

PFK

The Horse Shoe Inn, Hutton Roof, Penrith, Cumbria CA11 0XS

Guide Price: £605,000





LOCATION

The location of this property is really quite convenient, being on the outskirts of the Lake District National Park, now a UNESCO World Heritage Site, with the market town of Penrith only approx. 11 miles away. For those wishing to commute there is easy access to the M6 and to the A66 trunk road. The lovely Eden Valley, Solway Coast, the Pennines, Hadrians Wall, Yorkshire Dales National Park and border to Scotland are all within easy driving distance.

PROPERTY DESCRIPTION

An exciting opportunity to acquire a substantial property situated in the beautiful, rural countryside of Hutton Roof. Formerly a thriving public house, this five bedroomed, detached residence, with two attic rooms previously used as bedrooms in the annexe, sits within a plot of approx. an acre with an excellent workshop/garage and expansive gardens.

The Horseshoe Inn ceased trading as a public house approximately seventeen years ago, and although now currently used for private means, the property is still a commercial entity and could present an ideal prospect for those looking to acquire a property with the challenge to reinstate as a public house/restaurant business.

The property extends over two floors, although a cellar remains in the bar area of the generous living space, with accommodation briefly comprising the living area/bar, dining room, kitchen and utility room. To the first floor, the original building houses five bedrooms, three of which are en-suite and two which are served by a dual-access bathroom, along with a useful laundry cupboard.

Furthermore, the adjoining annexe provides a living/dining room, wet room/utility and kitchen to the ground floor, with two attic rooms - currently utilised as bedrooms but could be used for a variety of purposes.

An integral garage forms part of the extension housing the annexe and can be accessed either via external doors or an internal door from the annexe kitchen. In addition to this, there is a substantial detached garage/workshop situated within the garden grounds.

The gardens are predominantly laid to lawn, with established trees, hedgerow and shrubbery.

ACCOMMODATION

Reception/Original Dining Room

3.28m x 4.79m (10' 9" x 15' 9") Accessed via part glazed, uPVC entrance door. A substantial, dual aspect room with doors to living accommodation/ bar, kitchen and inner hallway.

Inner Hallway

0.92m x 1.21m (3' 0" x 4' 0") With under stairs storage cupboard, stairs to first floor and door providing access to the rear of the property.

Living Accommodation/Bar

Living Area 6.18m x 4.51m (20' 3" x 14' 10")
Bar/Games Area 4.51m x 6.37m (14' 10" x 20' 11")
A few steps up from the inner hallway leads into this generous, L-shaped room which is largely untouched from its time as a public house. Fitted seating remains in situ along with the bar itself, accompanying shelving, two hatches giving access to the cellar, games area with pool table and circular surrounds for dart boards. Window seats, brick faced fireplace (we understand not currently in working order), combination of wood and carpeted flooring, discreet door into a cupboard housing the consumer unit and external door, formerly the main pub entrance.
The living area of this room has a substantial, inglenook fireplace housing a large, multi fuel stove, and combination of flagged, tiled, wood and carpet flooring. Door to:-

Utility

3.12m x 3.84m (10' 3" x 12' 7") This room was formerly the WCs for the public house. Tiling to most of the walls with sink and space/plumbing for washing machine. Cupboard housing boiler, door providing access to the outside of the property, tiled flooring and further door to:-

WC

Kitchen

2.79m x 4.77m (9' 2" x 15' 8") A dual aspect kitchen fitted with range of wall and base units with complementary work surfacing, tiled splash backs and twin, stainless steel sink unit with drainers and mixer taps. Space for freestanding cooker and appliances. Door providing access to the annexe.

FIRST FLOOR

Landing

With doors to five bedrooms - three of which have en-suite facilities and the two others served by a dual access bathroom.

Bedroom 1 - The Red Room

2.87m x 3.25m (9' 5" x 10' 8") A rear aspect, double bedroom with views over the garden. Carpeted, radiator and access to:-

Red Room En Suite

Fitted with fully tiled shower cubicle with electric shower, wash hand basin, WC and extractor fan. Carpeted.

Bedroom 2 - The Blue Room

3.31m x 2.16m (10' 10" x 7' 1") A rear aspect, double bedroom with outlook over the garden. Carpeted, radiator and access to:-

Blue Room En suite

Fitted with fully tiled shower cubicle with electric shower, wash hand basin, WC and extractor fan. Carpeted.

Bedroom 3 - The Cream Room

3.07m x 3.53m (10' 1" x 11' 7") Accessed via three steps up from the landing. A rear aspect, double bedroom with carpeting, radiator and access to:-

Cream Room En suite

Fitted with fully tiled shower cubicle with electric shower, wash hand basin, WC and extractor fan. Carpeted.

