

PFK

King George IV Inn, Eskdale, Holmrook, Cumbria CA19 1TS

Guide Price: £575,000





LOCATION

Eskdale stretches from Gosforth through to the foot of Hardknott Pass close to Wastwater. The area is renowned as having some of the most picturesque scenery in the western Lake District, enjoying views towards the foot of Scafell to the north and sweeping west down the Eskdale valley to the Irish Sea. Eskdale Green offers local amenities including primary school, nursery and a well stocked village shop, with more comprehensive amenities available at nearby Gosforth.

PROPERTY DESCRIPTION

Nestled in the charming Eskdale valley, the King George IV is a quintessential Lakeland country Inn that exudes traditional charm and offers a truly picturesque setting. Surrounded by breathtaking scenery and panoramic views of the fells, this Inn is ideally located between the villages of Boot and Eskdale Green. The stunning natural beauty of the area is a sight to behold, with the eye being treated to sweeping vistas as far as it can see.

At the heart of the property lies a cosy and inviting traditional bar, complete with various nooks and crannies that add to its character. There are two dining areas with steps from the bar leading to a pool room which offers access to the beer garden beyond. In addition to the bar, the Inn boasts a well equipped chef's kitchen, and an extensive beer cellar. Outdoor parking and seating areas provide guests with the opportunity to soak in the tranquil surroundings and enjoy the fresh country air.

In addition there are four holiday apartments, three of which are positioned on the first floor of the building and having been recently refurbished to a high standard, are currently trading as holiday lets, with a further self contained unit to the rear, utilised as staff accommodation. Furthermore, the Inn offers a full residential caravan with its own private outdoor space, providing a unique and comfortable accommodation option.

Situated along the renowned Hardknott Pass route, the King George IV benefits from its prime location on one of Lakeland's most famous tourist routes. This scenic route winds its way through some of the most stunning landscapes in Britain, with the remains of a Roman fort crowning its peak. The Inn attracts a significant amount of passing trade, particularly from avid fell walkers who flock to this corner of the Lake District National Park to explore the surrounding fells. The Inn's proximity to the terminus of the Ravenglass to Eskdale Railway at Boot further enhances its appeal, as it attracts additional trade from visitors arriving by train. The summer months also bring a boost in business, thanks to the various beer and music festivals that take place in the area.

ACCOMMODATION

Pub

There is the main bar area which is served by a centrally located wood topped bar, a beautiful country Inn, perfect for relaxing after a hard day walking in the fells. With original exposed ceiling timbers, open fireplace with attractive stone surround, a combination of stone and exposed wood flooring with steps leading down to a games room with a pool table, darts board and a door leading outside to the beer garden. The bar also benefits from two open plan dining areas with original features including exposed beams, stone walls and open fireplaces, and customer WCs which include ladies, gents and baby changing facilities.

Access from behind the bar leads into the cellar space which includes a glass wash area, a large utility area which is plumbed for fridge and freezers, dry goods store and a beer drop. The Inn also benefits from a comprehensively equipped trade kitchen with all fixtures and fittings to be included within the sale by negotiation with the vendors.

HOLIDAY APARTMENTS

The property benefits from three self catering apartments which are positioned to the first floor of the building.

Devoke Water

With large open plan living/dining/kitchen, two double bedrooms and bathroom fitted with a three piece suite.

Blea Tarn

The largest of the three apartments, with open plan lounge/dining/kitchen and two ensuite bedrooms.

Eel Tarn

Benefiting from an open plan lounge/dining kitchen with an attractive mezzanine level over which is suitable for a double bed and a three piece bathroom.

Staff Apartment

A fourth apartment is positioned to the rear of the pub, which unlike the other three apartments, has not been modernised, but provides great opportunity for any buyer looking to create a further income stream to the business. This comprises lounge, kitchen area, bedroom and bathroom.

EXTERNALLY

There is a large car park to the front of the property providing offroad parking for up to twelve cars and an outdoor seating area to the front with fine views over the fells with a further decked beer garden area located to the rear which again benefits from views over rolling countryside towards the western fells. Positioned to the rear of the property and included within the sale is a two bed static caravan, which again provides great options for somebody looking to create a further self catering arm of the business.

ADDITIONAL INFORMATION

Accounts

Please note that full accounts are available to interested parties.

Septic Tank Drainage

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.

Tenure & EPC

The tenure is freehold.
The commercial EPC rating is B.

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 LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other

products/insurances - average referral fee earned in 2023 was £222.00; 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 and septic tank drainage. Electric heating and double glazing installed. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Cokermonth office, 01900 826205.

Directions: The King George IV Inn can be located using the postcode CA19 1TS. Alternatively by using [What3Words//hunk.ideas.march](https://www.what3words.com/hunk.ideas.march)



