

The Cottage Inn

- 10 bedroom hotel, restaurant and bar
- Superb location on Northumberland coast
- Near Craster, Seahouses and Alnwick
- 5 acres of land, gardens, woodland
- Scope for development and expansion
- Owners house and staff accommodation. Energy Rating C

5 The Village, Dunstan, Craster, NE66 3SZ

Freehold: £1,000,000

Ref: 6445195

LOCATION

The Cottage Inn enjoys an idyllic location in the pretty village of Dunstan, around half a mile from Craster, a quaint picturesque fishing village and one of the most visited places on the stunning Northumberland Coast National Landscape. Within a short drive is the village of Embleton with its popular links golf course offering breath taking views of the majestic ruins of Dunstanburgh Castle which towers over the dunes.

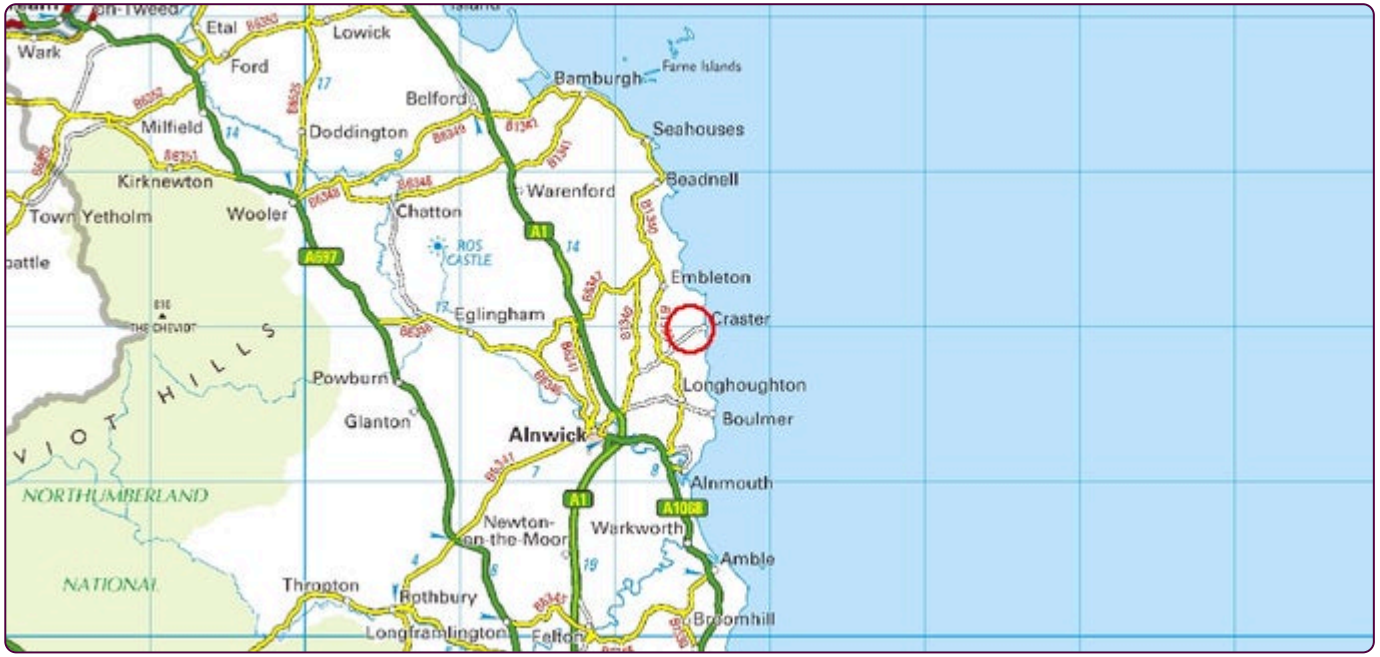
This hugely popular stretch of coastline is also home to a multitude of seaside towns such as Alnmouth, Warkworth, Seahouses and Bamburgh, each a much frequented tourist destination while smaller coastal villages such as Long Houghton, Boulmer, Low Newton and Beadnell can attract day trippers and holiday makers all year round.

The Nothumberland Coast is famous for its magnificent castles, wonderful beaches and rocky coves as well as its nature reserves, home to wildlife and birdlife and all connected by the Northumberland Coastal Path from which, whales and dolphins are regularly spotted.

Just a few miles inland is the town of Alnwick, renowned for its Castle and Garden and recently voted one of the best places to live. Further afield, but still within a short drive is Northumberland National Park, a huge expanse of rolling hills and beautiful countryside populated by lovely villages and towns.

The nearby A1 connects Newcastle upon Tyne to the south and the Scottish Borders and Edinburgh to the north.













INTERNAL DETAILS

The Cottage Inn can be entered either from the village entrance at the front or via the car park and gardens to the rear. The ground floor comprises the bar which offers up to 40 dining covers, a restaurant with 50 covers and a dining conservatory able to seat a further 20. The catering kitchen is simply huge and is very well equipped with cooking, washing and cooling appliances including a walk-in fridge and freezer as well as ample washing and prep areas. It is also perfectly placed for serving the bar and restaurant. There are ample storage rooms throughout the building and there is also a beer cellar, boiler room, garage and large brick built store with laundry room.











LETTING ACCOMMODATION

All 10 bedrooms are double rooms with radiators, double glazing and en-suite bathrooms with a shower over the bath, these are all located on the ground floor in their own wing away from the food and beverage areas and overlooking the garden.

OWNER'S ACCOMMODATION

There is a two storey house adjoining the inn and this comprises three bedrooms, two bathrooms, a kitchen/diner and a lounge.

Staff accommodation consists of two bedrooms and a bathroom.











EXTERNAL DETAILS

To the front there is a pretty garden leading to the entrance, whilst at the rear is a covered patio with tables and chairs, a huge lawned and wooded beer garden with picnic benches and also a children's play area. The extensive car park provides ample space, even at the busiest of times, and the woodland area is bisected by the rear driveway and offers scope for addition of lodges subject to planning permission. The whole site measures around 5.3 acres and offers a variety of possible expansion and development potential including the addition of a second floor of bedrooms above the existing and/or the construction on more bedrooms against the west walk of the beer garden.

THE OPPORTUNITY

The tenant is retiring after 15 successful years of trading and has given notice to terminate their lease, which in turn has prompted the freeholder to sell the property. The two main attributes of this site are firstly location, being superbly positioned to take full advantage of the multitude of tourist and leisure destinations in the area, and secondly the site size, which lends itself to expansion and development in a number of different ways. Although the business already trades reasonably well and with good reviews, it is strongly felt that with some investment and some vision, the site could become one of the prime hospitality businesses in coastal Northumberland.

TRADING INFORMATION

Advised turnover is circa £650,000 per annum with annual occupancy around 75%.








The School House
School
LB
39.7m
Plantation House
Rose Cottage
Ash Cottage
Hotel
Whistler
Annbry
Stonecroft
Path (um)
Sea View
Path (um)
Playing Field
42.1m
Whin Cottage
GP
The Woodlands
Inglenook
Path (um)
Path (um)
36.9m
Stable Cottage
50 m
100 m
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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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