

The Embleton Spa Hotel

Embleton near Bassenthwaite Lake Cumbria CA13 9YA England



- Freehold property set in approx. five acres of the Lake District National Park.
- Retirement sale following twenty eight years of family ownership.
- Luxury four star serviced apartment's fully equipped with modern facilities.
- Quality family and double ensuite letting rooms.
- Indoor heated swimming pool, sauna, steam room and gymnasium.
- Bar & bistro offering fine wines and quality meals.
- Unparalleled views towards Bassenthwaite Lake and the surrounding mountains.
- External decking, terrace and patio area with Barbeques and Spa hot tub.
- Planning approval (in principle) for a courtyard development.
- The property will soon have the benefit of a pending wedding ceremony licence.

Freehold
£1.9 Million

Summary of Resort

The Embleton Spa Hotel was originally an 18th Century Lakeland farm which has been tastefully developed into a luxury Spa complex situated 1 mile from Bassenthwaite Lake, the only true lake in the Lake District, and located between the historic gem market town of Cockermouth and the hub of the Lake District, Keswick. Easily accessible from the A66 main trunk road and just 30 minutes from Junction 40 on the M6 motorway it also has direct access to the A66 which is the primary route leading to the energy coast of west Cumbria.



The Property

Extensively extended and renovated the Embleton Spa Hotel includes an open plan lounge bar, conservatory restaurant with access to decked terraced area and 5 en-suite letting rooms each equipped with LCD television and Wi-Fi internet.

Central to the revenue potential of the property, Embleton Spa Hotel also includes 7 luxury serviced apartments plus conferencing and leisure facilities as follows:-

- Skiddaw (2 bedrooms) - Double bedroom with en-suite, shower room, second double bedroom, bathroom with sunken Jacuzzi bath, fully fitted and equipped kitchen, lounge and dining area with patio doors to private terrace & BBQ.
- Grasmere (1 bedroom) - Double bedroom with en-suite shower incorporating aromatherapy steam unit, lounge and kitchen.
- Whinlatter (2 bedrooms) - Double bed rooms with en-suite shower room, second bedroom with zip & links beds, bathroom, large lounge with panoramic views and plasma TV.
- Ennerdale (1 bedroom) - Double bedroom, bathroom with air bath, lounge with dining area and fully fitted and equipped kitchen.
- Bassenthwaite (3 bedrooms) - Double bedroom with en-suite Jacuzzi bath, twin bedroom, further twin bedroom work area in converted loft space, shower room, fully fitted and equipped kitchen, double height lounge with dining area.
- Windermere (1 bedroom) - Double bedroom with family accommodation for up to four people with en-suite shower room, fully equipped kitchen and decked veranda with seating and outside patio.
- Ullswater (2 bedrooms) - Double and a twin bedded room on galleried floor, bathroom, fully equipped kitchen with adjacent dining area.
- Conference suite - 60 capacity conference suite with two additional meeting rooms.
- Leisure Spa - includes a 14 metre pool with steam room and sauna. Our clients are now in the process of equipping the gymnasium and treatment room.

Locality

Within the area of Embleton you can find Elva Plain stone circle, situated on common grazing north of the village and St Cuthbert's a Wesleyan Chapel dating back to 1806. In Embleton there is also a 18 hole golf course (which is sponsored by us), children's playground, village hall and nearby public house within walking distance for our customers. Bassenthwaite Lake Sailing Club is also within a 5 minute drive and the surrounding hills and countryside provide numerous walking and hill climbing opportunities for the



outdoor enthusiast. A few miles away Whinlatter forest is a purpose built tourist attraction with outdoor activities and bike trails as well as the 'Go Ape' climbing and adventure playground. There are many visitor attractions in the surrounding areas and villages including Trotter's World, children's museums, aquariums and historic houses. The local wildlife surrounding the hotel includes osprey, black grouse and the vandace, a rare fish found only in Bassenthwaite Lake and Derwent Water. The market town of Cockermouth is the birthplace of William Wordsworth and John Dalton (physicist) and Fletcher Christian to name but a few. Keswick in the opposite direction a historic market town has an established theatre, cinema, lake with water sports and several children's museums. Embleton is twenty minutes away from Rydal, Grasmere and Ambleside in the central Lake District.

Business performance

We are advised that trading accounts for year end 2011 will show a turnover figure in excess of £ASK with a reconstructed net profit figure of around £ASK.

Accounts will only be made available to interested parties after viewing the business. This is because the quality of the accommodation has resulted in a healthy level of trade at the hotel and our clients have received a very impressive net profit over the past three years which is forecast to continually grow due to the introduction of the new spa and growth of the new wedding and corporate markets. From initial market research the vendor advises that the Embleton spa hotel should be able to generate around 300 spa members from the surrounding area each paying an annual membership for full use of the gym and spa. We believe this new income stream would add to the overall trading levels due to many add ons with food and beauty sales. In the future few months our clients are putting together a sustained marketing plan for the new markets and facilities which will result in greater awareness of the hotel facilities and drive further trade into the establishment. As of winter 2011 the vendor has approved planning approval in principle to develop a modern court yard development offering more than ten additional units that will cater for the increased demand of rooms within the national park.



Fixtures and Fittings.

A full inventory will be completed to detail all personal items excluded from the sale.

Price.

Offers of £1.9 million are invited for the freehold property, complete with goodwill and trade contents but excluding personal items. Stock at valuation. Business website www.thederwentlodge.co.uk

Viewing.

For reasons of confidentiality, no direct approach may be made to the business. All viewings must be arranged through Scottish Business Centre Edinburgh office, **0131 535 1131**.

Offers

All offers should be submitted directly to Scottish Business Centre.



Disclaimer: Whilst Scottish Business Centre endeavours to make these particulars as accurate as possible, they do not form any part of any contract or offer nor are they guaranteed. These particulars are provided only as a general outline of the property referred to. Applicants should make their own enquires and inspection of the property to satisfy themselves as to the accuracy or otherwise of the information given. These details were believed to be correct at the time of publication but their accuracy is not guaranteed. Scottish Business Centre.