File Ref: NW-625317

The Hundith Hill Hotel

Lorton Vale, Cockermouth, Cumbria, CA13 9TH

Tenure - Freehold

Guide Price - £1,600,000

Fleurets

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Chartered Surveyors and Property Consultants

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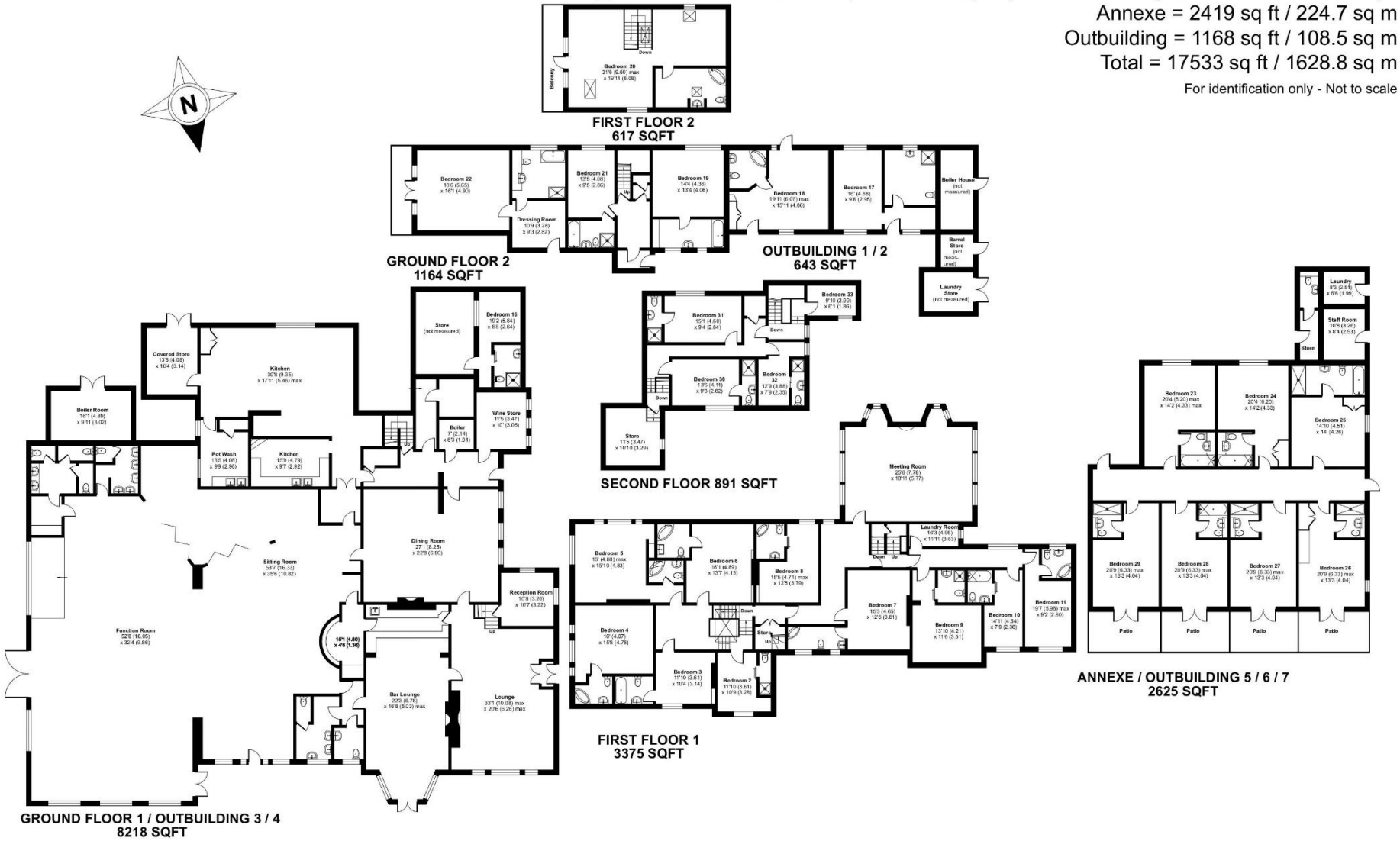
Approximate Area = 13946 sq ft / 1295.6 sq m (excludes laundry & barrel store/boiler hs)
Annexe = 2419 sq ft / 224.7 sq m
Outbuilding = 1168 sq ft / 108.5 sq m
Total = 17533 sq ft / 1628.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Fleurets Limited. REF: 1495100