Bedroom 4 - The Purple Room

2.26m x 4.56m (7' 5" x 15' 0") A rear aspect, double bedroom with carpeting, radiator and airing/storage cupboard. Door to dual-access bathroom.

Dual Access Bathroom

Serving Bedrooms 4 and 5 (purple and yellow). Fitted with three piece suite comprising jacuzzi spa bath with electric shower over and concertina shower screen, WC and wash hand basin on vanity unit. Side aspect window, carpeting and radiator.

Bedroom 5 - The Yellow Room

4.53m x 4.37m (14' 10" x 14' 4") A dual aspect bedroom, generous in size with shelved cupboard housing stainless steel sink with drainer and mixer tap. Carpeting, radiator and access to:-

Linen Cupboard

ANNEXE

Can be accessed independently via part glazed, uPVC door which leads into the living area or internally via door from main kitchen.

Living/Dining Room

2.55m x 4.60m (8' 4" x 15' 1") Deceptively spacious and forming part of an extension completed by the current owner. The living area is carpeted with two steps up to the dining area which has laminate flooring, access to the kitchen and stairs to first floor attic room. A further door from the living room gives access to:-

Wet Room

2.49m x 1.78m (8' 2" x 5' 10") Velux and upper level windows, tiled flooring and fitted with three piece suite comprising electric shower, wash hand basin and WC. Space/plumbing for washing machine.

Kitchen

2.43m x 2.05m (8' 0" x 6' 9") A rear aspect kitchen with range of wall and base units, complementary work surfacing, tiled splash backs and stainless steel sink unit with drainer and mixer tap. Integrated oven with hob, space for fridge freezer and narrow opening with door giving access to the integral garage. Further door into:-

Hallway

With side door giving access to the garden and stairs to:-

Attic Room 1

3.01m x 4.72m (9' 11" x 15' 6") A double room accessed via stairs from the annexe hallway. Velux and side aspect windows offering lovely view, carpeting and integrated, clothes hanging space which also acts as discreet passage into:-

Attic Room 2

2.60m x 4.52m (8' 6" x 14' 10") Velux window and stairs to ground floor dining area.

EXTERNALLY

Parking

There is ample off road parking available to the front of the property with pedestrian access into the garden.

Integral Garage

3.16m x 4.97m (10' 4" x 16' 4") Accessed externally via wooden doors or internally from the kitchen in the annexe. A good sized garage with electric points.

Detached Workshop/Garage

4.61m x 2.93m (15' 1" x 9' 7")

2.79m x 7.73m (9' 2" x 25' 4")

A substantial, L-shaped workshop with double, wooden doors, concrete flooring, electric points and pedestrian door.

Static Caravan

Currently in situ to the side of the workshop.

Garden

An expansive garden, predominantly laid to lawn with an array of established hedgerow, shrubbery and trees providing a good degree of privacy. This garden offers a great opportunity for landscaping to form a really quite spectacular entity if desired. The oil tank is situated in the garden.

ADDITIONAL INFORMATION

Property Usage

Note: although the property has been utilised for residential purposes for a substantial period of time, we understand it is still classified as a commercial entity. We would advise prospective purchaser(s) to make their own enquiries regarding the status as it is likely that to be used in this way would require a successful 'change of use' application to the relevant authority.

Tenure

Freehold.

Council Tax

Main Property - currently assessed for business use.
Annexe - Band B.

Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee: Napthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Mains electricity & water; septic tank drainage; oil central heating, LPG supply for cooker; majority of the windows are double glazed; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Penrith office, 01768 862135.

Directions: The Horse Shoe Inn can be located using the postcode CA11 0XS and identified by a PFK 'For Sale' board or alternatively by using [What3Words///rural.parade.goat](https://www.what3words.com/rural.parade.goat)

From Penrith, take the A6 northward for approx. 2 miles then at the Stoneybeck roundabout take the first exit. Continue to the next roundabout and take the second turn off on to the B5305 towards Wigton. Stay on this road, passing Hutton in the Forest and the turn off's for Ellonby and Lamonby, then once you have passed the left turn for Lamonby/Thanet Well Lodges, take the next left a short distance along, for Heskett Newmarket/Caldbeck. Follow this road, take the second left sign posted for Haltcliffe Bridge/Hutton Roof, then the third left turn for Mungrisdale. Proceed until you reach the crossroads and turn right. The property can be found a short distance along on the left hand side.



