



BRANTWOOD BAR & RESTAURANT

Stainton, Penrith, CA11 0EP

FREEHOLD: OFFERS OVER £750,000 | REF: 6445205

KEY HIGHLIGHTS

- Well-established in prominent position
- Close to Ullswater, Lake District & M6
- 7 en suite guest rooms
- 2 bedroom self catering owner's cottage
- T/O 31.3.25 £594,438
- Site of c.0.58 acres | Energy Rating D

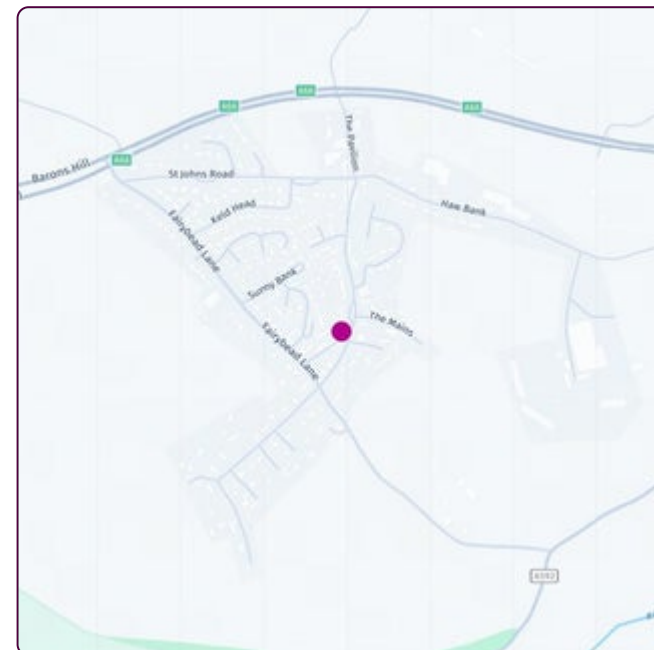


LOCATION

Brantwood Restaurant and Bar is located in the pretty village of Stainton in the north west of the Lake District National Park and just a few minutes' drive from Ullswater, the second largest of the Lake District's lakes and one of the most popular destinations for the many millions of visitors who visit the area each year, drawn to the beautiful scenery, outdoor activities on land and water and the rich cultural heritage.

Located just a couple of miles from the major gateway into the Lake District at junction 40 on the M6 and the A66 trans-Pennine trunk road, the area is also served by the neighbouring mainline railway station at Penrith with direct trains to London, Edinburgh, Manchester and Glasgow.

The village of Stainton is very desirable, residential village with a strong local community and good mix of working families and retirees, in addition to a number of popular holiday lets. The village is also popular as a convenient base from which to explore the Lake District.



DESCRIPTION

Dating back to the 18th century, the Brantwood is a charming and substantial period property that combines the warmth and character of a traditional village inn with the infrastructure of a well-invested hospitality business.

At its core, the business is a destination food and drink venue, underpinned by a welcoming public bar, multiple dining spaces and an excellent outdoor trading area.

The letting bedrooms and owner's cottage provide valuable additional income streams.

The main inn building houses the bar, restaurant, kitchen and guest accommodation, while a separate but connected building provides high-quality owner's accommodation.

Landscaped grounds, ample parking and a strong visual presence all contribute to its appeal as a turnkey opportunity for experienced operators or lifestyle buyers seeking a classic country inn.

The business has been well run and well maintained and is presented to a very high standard making this a turnkey opportunity for new owners.



INTERNAL DETAILS

- Welcoming bar with 45 covers
- Restaurant with 70 covers
- Private dining room / meeting room with 20 covers
- Conservatory with 12 covers
- Reception area
- Ladies and Gents WCs
- Well equipped commercial kitchen
- Dry store and beer cellar
- Office

THE OPPORTUNITY

Having owned the business since 2007 our clients are selling so they can enjoy a well earned retirement. The Brantwood's thriving bar and restaurant trade is extremely well established with a good level of repeat bookings, excellent reviews and well supported by the local community. This is an excellent opportunity for a new owner to acquire a successful business and there is scope to increase business levels further.

