



The Kings Arms

Stainton, Penrith, Cumbria, CA11 0EP

Tenure: Freehold

Price: £425,000

Ref: 96423

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Cumbrian village on edge of the Lake District
- 18th century destination public house
- Two-section trade area (42)
- Two bedroom owners' accommodation
- Beer garden (50) and village shop/Post Office
- Net sales: YE 31st March 2025 - £437,508

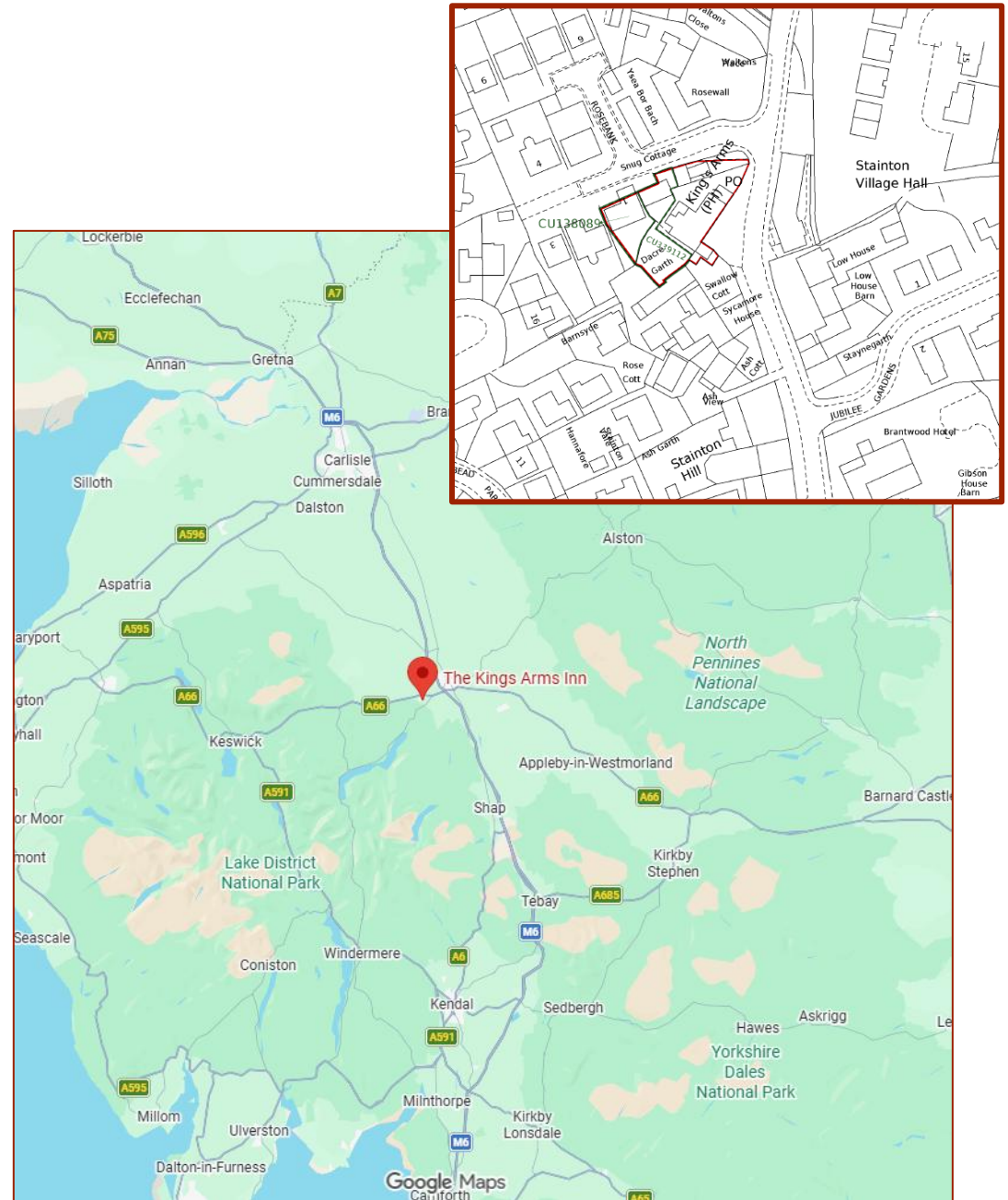
Location

Stainton is a village in the county of Cumbria. It is located three miles south-west of Penrith and is known as the northern gateway to the Lake District National Park. Stainton lies just off the A66 which provides links to Ullswater and Keswick; the village also serves as a convenient base for those wishing to explore the national park's many walking routes and fells including Blencathra and Skiddaw.

The A66 eastbound gives easy access to the North Pennines National Landscape and the Yorkshire Dales National Park as well as the M6 motorway. The westbound A66 leads to the West Cumbrian coast.

The Property

The property dates back to 1721 but is not listed. It is of local stone construction with a pitched slate roof and is set over two storeys to the main. There is a single storey Post Office/village shop to the right-hand side of the main building. It briefly comprises:



Trade Areas

MAIN BAR with carpet and stripped wood flooring, seating for 30, a wood constructed BAR SERVERY with well-equipped back bar, a feature fireplace with log burner and a darts throw area. Rear DINING AREA with seating for 12 and a second darts throw.

The trade areas are well-appointed throughout and have been subject to investment in recent years. They offer a welcoming and relaxed atmosphere whilst retaining many of the building's original features.

TOILET BLOCK with DISABLED ACCESS TOILET/BABY CHANGE ROOM, LADIES' TOILETS and GENTLEMEN'S TOILETS.

CELLAR to rear of the bar with STOREROOM and UTILITY ROOM. Good-sized TRADE KITCHEN with Altro nonslip flooring and multiple PREP and WASH AREAS. The kitchen is fully equipped with catering appliances.

Owners' Accommodation

Located at first floor and comprising:
Spacious LOUNGE, TWO DOUBLE BEDROOMS, BATHROOM and separate KITCHEN.

Village Shop/Post Office

Located to the right-hand side of the building, comprising an open-plan SHOP FLOOR AREA.

External

Raised BEER GARDEN to the side of the property with picnic style benches for 30. FRONT PATIO with gazebo and seating for 20. CAR PARK for 10 vehicles.





The Business

The Kings Arms is a family run public house which is now being offered for sale due to our clients' wish to retire. It is a food-led destination pub that is hugely popular with the local community, residents of the surrounding villages and tourists visiting the area in the spring and summer months. The pub offers real ales, a traditional, locally sourced food menu and specialist food nights. It also hosts community events (including dominoes) and supports seven darts teams.

The business provides the perfect opportunity for a family team or an aspiring chef to build upon our clients' success. The pub is set in a stunning location which offers the perfect work/life balance. Net sales for the year ended 31st March 2026 are £437,508 with accounts available upon request.

The business has its own website: www.kingsarmsstainton.co.uk





Tenure & Price

FREEHOLD £425,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.
Viewing strictly by appointment only.

Licences

A Premises Licence is held.

Services

Mains electricity, water and drainage are connected. LPG for cooking and heating.

Rateable Value: £20,000 from 1st April 2026.

Local Authority: Westmorland & Furness Council.

awaiting
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Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.