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Summary

- Established Country House Hotel with attractive landscaped grounds
- Prominent elevated setting with panoramic views
- 27 well-presented en-suite bedrooms
- Lounge, restaurant and bar facilities (100)
- Function & banqueting suite (220). Meeting rooms (40)
- Turnover for Year End March 2025 £1.1m

Location

Nestled in the picturesque Lorton Valley near Cockermouth, Hundith Hill Hotel occupies an elevated countryside setting with sweeping views across the Cumbrian fells and surrounding farmland. Located on the edge of the Lake District, the hotel provides a tranquil rural retreat while offering convenient access to Cockermouth, Keswick, Crummock Water and many of Cumbria's most scenic attractions.

The property is located off the A66, the main North Lakes 'A' road, with the A595, connecting to Carlisle to the northeast.

Cockermouth town centre is approximately 1.5 miles distant. The town is situated in the northwestern lakes on the outer edge of the National Park, approximately 12 miles northwest of Keswick and 10 miles east of Workington. The property also sits at the junction of the A66.

Description

A substantial three storey detached property of Cumbrian stole elevations with both single storey and ancillary extensions. Two additional recently constructed stone bedroom blocks set beneath predominantly pitched tiled roofs.

Set within attractive landscaped grounds and enjoying far-reaching views towards the Lake District, the property combines the character and charm of a traditional country house hotel with the commercial advantages of a proven hospitality operation.

Hundith Hill Hotel is approached via a sweeping driveway, with the property itself sitting within extensive gardens, laid mainly to lawn with feature pagoda, rose gardens and outdoor seating.

Ample parking for approximately 100 plus vehicles.

Site Area

Site Area approximately 5.9 acres (2.4 ha). This site area has been measured using Edozo online mapping and is only to be used as an indicative guide.

The Business

Hundith Hill Hotel has developed a strong reputation for hospitality, events, and accommodation, serving both local and destination markets. The business benefits from multiple revenue streams, creating opportunities for both continued operation and future growth.

Accommodation revenue is derived from a mixture of leisure and commercial guests, with a high level of repeat trade.

Current revenue opportunities include:

- Hotel accommodation
- Food and beverage operations
- Weddings and celebrations – circa 30 per annum
- Conference and meetings
- Private events and functions – circa 50 per annum
- Seasonal tourism markets

Our clients have owned and operated the business for 42 years and thus the opportunity is now being offered to the market as they wish to retire.

Opportunities to acquire established country house hotels in the Lake District catchment area are increasingly limited. Hundith Hill Hotel offers purchasers the chance to secure a substantial hospitality asset with proven trading credentials, multiple income streams, and long-term growth potential.

Trading Information

Trading information provided by our client shows a Turnover of £1.1m for the year ended March 2025.

Further trading information can be provided upon confirmation of a viewing appointment.

Accommodation

Ground Floor

Reception Area

Residents Lounge Bar (40)

Restaurant/Breakfast Room (40)

Wallace Function Suite (220)

First Floor

Meeting Room (40)

Letting Rooms

There are 27 en suite letting bedrooms in total, 13 of which are located in the main hotel over first and second floors with the remaining 14 located within the courtyard.

The current configuration is for 15 double, 5 twin, 4 family and 3 single. All letting rooms benefit from flat screen tv's, hospitality trays, hairdryers and telephone. 4 rooms have the added benefit of private patio's offering wide reaching countryside views.

Ancillary Areas

A modern fully fitted commercial kitchen, preparation area, storage, including dry stores and cold stores, beer store, boiler house, staff room, staff WC, ladies, gents' (x 2) and a disabled WC.

Tenure

Freehold.

Planning & Development

The property is not listed, nor within a Conservation Area.

Licence

A premises licence prevails, please contact Fleurets Northwest office for further information.

Business Rates

The property is in an area administered by Allerdale Council.

2026 Rateable Value is £58,000.

Confirmation of actual rates payable should be obtained from the Local Authority.

EPC

An Energy Performance Certificate is being prepared by our client and will be made available to prospective purchasers in due course.

Services

The property has private drainage with septic tank. Mains water and electric. LPG and Biomass for heating.

Fixtures & Fittings

The fixtures and fittings that remain on the premises at the time of completion will be included in the sale. Any third party owned items, such as beer raising and cellar cooling equipment, branded items, gaming machines etc., will be excluded. An inventory will not be provided. The vendors will not be required to remove any such items that remain on the premises.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.

