Lakeland District Council at Kendal (01539) 733333.

Mains electric and water, private drainage, LPG for cooking and oil-fired central heating. There is a back-up emergency generator, separately housed.

WEBSITES

Hotel - www.aynsomemanorhotel.co.uk

Arial View - www.youtube.com/watch?v=BSO0HM8wV64&t=3s

TRADE

Certified accounts from the owners' Chartered Accountants show turnover £479,792 (net) for the (47 week) year ended 31 January 2020, with adjusted trading profits (before finance costs, depreciation and personal costs) of circa. £71,000. This is a year ending Pre-COVID.

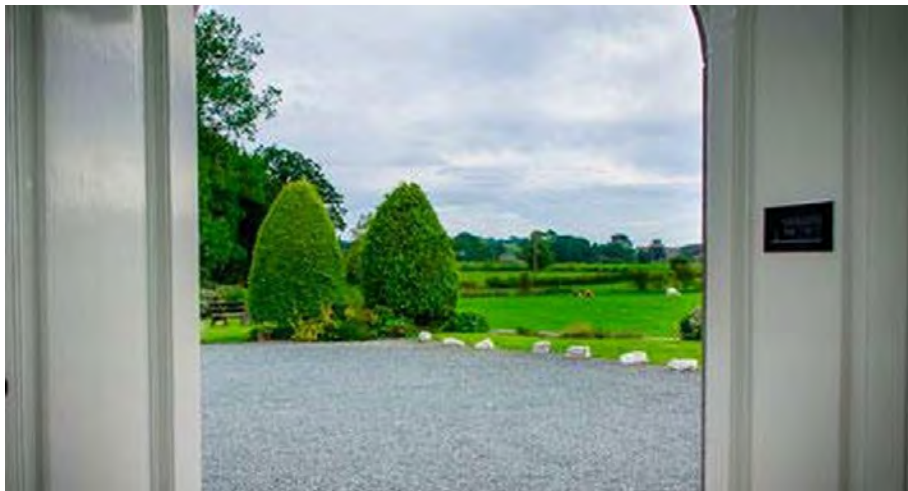
Further trading information can be made available to any seriously interest parties following a viewing.



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PRICE

£1,150,000 for the freehold 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.

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.

For further information, please contact:



Neil Thomson

T: 07920 258226

E: neil.Thomson@colliers.com

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