

FOR SALE

RARE DEVELOPMENT OPPORTUNITY

BRIERY WOOD COUNTRY HOUSE HOTEL WINDERMERE, CUMBRIA LA23 1ES



A lovely 23 bedroom hotel with extensive public rooms, separate bungalow and detached lodge set in 6 acres of landscaped grounds. Planning permission for 38 spacious new bedrooms, a new 11 bedroom staff lodge and additional car parking has recently been secured

Superb central Lake District position on the main A591 between Windermere and Ambleside
Very close to Brockhole, the world class visitor attraction and ferry hub development
An excellent opportunity to create a 60 bedroom hotel in an outstanding location or to consider alternative uses, subject to planning

£3m - Freehold



LOCATION

Briery Wood is situated just off the A591 midway between Windermere and Ambleside approximately 17 miles from J36 of the M6 motorway via the A590 and A591. Driving from Windermere the Lake District Visitor Centre at Brockhole is on the left hand side whilst the entrance to Briery Wood is on the right hand side just past the visitor centre.

Windermere 2 miles, Ambleside 2 miles, Grasmere 7 miles, Kendal 10 miles, Keswick 19 miles.

The nearest West Coast main line railway station is Oxenholme.

DESCRIPTION

Briery Wood currently trades as a country house hotel situated in a prime location in the heart of the Lake District National Park, set in around 6 acres of landscaped and wooded grounds. The property has 23 double/twin letting bedrooms, all with ensuite facilities, together with a further 3 no. double bedrooms currently used as staff accommodation. There is a large dining room, spacious lounge areas, a well equipped kitchen, service areas, cellars and storage. In addition the property also includes a detached bungalow and an attractive self contained lodge.

Externally the property is accessed via a private driveway through landscaped grounds including extensive lawned gardens, mature trees and shrubbery. Car parking is situated to the front and side of the hotel.

SITE AREA

The property extends to some **5.81 acres (2.352 hectares)** or thereabouts, as shown edged red on the attached OS plan extract.

SERVICES

Mains gas, electricity and water are connected to the property with drainage being via a private treatment plant.

Central heating is via a gas fired system.

PLANNING PERMISSION

The Lake District National Park Authority granted full planning permission on 8 January 2010 (ref no.7/2009/5580) for the extension and alteration of the hotel and staff accommodation at Briery Wood. This planning consent permits the construction of a new two storey extension linking with the main hotel building at ground floor level which will provide up to 38 new bedrooms.

Redevelopment of the detached lodge building will provide a two storey staff dwelling with common room and kitchen plus 4 ensuite bedrooms on the ground floor and 7 ensuite bedrooms on the first floor.

The development of a new staff dwelling will release the existing staff bungalow for owner/ manager's accommodation, additional letting bedrooms or even office use. Whilst the existing staff accommodation in the main hotel comprising 3no double bedrooms and bathroom also comes into the equation.

FURTHER DEVELOPMENT

The recent planning consent provides a rare opportunity to create a new 60 bed hotel in a sought after Lakes position. Other opportunities exist, subject to planning, to consider alternative development options for this extremely well located property.

PRICE

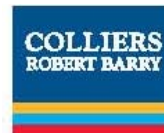
Offers of **£3,000,000** for the freehold property are sought.

VIEWING

All appointments to view **must** be made through the vendor's joint agents, who are acting with sole selling rights.



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Messrs Carigiet Cowen for themselves and for vendors or lessors of this property whose agents they are give notice that:

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2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

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