The demand for businesses in the north east of the Lake District, with easy access to the central Lake District, close to Ullswater and with good transport links across the country, has grown significantly in recent years and the hotel represents a great opportunity for either a commercial or lifestyle purchaser.



TRADING INFORMATION

Turnover for the year ending 31st March 2025 was £594,438 with an adjusted net profit of £116,714.

BUSINESS RATES

The Rateable Value is £20,750 with effect from 1 April 2026. Confirmation of actual business rates payable should be obtained from the Local Authority.

REGULATORY

Premises Licence

LETTING ACCOMMODATION

There are seven well-presented en suite letting bedrooms, comprising five double rooms and two family rooms. The accommodation is well maintained and provides a consistent secondary revenue stream, appealing to walkers, tourists and short-stay visitors.

The bedrooms integrate well with the overall offer, supporting food and beverage trade without dominating the business model.

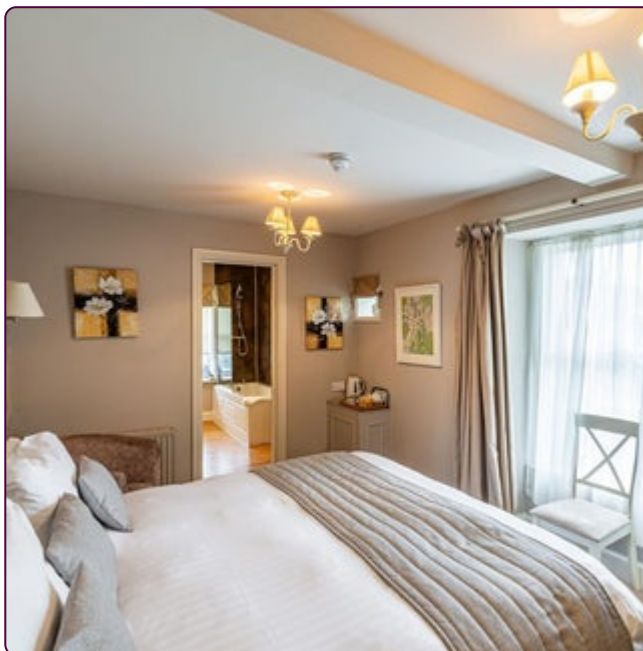
OWNER'S ACCOMMODATION

The owner's accommodation is currently utilised as a high quality, self contained, self catering, holiday let which generates additional income to the business.

- Spacious and well presented accommodation
- Two double bedrooms
- Spacious lounge/dining room
- Kitchen
- Family bathroom