Viewing

Strictly by appointment only through Fleurets Northwest office on 0161 683 5445.

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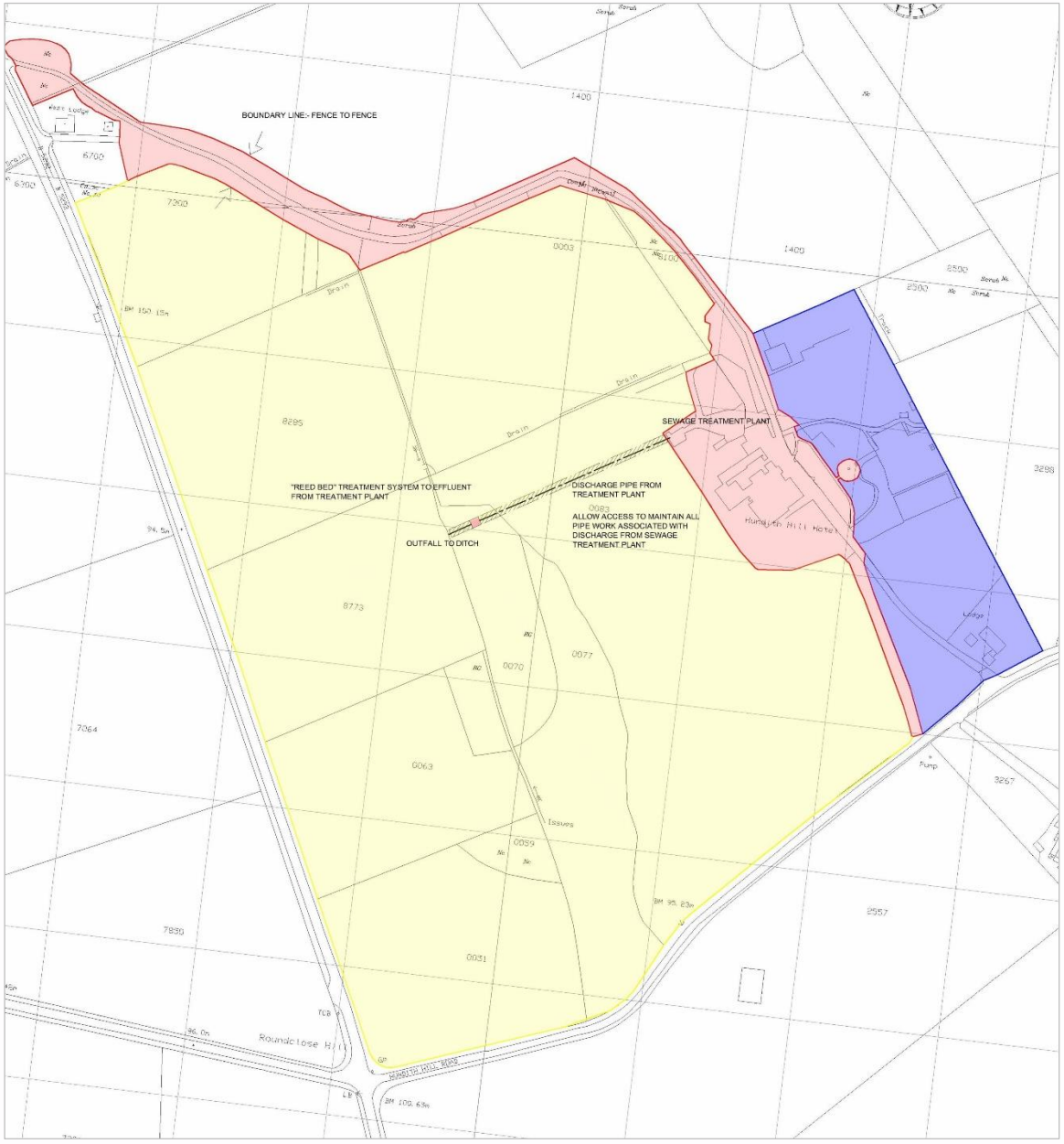

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For further information please log onto fleurets.com or give Alistair a call.

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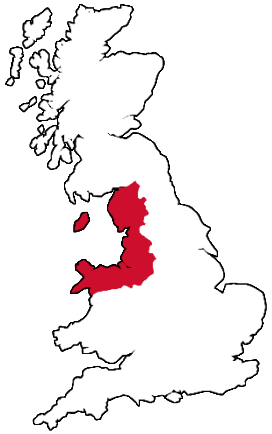

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