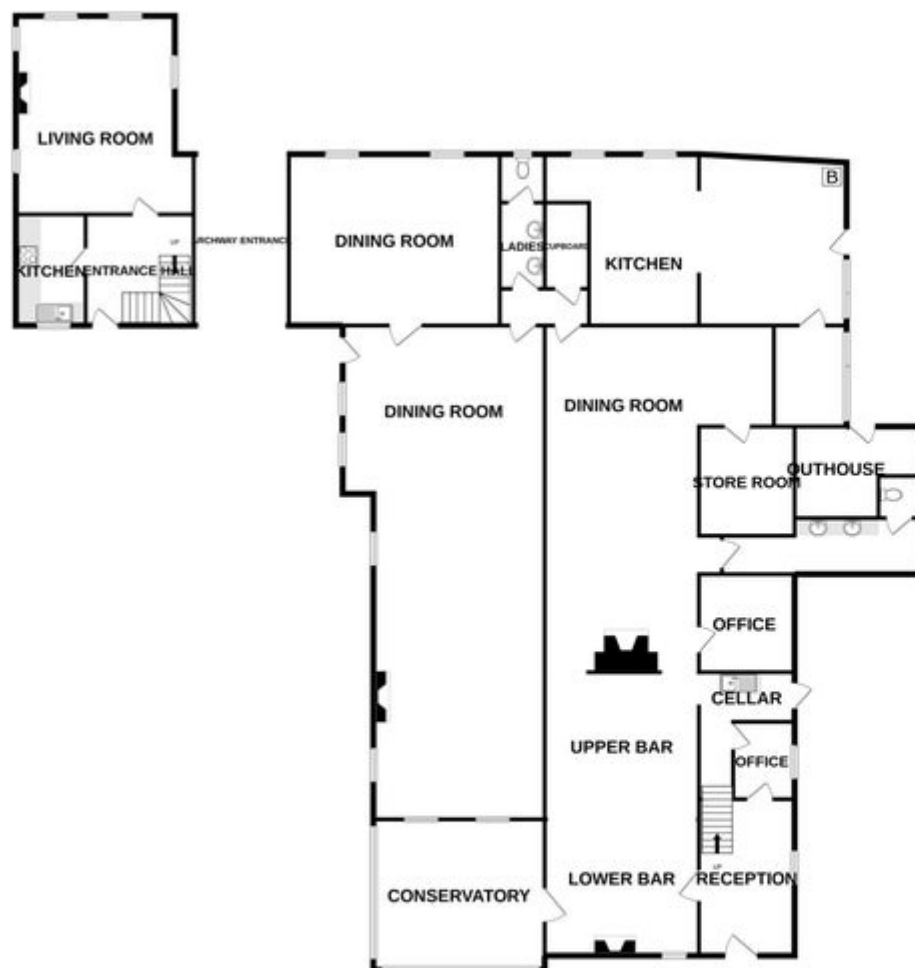
EXTERNAL DETAILS

The property is set in prominent roadside position with the site extending to circa 0.58 acres of landscaped gardens. There is external seating for 50 customers in the large beer garden and a large car park for approximately 30 vehicles.

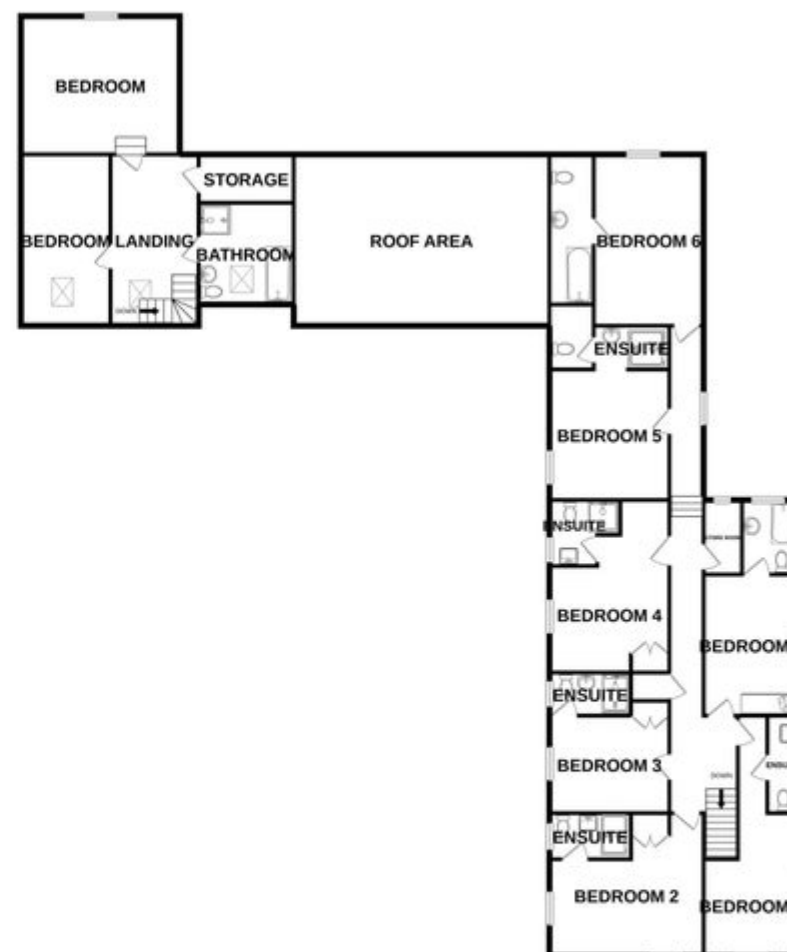




GROUND FLOOR
4351 sq.ft. (404.3 sq.m.) approx.



1ST FLOOR
2647 sq.ft. (246.0 sq.m.) approx.



TOTAL FLOOR AREA : 6999 sq.ft. (650.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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CONTACT

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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